

PROFILE

- 7.1 Bo'ness has a population of around 14,400 and is located on the southern bank of the Forth Estuary, in the eastern part of the Council area. It is a physically striking town, rising from its flat, reclaimed foreshore up a steep escarpment which offers fine views over the river. The Town Centre, lying alongside the disused Harbour and Dock, forms a built core of great architectural and historic merit, in spite of continuing problems of physical decay and economic stagnation. Overlooking the Town Centre is a 19th century 'suburb' of impressive Victorian villas, parks and public buildings. Inter- and post-war public sector housing predominates further to the south, augmented over the past forty years by substantial private housing development. The town enjoys a fine landscape setting, including the wooded estates of Kinneil and Carriden to west and east, and an attractive hinterland of undulating agricultural land to the south.
- 7.2 The industry on which the town's prosperity was built - coal, iron founding and port related activities - has largely disappeared. Although there is still a substantial manufacturing presence on the eastern part of the foreshore, the town relies increasingly on commuting, enjoying good access to major employment centres such as Grangemouth, Falkirk and Edinburgh. With the buoyancy of the Edinburgh property market and strong commercial activity on its western outskirts, Bo'ness looks set to become a more attractive residential location, resulting in increased market pressures for additional housing.
- 7.3 The economic potential of a rejuvenated town centre and foreshore area, in tandem with the development of heritage based tourism at Bo'ness Station, has long been recognised. The Scottish Railway Exhibition/Bo'ness & Kinneil Railway, with its outstanding collection and growing visitor numbers, is a significant asset for the town. Considerable progress on housing, land renewal and environmental improvement has been made through the 1980s and 1990s, but more concerted action and investment is required to realise the potential. Successive plans have facilitated controlled growth of the town to the south, but within the context of a firm Green Belt defining the long term limit to expansion.

STRATEGIC CONTEXT

- 7.4 The Falkirk Council Structure Plan provides for:
- 800 houses to be built in Bo'ness from 2001-2020, with 588 in the Local Plan period to 2015. These will be largely met through existing commitments and further infill opportunities;
 - Bo'ness Foreshore to be a Special Initiative for Residential-led Regeneration
 - The maintenance of the Green Belt to separate the town from Grangemouth, Polmont and Linlithgow;
 - The designation of an Area of Great Landscape Value to the south of the town;
 - The maintenance and improvement of Bo'ness Town Centre as a District Centre;
 - The provision of business land to meet primarily local needs; and
 - Bo'ness to be a key location for tourism development.

KEY LOCAL ISSUES

7.5 The key issues for the local area are:

- The need to reverse the economic and physical decline of the Town Centre and its approaches, through protection of the Town centre's role, new retail investment and physical improvement of the built fabric and the public realm;
- The need to regenerate and find positive uses for the Dock and Harbour area;
- The need to address the constraining influence of the BP Forties pipeline on development in the Town Centre;
- The need to address the challenges facing the foreshore area in an integrated manner, tackling flood risk, existing uses and possible future development, leisure and amenity, and nature conservation in an co-ordinated way;
- The need to protect and enhance the attractive landscape setting of the town;
- The need to promote improved tourism infrastructure in the town, and to support the role of the Scottish Railway Exhibition and the Bo'ness and Kinneil Railway;
- The need to reverse the decline in local employment in the town, and the increasing reliance on commuting;
- The need to consider the future of the Drum Farm business site, which is no longer identified as being of strategic importance in the Structure Plan;
- The need to conserve the town's exceptional built heritage; and
- The need to safeguard the Firth of Forth Special Protection Area and SSSI, which covers the intertidal mudflats at the eastern and western end of the town.

LOCAL PLAN SUMMARY

7.6 The Local Plan proposes the following key provisions for Bo'ness:

- Meeting housing requirements through existing commitments (principally Drum Farm) and further brownfield windfall sites, with no new greenfield expansion identified for the Local Plan period or beyond;
- Major regeneration of Bo'ness Foreshore comprising housing, commercial and leisure uses, restoration of the Dock and Harbour, and improvements to the Scottish Railway Exhibition and Bo'ness and Kinneil Railway;
- Regeneration of the Town Centre through protection of the existing centre, encouragement of new investment, and environmental improvement and building restoration works taken forward through the Townscape Heritage Initiative;
- Extending the Green Belt at Kinneil Kerse;
- Introducing an new Area of Great Landscape to provide further protection for the town's landscape setting;
- A major flood prevention scheme for the foreshore to address longstanding flood defence issues along the foreshore; and
- Retaining the Drum Farm business site, and retaining in employment use and improving the condition of other industrial estates.

