

PROFILE

- 8.1 This settlement statement covers the two main communities of Bonnybridge and Banknock and the adjacent smaller communities of Dennyloanhead, Hags and Longcroft. These communities have been previously grouped together for local planning purposes as they all lie within an important east-west corridor and this has given the communities a linear feature.
- 8.2 The area was formerly an important manufacturing industrial area, like many settlements in the central belt of Scotland. Even as late as the 1970's over half the jobs in the area were in founding and brick making. This has now significantly changed. The area, again like many in the central belt of Scotland, saw many closures due to economic restructuring. In the 1980's significant amounts of public money was spent in land rehabilitation and job training. It is still possible to see remnants of the area's industrial past in the landscape along the corridor.
- 8.3 Bonnybridge is the largest community with a population of around 8,300. The town centre is situated between the Bonny Water and the Forth and Clyde Canal. To the north, up to the M876 Motorway there is mostly residential development with a mix of local authority and owner occupied housing. South of the Canal the two main residential areas are High Bonnybridge and Greenhill which are separated from the Canal by an area of older industrial uses.
- 8.4 Banknock is the second largest community with a population of around 2,400. There is no obvious centre with mixed residential areas being to the south of the A803 on the flat land before the river cliff of the Bonny Water. To the north of the A803 is the former Cannerton brickworks, now almost completely reclaimed by nature, and in the south west of the settlement, adjacent to the canal is the site of the former distillery.
- 8.5 The other communities of Hags, Longcroft and Dennyloanhead are spread along the A803 and have a combined population of approximately 1700. Dennyloanhead has more recently seen two new housing estates spreading north to the M876 motorway.
- 8.6 The emphasis of previous local planning approaches has firstly been on consolidation and employment generation leading in the 1990's to regeneration through private housebuilding. This has achieved a measure of success in Bonnybridge and Dennyloanhead but the other communities have seen little development. The last Local Plan for the area was adopted in 1982 and so there is urgent need to update development constraints and opportunities.

STRATEGIC CONTEXT

- 8.7 The Falkirk Council Structure Plan provides for:
- 1100 houses to be built in the area from 2001-2020 with 819 in the Local Plan period to 2015. These will be largely met through existing commitments and further infill opportunities;
 - Banknock identified as a Special Initiative for Residential-led Regeneration;
 - Improved food retailing in Bonnybridge;
 - Improved physical and community infrastructure, particularly for Banknock;
 - The Forth and Clyde Canal to be a key location for tourism development;
 - A new Green Belt between Bonnybridge and Falkirk, and Bonnybridge and Denny; and
 - Safeguarding land for the extension of the M80 and for a new railway station at High Bonnybridge.

KEY LOCAL ISSUES

- 8.8 The key issues for the local area are:
- The need to meet the Structure Plan housing requirements and ensure that residential development in Banknock can address the need for improved social and physical infrastructure;
 - The need to determine the future of the older industrial areas;
 - The need to maximise the tourism benefits of both the Forth and Clyde Canal and the Antonine Wall;
 - The need to enhance the town centre and to maximise the retention of local expenditure by improving shopping facilities;
 - The need to improve existing community facilities;
 - The need to provide for a new sports facility for Banknock comprising a sports barn and full size grass football pitch;
 - The need to address the issue of accessibility to a range of facilities and services for the more remote communities; and
 - The need to address the traffic implications of the lifting bridge over the canal.

LOCAL PLAN SUMMARY

- 8.9 The Local Plan proposes the following key provisions for the Bonnybridge and Banknock area:
- Meeting the housing requirement through greenfield expansion in the corridor between Haggs and Dennyloanhead;
 - Identifying Banknock as a location for further residential development to help the regeneration of this community;
 - Enhancing the environment through the promotion of the Bonnyfield Local Nature Reserve and the open space along the Bonny Water;
 - Designation of a new Green Belt between Bonnybridge and Denny to the north of Bonnybridge and between Bonnybridge and Falkirk to the east;
 - Identification of two opportunities to improve retailing in Bonnybridge and an opportunity for enhancement of the Scot Mid store at Haggs;
 - Safeguarding of existing industrial areas for employment development;
 - Identification of opportunities at Bonnybridge, Banknock and Underwood for Canal related development;
 - Safeguarding of a site for an improved sports/community facility at Banknock;
 - Identification of a site for a new railway station at High Bonnybridge; and
 - Protecting from inappropriate development important archaeological sites, the Antonine Wall and local wildlife sites.

ENVIRONMENTAL QUALITY

Environmental Enhancement

Town Centre

- 8.10 The priority for environmental improvement in the area is Bonnybridge Town Centre. The Town Centre currently has a run down appearance with a number of vacant and boarded up shop fronts. The desire to visually improve the town centre has been strongly expressed to the Council.
- 8.11 The Council will work with traders and other landowners to address a number of issues relating to the appearance of the Town Centre and also to maximise visits from people using the nearby canal. Visual enhancement will also assist the Council in implementing the proposed retail policies as set out in Policy B&B 1 below.
- 8.12 Banknock does not have a single centre. The Hags Scot Mid and the shopping parade in Kilsyth Road could also benefit from visual improvement. Again enhancement would support the Council's retail policies. The Council will therefore explore with the owners possible visual improvements.