ENVIRONMENTAL QUALITY

Environmental Enhancement

Town Centre

- 7.7 The Townscape Heritage Initiative (THI) has brought significant improvement to the historic fabric of Bo'ness Town Centre over recent years, with substantial investment in priority building restoration projects, together with public realm enhancement, tenemental repairs and shop front improvements.
- 7.8 The improvement of the Town Centre approaches will largely be achieved through redevelopment of various vacant, derelict or underused sites on the periphery of the Town Centre. This will be particularly important on the eastern side of the Town Centre, including the important corridor linking the Town Centre to Bo'ness Station. Creating a quality entrance to Bo'ness Station, with good access for visitors and staff, will be an important factor in redevelopment proposals for this area.

Greenspace Initiative

- 7.9 The Council will continue to promote the Greenspace Initiative around the urban fringe of Bo'ness in the terms of Policy EQ21. The implementation of the Initiative in Bo'ness to date has focussed on woodland management and access improvements in Kinneil Estate. Management within the other important core woodland area at Carriden has also been secured. At Carriden, which benefits from the linkage with the popular foreshore path to Blackness, there is scope for further improvements to access and amenity through agreement with the landowner. This would complement the long-standing opportunity for creation of an amenity area at the Crookies. A further priority for the future is the establishment of a strong landscape structure in conjunction with development at Drum Farm. This will include new planting within the housing sites, the management and reinforcement of Kinningars Wood, and planting in association with the business park site.
- 7.10 The western foreshore at Kinneil Kerse is a further area of great potential. This includes both the rehabilitated area, with its regenerating vegetation and considerable wildlife interest, and the Council's landfill site, which is coming to the end of its life and will be subject to a restoration programme. This large area has the potential to form a local nature reserve, but could support a range of other recreational activities, such as a golf course, provided these are compatible with its ecological status and role, the presence of the oil pipeline and steam railway, and contamination associated with the history of landfilling. The protection of the adjacent Firth of Forth SPA will be critical in assessing any detailed proposals for the western foreshore, and the Habitats Regulations will apply to any development on the site.



Built Heritage

Conservation Areas

- 7.11 Bo'ness has two Conservation Areas within which Policy EQ12 will be applied. Both are covered by Article 4 Directions restricting permitted development rights within their boundaries.

Bo'ness Town Centre Conservation Area

Originally designated in 1975, and extended successively in 1989 and 2004, this comprises the tightly knit townscape of Scottish urban vernacular architecture from the 18th century onwards, arranged around the distinctive triangular street pattern formed by North Street and South Street. It extends to include the redundant Dock and Harbour to the north and Bo'ness Station to the east. The 2004 extension takes in Corbiehall and Panbrae Road to the west. The Conservation Area is graded as 'outstanding' by Historic Scotland. Problems of deterioration of the building fabric, poor design of public spaces, long-standing gap sites, and inappropriate commercial signage are being tackled by the THI. The Conservation Area has been subject to a recent Character Appraisal, undertaken to support the THI project and the 2004 boundary changes.

Grange Conservation Area

Designated in 1984, this is a primarily residential area of Victorian sandstone villas overlooking the Town Centre. The character of the area has been threatened by pressure for infill development within the garden ground of properties, and the Council will resist further development which would alter the historic grain of the area. A Character Appraisal of the Area is being undertaken.

Area of Townscape Value

- 7.12 Adjacent to the two Conservation Areas, along the axis formed by Stewart Avenue and Braehead, lies a further area of older sandstone buildings of distinctive historic character and presence. This area, which includes the Town Hall and several other listed buildings, merits protection as an Area of Townscape Value under Policy EQ13.

Listed Buildings

- 7.13 Bo'ness has the largest concentration of listed buildings in the Council area outside Falkirk, and the number has increased significantly following a recent review of the Town Centre by Historic Scotland. Four are Category A-listed (Bo'ness Station buildings, Dymock's Buildings, Church Wynd graveyard and the Hippodrome). The main groupings are in and around the Town Centre, at the village of Muirhouses and at Carriden and Kinneil Estate. All the key periods of the town's development are represented, including the 18th century core of the old town, the Victorian period, and the early 20th century period, exemplified by the buildings of Matthew Steele. Development affecting listed buildings will be subject to the provisions of Policy EQ14.
- 7.14 A key objective for the Council is to secure the reuse and restoration of listed buildings at risk. With the Hippodrome now restored, the main priority is St Mary's RC Church in Providence Brae, which is a priority project within the THI.

Archaeology

- 7.15 Bo'ness straddles the line of the Antonine Wall. Remains of the Wall are evident at Kinneil, to the west of which the line is largely conjectural. Traditionally its eastern terminus is fixed at Bridgeness, although there is some evidence to suggest that it may have continued to Carriden, where there is a major Roman camp. The setting of the Antonine Wall is protected under Policy EQ17. The town's Scheduled Ancient Monuments (see Appendix 4) relate to the Roman period, apart from Kinneil House and the associated remnants of the medieval village. The integrity and setting of these are protected under Policy EQ 16.

Natural Heritage

Green Belt

- 7.16 In accordance with the Structure Plan, the Green Belt around Bo'ness is defined to provide long term separation between the town and the neighbouring settlements of Linlithgow, Polmont and Grangemouth. It will also provide a landscape setting for the town with opportunities for recreation. The boundary of the Green Belt has been extended to the west at Kinneil Kerse, to provide the necessary separation from Grangemouth. All development within the Green Belt will be subject to Policy EQ20.

Area of Great Landscape Value

- 7.17 In accordance with the Structure Plan, a new Area of Great Landscape Value has been designated to the south of the town. This recognises the special landscape quality of the undulating landscape between Bo'ness and Linlithgow, which is already acknowledged by a similar designation on the West Lothian side of the Council boundary. Policy EQ23 will be applied within the designated area.

Nature Conservation and Biodiversity

- 7.18 The intertidal mud flats at Kinneil Kerse and between Carriden and Blackness, are now encompassed within the Firth of Forth SSSI, which has also been confirmed as a Special Protection Area (SPA) and a Ramsar site. Bo'mains Meadow, an area of species rich lowland grassland, is the other SSSI in close proximity to the town. In addition, three non-statutory Wildlife Sites have been identified at Bo'ness Foreshore, Kinneil Estate and Carriden Wood. Development affecting statutory or non-statutory sites will be subject to Policy EQ24. Kinneil Kerse has potential for designation as a local nature reserve.
- 7.19 Trees and woodland make a particularly important contribution to the setting and amenity of the town, and their protection and enhancement will be secured through Policy EQ26. Apart from the core woodlands at Kinneil and Carriden, there are a number of smaller areas such as Dean Glen and Kinningars Wood which give landscape structure to the town as well as serving as wildlife corridors. Through the Greenspace Initiative, efforts will be made to safeguard and augment this structure. Key watercourses include Carriden Burn and Dean Burn. The sustainable management of these will be promoted through Policy EQ27.



7.20 Environmental Enhancement - Proposals and Opportunities

7.20.1	EN.BNS01	Bo'ness Town Centre
	Proposal:	Townscape Heritage Initiative/Public Realm Enhancement
	Agency:	Falkirk Council/SEFV/HLF/SHBT/Historic Scotland/Private
	Comments:	£4.8m THI scheme aimed at regenerating the historic fabric of the Town Centre through building repairs and enhancement, bringing gap sites and vacant buildings back into use, and public realm works. Key projects include the Hippodrome; 50-52 North Street; 15-17 South Street; 37 Scotlands Close; 15 Seaview Place (Former Burgh Chambers); former RC Chapel and Liberal Club, Providence Brae; grants for tenement repairs and shopfronts; and public realm enhancement. Public realm enhancement works will include new civic spaces, pavement widening, resurfacing and street furniture.
7.20.2	EN.BNS02	Kinneil Kerse 1 (Western Foreshore)
	Opportunity:	Local Nature Reserve/Countryside Recreation
	Agency:	Unknown
	Comments:	Opportunity for habitat management of Wildlife Site with improved recreational access. Potential LNR. Introduction of other recreational uses could be considered subject to compatibility with ecological objectives. Proposals must have no adverse impact on the integrity of the adjacent Firth of Forth SPA, and the Habitats Regulations will apply to any development of the site (see tests in Policy EQ24(1)).
7.20.3	EN.BNS03	Kinneil Kerse 2
	Opportunity:	Landfill Restoration/Local Nature Reserve/Countryside Recreation
	Agency:	Falkirk Council
	Comments:	Council landfill site which is expected to come to the end of its life during the period of the Local Plan. Currently taking inert waste, and may have short to medium term potential for other waste management facilities such as composting. Opportunity for restoration to beneficial afteruse which, in conjunction with western foreshore (Opportunity EN.BNS02), could include both ecological and recreational aspects. Potential LNR. Proposals must have no adverse impact on the integrity of the adjacent Firth of Forth SPA, and the Habitats Regulations will apply to any development of the site (see tests in Policy EQ24(1)).
7.20.4	EN.BNS04	Carriden/Crookies
	Proposal:	Landscaping/Amenity Area
	Agency:	Private
	Comments:	Upgrading of derelict area for amenity purposes to be undertaken in association with adjacent industrial development.
7.20.5	EN.BNS05	Kinningars Wood
	Proposal:	Woodland Management/Access
	Agency:	Falkirk Council/Scottish Greenbelt Company
	Comments:	Long-established woodland to be improved and brought under management in association with Drum Farm housing development. Ownership split between Grange Estate and Falkirk Council.
7.20.6	EN.BNS06	Kinneil Estate
	Opportunity:	Countryside Recreation/Tourism
	Agency:	Falkirk Council/CSFT
	Comments:	Opportunity to develop visitor facilities in Kinneil Estate along with continuing management of the woodland. Priority action within the Culture and Leisure Strategy.

SUSTAINING COMMUNITIES

Housing

Housing Land Requirement

7.21 The population of Bo'ness declined from 1991-2001 by about 4%, but has increased by nearly 5% in the period 2001-2008. The Structure Plan base housing requirement for Bo'ness seeks to stabilise the population of the town, whilst further housing on Bo'ness Foreshore could facilitate a degree of population growth.

7.22 The Structure Plan requirement will be met as follows:

Requirement 2001-2015 (including 10% flexibility)	646
Completions 2001-2009	603
Commitments (2009/2010 HLA + other committed sites)	355
Windfall/small sites allowance (2009-2015) (5 p.a.)	30
Shortfall to 2015	- 249
New Allocations	0

7.23 The substantial supply of land for housing in Bo'ness is capable of meeting all of the Structure Plan requirement up until 2020. This confirms the Structure Plan view that growth in the town would be accommodated within existing commitments and infill sites.

Bo'ness Foreshore

7.24 The Structure Plan identifies Bo'ness Foreshore as a Special Initiative for Residential-Led Regeneration (SIRR), providing further scope for residential development in the town, over and above the base requirement. The SIRR relates to a large area of foreshore land which the Council is promoting for mixed use development as a means of regenerating northern Bo'ness, bringing the redundant Dock and Harbour back into use, and reconnecting the town to the waterfront. The principal opportunities involved are H.BNS10 and ED.BNS02, for which a masterplan will be required.

7.25 The key masterplanning and infrastructural requirements of the development are:

- The creation of a high quality new urban quarter, drawing inspiration from the town's historic character;
- Residential uses predominating to cross-fund infrastructure, but with significant commercial, leisure and community components;
- Restoration and maintenance of the Dock and Harbour as a fundamental component of the project, with use of the waterspace optimised as a focus of activity and as a development setting;
- Linkages to be secured between the foreshore site, the Town Centre and the SRPS site;
- Resolution of the future land requirements and planning of the Bo'ness Station site and the environmental and amenity issues created by the operation of the railway and the restoration and maintenance of the SRPS collection;
- Clear strategy for open space, landscaping and pedestrian/cycle access required;
- Health and safety constraints arising from the proximity of the BP Forties pipeline to be addressed;
- Resolution of flood risk issues, which may impact on the scale, form and layout of development, through a flood risk assessment, bearing in mind that the site has been identified as being at medium to high risk of flooding. Co-ordination with the Council's Flood Prevention Scheme is required;
- Potential drainage constraints arising from capacity of sewage treatment works to be addressed;
- Protection of the Firth of Forth SPA to be a priority, and development is conditional on mitigation measures as agreed with SNH in association with the appropriate assessment;
- Poor ground conditions to be addressed;
- Potential off-site road network constraints and upgrading to be addressed; and
- Provision of, or developer contributions towards, open space, community space and possibly education provision.

7.26 The opportunity is being taken forward by a preferred developer, and a masterplan is now in place for the development.

7.27 Proposals and Opportunities - Housing Land Audit Sites

7.27.1	H.BNS01	Drum Farm 1
	Site Area:	3.7 hectares
	Capacity:	Approx. 60
	Developer:	Private
	Status:	Outline Planning Permission
	Comments:	Fourth phase of Drum Farm development, to be developed in accordance with approved masterplan and detailed design brief to be prepared by landowner in conjunction with Council. Northern section of Drum linear park to be developed in conjunction with this phase. Contribution to community facilities required.
7.27.2	H.BNS02	Drum Farm 2
	Site Area:	3.8 hectares
	Capacity:	Approx. 80
	Developer:	Private
	Status:	Outline Planning Permission
	Comments:	Fifth phase of Drum Farm development, to be developed in accordance with approved masterplan and detailed design brief to be prepared by landowner in conjunction with Council. Contribution to community facilities required.
7.27.3	H.BNS03	Drum Farm 3
	Site Area:	0.7 hectares
	Capacity:	Approx. 40
	Developer:	Private
	Status:	Outline Planning Permission
	Comments:	Sixth phase of Drum Farm development, to be developed in accordance with approved masterplan and detailed design brief to be prepared by landowner in conjunction with Council. Site forms hub of overall development, with higher density appropriate. Possible neighbourhood shop to be provided within this phase (Opportunity RC.BNS05). Contribution to community facilities required.
7.27.4	H.BNS04	Deanfield Road
	Site Area:	0.2 hectares
	Capacity:	Approx. 8
	Developer:	Private
	Status:	Previous Local Plan Allocation
	Comments:	Development should provide robust frontage to Deanfield Road. Located within Pipeline Consultation Zone.
7.27.5	H.BNS05	Corbiehall 2
	Site Area:	0.2 hectares
	Capacity:	Approx. 10
	Developer:	Private
	Status:	Previous Local Plan Allocation
	Comments:	Narrow, steeply sloping site within Conservation Area and Pipeline Consultation Zone providing opportunity for flatted development.

7.27.6	H.BNS06	Main Street
	Site Area:	0.5 hectares
	Capacity:	Approx. 10
	Developer:	Private
	Status:	Previous Local Plan Allocation
	Comments:	Highly prominent site within Conservation Area, and just within Pipeline Consultation Zone. Opportunity to reconstruct building frontage to Main Street/Bomar Avenue with flatted development. High quality materials essential. Retail/Class 2 business use will be encouraged on ground floor.

7.27.7	H.BNS07	Kinglass Farm
	Site Area:	0.7 hectares
	Capacity:	Approx. 15
	Developer:	Housing Association/Private
	Status:	Previous Local Plan Allocation
	Comments:	Site reserved for affordable/special needs housing as part of the original housing land release at Kinglass, in the terms of the original planning brief and Section 50 Agreement. Consultation and partnership working with the Council, and any appropriate Registered Social Landlord will be expected. Access to be taken off Drum Road, whilst maintaining pedestrian access to adjacent community woodland.

7.28 Proposals and Opportunities - Other Committed Sites

7.28.1	H.BNS08	Corbiehall 3
	Site Area:	0.4 hectares
	Capacity:	Unknown - Refurbishment
	Status:	Opportunity
	Comments:	Category B listed 1930s Council housing blocks designed by Matthew Steele. Blocks to be refurbished as part of Bo'ness foreshore regeneration initiative.

7.29 Proposals and Opportunities - Opportunities

7.29.1	H.BNS09	Stewart Avenue
	Site Area:	0.3 hectares
	Capacity:	Unknown
	Status:	Opportunity
	Comments:	Opportunity site within Conservation Area and Pipeline Consultation Zone, encompassing two key historic buildings for retention and possible conversion - former RC Chapel and Liberal Club - both being considered through THI project. Business/commercial use may also be appropriate.

7.30 Housing - Proposals and Opportunities - Opportunities (SIRR)

7.30.1	H.BNS10	Bo'ness Foreshore
	Site Area:	17.4 hectares
	Capacity:	Approx 750
	Status:	Opportunity - part of SIRR
	Comments:	Opportunity for substantial housing development as part of Bo'ness Foreshore Special Initiative for Residential Led Regeneration (see paragraphs 7.24 - 7.26). Council minded to grant planning permission.
7.30.2	H.BNS11	Boundary Street
	Site Area:	0.07 hectares
	Capacity:	Approx 8
	Status:	Opportunity - part of SIRR
	Comments:	Small opportunity site in prominent location, requiring high quality frontage.

Recreation and Community Facilities

- 7.31 Bo'ness benefits from a good quantity and distribution of open space which is in excess of the Council's recommended standards. This resource will be protected under the terms of Policy SC12. Connectivity between the various areas is also reasonable. The emphasis now must be on improving the quality and level of facilities within parks. Douglas Park is identified within the Culture and Leisure Strategy as the 'core park', and will be a priority for improvements. The potential for better utilisation of the open space at Gauze Road is also highlighted.
- 7.32 Bo'ness Recreation Centre is a key facility for the town. The Culture and Leisure Strategy seeks to focus scarce capital resources on existing facilities, but emphasises that prioritisation will depend on the ability to attract external funding, the condition of the existing infrastructure and the potential benefit arising from the ability to provide new programmes of activity. The Recreation Centre offers potential for the development of a Healthy Living Campus, building on the new health and fitness facilities, and capitalising on proximity to Bo'ness Academy.
- 7.33 The existing cemetery in Bo'ness has limited capacity. A new site at Carriden Brae has been secured as part of the planning gain package associated with the Drum Farm housing release, and this will be developed over the period of the Local Plan.

7.34 Recreation and Community Facilities - Proposals and Opportunities

7.34.1	RC.BNS01	Douglas Park
	Proposal:	Development of Core Park
	Agency:	Falkirk Council
	Comments:	Identified as core park for Bo'ness in the Culture and Leisure Strategy. Key development priorities to be established through Park Development Plan.
7.34.2	RC.BNS02	Bo'ness Recreation Centre
	Opportunity:	Upgrading of Recreation Centre
	Agency:	Falkirk Council
	Comments:	Opportunities to attract external funding for further investment in development and upgrading of facilities to be explored. Possibility of developing Healthy Living Campus through cluster of existing education and recreation services in the vicinity.
7.34.3	RC.BNS03	Drum Farm
	Opportunity:	Park/Play Facilities
	Site Area:	3.4 hectares
	Agency:	Scottish Greenbelt Company
	Comments:	Landscaped park with footpaths, children's play area and kickabout to serve the Drum Farm housing development. Implementation and maintenance by Scottish Greenbelt Company.
7.34.4	RC.BNS04	Drum Farm
	Opportunity:	Neighbourhood Shop
	Agency:	Unknown
	Comments:	Community space requirement at the Drum will now be sought through developer contribution to upgrading of existing facilities in the town. However, the option still exists for a neighbourhood shop or other appropriate community use to be located in this central phase of the Drum development.
7.34.5	RC.BNS05	Carriden Brae
	Proposal:	Cemetery
	Site Area:	2.6 hectares
	Agency:	Falkirk Council
	Comments:	Site secured as for new Bo'ness cemetery as part of planning gain package for Drum Farm housing development. Sensitive landscape design required to create semi-rural setting. Planning permission granted.
7.34.6	RC.BNS06	Gauze Road
	Opportunity:	Open Space Enhancement
	Agency:	Falkirk Council
	Comments:	Opportunity to enhance this large and underused area of open space

ECONOMIC PROSPERITY

Town Centre

- 7.35 Bo'ness Town Centre is a District Centre in the hierarchy of shopping centres within the Council area. It is the third largest centre after Falkirk and Grangemouth. It continues to perform an important role for convenience shopping and services. However, the Household Survey (2009) shows that there is still considerable leakage of convenience expenditure and a need for new retail investment to make the Town Centre more attractive to local residents and visitors. Economic stagnation is compounded by health and safety constraints associated with the nearby oil pipeline.
- 7.36 Through the Council's Town Centres Strategy, a major package of regeneration proposals is being taken forward to tackle these problems. These include:
- Townscape Heritage Initiative tackling building restoration, gap sites and repairs in the core area;
 - Public realm scheme focussed on the creation of a new civic space, in conjunction with traffic management improvements and bus station upgrading;
 - The promotion of the major development opportunity on the foreshore in order to secure restoration of the Dock and Harbour, and reconnect the Town Centre to the waterfront.
- 7.37 In support of the regeneration initiative, Policy BNS1 sets out the Council's policy for new development and changes of use within the Town Centre. It encourages investment in existing and new retail facilities in order to maintain the Town Centre's vitality, interest and attractiveness as a shopping destination. The policy identifies a core area within which a mix of Town Centre uses will be appropriate, providing active frontages are maintained. In the secondary area, there are several development opportunities where new retail, commercial, residential or leisure development could benefit the Town Centre, particularly at the eastern end where improving the corridor leading to Bo'ness Station will be particularly important.

7.38

BNS1 BO'NESS TOWN CENTRE

- 1) **The Council will promote the role of Bo'ness Town Centre as a District Centre with additional emphasis on the provision of specialist retail and other tourist services, and linkages to Bo'ness Station and the regeneration proposals for the Dock and Harbour. New retail investment consistent with this role will be encouraged.**
- 2) **In ground floor properties within the core retail area, the Council will seek to maintain active commercial frontages which contribute to the vitality of the Town Centre. A balance of Class 1 retail, leisure, food and drink and Class 2 office uses will be encouraged and concentrations of non-retail use will be avoided. Within upper storeys, the reuse of vacant floorspace for residential use will be supported.**
- 3) **Within the secondary area (within the Town Centre boundary, but outwith the core area), commercial, residential, or community uses will be supported.**

- 7.39 The constraint placed on Town Centre development by the BP oil pipeline has been highlighted as a major issue. Policy EP18 sets out the Council's policy in respect of development within the Pipeline Consultation Zone, and emphasises the need to balance health and safety considerations with regeneration issues.

The Dock and Harbour

- 7.40 Through the redevelopment of the foreshore (see paragraphs 7.24 - 7.26), it is intended to secure the future of the Category C (S) - listed Dock and Harbour as a recreational, amenity and heritage facility which would complement the regeneration of the Town Centre. This would be the focus of leisure and commercial uses within the wider development. Interim works have been implemented to allow the Harbour to be used by recreational craft.

Tourism

- 7.41 Bo'ness is identified as a key location for tourism development within the Structure Plan. Currently, the core attraction is the Scottish Railway Exhibition and the Bo'ness and Kinneil Railway which attracts some 65,000 visitors a year and is operated by the Scottish Railway Preservation Society (SRPS). The SRPS's base is at Bo'ness Station where operational and visitor facilities are located together on a site to the east of the Dock.
- 7.42 Much has been done in recent years to provide much needed accommodation for the SRPS's collection and to improve visitor facilities and interpretation, with the result that the Bo'ness and Kinneil Railway and Scottish Railway Exhibition now comprises a successful 3 star tourist attraction. A number of initiatives are proposed to further improve the facilities, both SRPS - led and also arising from the foreshore redevelopment proposals. The tourism and business opportunities arising from such initiatives, which offer the prospect of placing Bo'ness Station at the heart of a much larger leisure attraction, are considerable.

7.43

BNS2 BO'NESS STATION AREA

The continuing operation and improvement of the Bo'ness Railway Exhibition and Bo'ness and Kinneil Railway will be supported as a component within the wider regeneration proposals for the foreshore (see Opportunities H.BNS10 and ED.BNS02), and should be integrated into the masterplan for the foreshore redevelopment. Proposals for development at Bo'ness Station site will be supported provided that;

- (1) they will not prejudice the the wider Bo'ness foreshore masterplan
- (2) visitor facilities and access are enhanced; and
- (3) the visual appearance of the site is improved.

- 7.44 The railway theme is complemented by a several other attractions in the area including the Town Centre itself, Kinneil Estate and Birkhill Clay Mine. The Local Plan will continue to support the development, interpretation, and linkage of these features.

Business and Industry

- 7.45 Recent years have seen further contraction of employment in Bo'ness, although there is still a strong manufacturing presence on the eastern foreshore. Through Policy EP2(3), the Local Plan seeks to retain the industrial estates of Grangepans/Bridgeness/Carriden and Bo'mains in business/industrial use. Some vacant land remains within these areas to accommodate new or expanding businesses, and this resource will be safeguarded.
- 7.46 The site for a 'prestige business park' identified by the previous Local Plan at Drum Farm continues to be allocated, although it is no longer identified as a strategic site in the Structure Plan. It will be confined to Class 4 and ancillary uses and a design brief will be prepared to ensure the requisite quality is achieved, as part of the wider Drum Farm masterplan.
- 7.47 A further concentration of industry occurs along Links Road, immediately east of the Town Centre. This includes the small Council-owned industrial estate of Links Court. Through Policy EP3, the Local Plan will support redevelopment of this area for residential and commercial uses which will support the regeneration of the Town Centre and improve the quality of this key road corridor.

7.48 Economic Development - Proposals and Opportunities

7.48.1	ED.BNS01	North Street
	Opportunity:	Retail/Office/Housing
	Site Area:	0.04 hectares
	Agency:	Private
	Comments:	Site within Conservation Area comprises existing derelict property at 50-52 North Street and the adjacent gap site. Priority for restoration/redevelopment as part of THI. Opportunity to reinstate tenemental built form along this frontage. Mineral stability issues.
7.48.2	ED.BNS02	Bo'ness Foreshore
	Opportunity:	Business/Leisure/Harbour and Dock Restoration
	Site Area:	15.6 hectares
	Agency:	Private/Falkirk Council
	Comments:	Leisure/commercial component of major housing-led foreshore regeneration opportunity (see paragraph 7.24 - 7.26 and Opportunity H.BNS10)
7.48.3	ED.BNS03	Bo'mains Industrial Estate
	Opportunity:	Business/Industrial Development (Class 4, 5 and 6)
	Site Area:	1.8 hectare
	Agency:	Private
	Comments:	Site includes former Russell Athletic factory which is available for reuse or redevelopment.
7.48.4	ED.BNS04	Drum Farm
	Opportunity:	Class 4 Business Development
	Site Area:	13.0 hectares
	Agency:	Private
	Comments:	Outline planning permission granted for Class 4 business use in 2004 and renewed in 2009. Site to be developed in accordance with approved masterplan and detailed design brief to be prepared by landowner in conjunction with Council.
7.48.5	ED.BNS05	Bridgeness Road
	Opportunity:	Business/Industrial Development (Class 4, 5 and 6)
	Site Area:	2.7 hectares
	Agency:	Falkirk Council/Private
	Comments:	Area of vacant land, largely in Council ownership, within Bridgeness Industrial Estate. Part of site is infilled former Bridgeness Harbour. Development potential linked to the resolution of flood defence issues.

SUSTAINABLE TRANSPORT & INFRASTRUCTURE

Road Network

- 7.49 The restricted access to the M9 at Junction 3 is an ongoing constraint to the town's accessibility from the west. Additional slip roads are likely to require developer funding, but the Local Plan continues to safeguard land in the event of resources becoming available.

Public Transport

- 7.50 The principal improvement to public transport infrastructure proposed by the Local Plan is upgrading and potential relocation of the bus station whose layout is currently poor. This could be carried out in conjunction the foreshore redevelopment proposals.

Walking and Cycling

- 7.51 In strategic terms, key opportunities for extending the network include the development of the routes eastwards to Blackness and westwards to Grangemouth. The route to Blackness follows the Forth Foreshore Path, the western section of which has been upgraded. Completion of the eastern section is more complex and requires to be considered in conjunction with coastal protection issues, taking into account the need to protect the adjacent Firth of Forth SPA. No route to Grangemouth has yet been defined, and this will require further feasibility work.

Water and Drainage

- 7.52 Although some capacity exists at Carriden WWTW, the Bo'ness foreshore development is likely to raise issues for both the WWTW and the sewer network and upgrading may be required. A sewer network study is required to assess the latter stages of the Drum housing development. There are no particular problems with water supply, adequate storage being available at Airngath and Bo'mains service reservoirs.

Coastal Defences

- 7.53 A flood prevention scheme to address the condition and adequacy of coastal defences along Bo'ness Foreshore has been implemented between Corbiehall in the east and Grangepans in the west.

7.54 Sustainable Transport & Infrastructure - Proposals and Opportunities

7.54.1	TR.BNS01	Junction 3, M9 Burghmuir (Champany)
	Opportunity:	Safeguarding of Land for Junction Upgrading
	Agency:	Unknown
	Comments:	Land safeguarded for possible future upgrading of junction to 4-way interchange.
7.54.2	TR.BNS02	Bo'ness Bus Station
	Opportunity:	Bus Station Relocation
	Agency:	Private
	Comments:	Bus station to be relocated as part of foreshore development proposals, allowing existing site to be laid out as open space.
7.54.3	TR.BNS03	Bo'ness - Blackness (Forth Foreshore Path)
	Proposal:	Coastal Path Creation/Upgrading
	Agency:	Falkirk Council
	Comments:	Major upgrading works undertaken along western section of route from Carriden to Blackness. Coastal protection/land ownership issues to be resolved in order to progress eastern section. Opportunity to improve route along Bo'ness eastern foreshore through coastal defence works. Proposals must have no adverse impact on the integrity of the Firth of Forth SPA. The Habitats Regulations will apply to any detailed proposal (see tests in Policy EQ24(1)).
7.54.4	TR.BNS04	Bo'ness - Grangemouth
	Opportunity:	Road Realignment and Strategic Pedestrian/Cycle Route
	Agency:	Falkirk Council
	Comments:	Route accident reduction plan complete and engineering feasibility study underway. Route on Proposals Map is purely indicative.