Greenspace Initiative

- 8.13 The Council will continue to promote the Greenspace Initiative around the urban fringe of the main communities of the area in the terms of Policy EQ21. The implementation of this initiative involves a range of projects, some of which are already in train and others which the Council, in association with its partners, will pursue.
- 8.14 Around Bonnybridge there are two main projects: the Bonnyfield Local Nature Reserve, and the opportunity to improve the open space along the Bonny Water, east of the High Street.
- 8.15 There are also potential opportunities for improvements to the countryside with the expansion of Banknock and the undeveloped floodplain to the south of Banknock. This could include improved countryside access and woodland planting.

Built Heritage

- 8.16 The area is traversed by the line of the Antonine Wall and the Forth & Clyde Canal. The Antonine Wall has been designated as part of The Frontiers of the Roman Empire World Heritage Site and this has resulted in greater protection for the wall itself and its setting.

Natural Heritage

Green Belt

- 8.17 In accordance with the Structure Plan, new areas of Green Belt have been defined between Bonnybridge and Denny and between Bonnybridge and Falkirk, in order to provide separation and a setting for settlements. The Green Belt will also be a priority area for enhancement and provide opportunities for increasing countryside access. The boundaries have been chosen to be long term and robust and any developments within the Green Belt will be subject to Policy EQ20.

Nature Conservation and Biodiversity

- 8.18 There are no statutory sites within the Bonnybridge and Banknock area but there are a number of non-statutory Wildlife Sites and Sites of Importance for Nature Conservation (SINCs). These include the Forth and Clyde Canal and the former sand and gravel workings at Bonnyfield Road. The number of sites, the linear feature of the canal and the countryside between the settlements, mean the area provides for the creation of a number of wildlife corridors which would be to the benefit of the biodiversity of the area. Development affecting statutory or non statutory sites will be subject to Policy EQ24. The Wildlife Site at Bonnyfield Road is also Local Nature Reserve owned by Falkirk Council who will manage the site.
- 8.19 Within the urban areas of Bonnybridge and Banknock there are small areas of woodland and street trees which make an important contribution to the general amenity of the area. Adjacent to the urban areas, particularly to the south there are larger areas of woodland (e.g. Seabegs Wood) and their protection and enhancement will be secured through Policy EQ26. The corridor that the settlements are located within is based on the valley of the Bonny Water and so a number of water courses flow through the area. The sustainable management of these will be promoted through Policy EQ27.

8.20 Environmental Enhancement - Proposals and Opportunities

8.20.1 EN.B&B01 Bonnybridge Town Centre

Opportunity: Bonnybridge Town Centre

Agency: Falkirk Council/Private

Comments: Public realm enhancement works to include resurfacing, street furniture and signposting.

8.20.2 EN.B&B02 Haggs

Opportunity: Shopping Parade Enhancement

Agency: Falkirk Council/Scot Mid Co-op

Comments: Improved car parking provision and environmental enhancement.

8.20.3 EN.B&B03 Bonnyfield Road

Proposal: Nature Park

Agency: Falkirk Council

Comments: The land has been handed to Falkirk Council as part of the agreement for the nearby residential development. The area is to be designed, laid out and managed as a nature reserve following public consultation. It has been designated as a Local Nature Reserve.

8.20.4 EN.B&B04 Bonny Water

Opportunity: Improvement to Riverside Park

Agency: Falkirk Council/Private

Comments: A number of paths already follow the Bonny Water and the area offers opportunities to improve access and enjoyment of this area.

SUSTAINING COMMUNITIES

Housing

Housing Land Requirement

- 8.21 Although the population of the area overall has increased by some 16% in the period 2001-2008, this masks population decline in communities such as Banknock and Haggs. The Structure Plan has a two tier approach to meeting the housing requirement for the area. Firstly, there is an overall requirement of 1100 houses between 2001-2020 which would have to be met in the settlements of Bonnybridge, Dennyloanhead and Longcroft. In addition to this, Banknock and Haggs have been identified as one of four locations for Special Initiatives for Residential-led Regeneration (SIRRs).
- 8.22 The Structure Plan requirement will be met as follows:

Requirement 2001-2015 (including 10% flexibility)	901
Completions 2001-2009	839
Commitments (2009/2010 HLA + other committed sites)	166
Windfall/small sites allowance (2009-2015) (10 p.a.)	60
Shortfall to 2015	-144
New Allocations	575

- 8.23 In the Bonnybridge/Dennyloanhead/ Longcroft area there is no quantitative need to allocate new sites in the period up to 2015. However, the building rates through the early years of the Structure Plan period have been faster than expected and there is considered to be a need to allocate additional sites to maintain a continuity of housing land supply throughout the Local Plan period and beyond. One large new allocation has been made at Dennyloanhead, together with a site at Broomhill Road and two further small sites between Haggs and Longcroft to provide an additional element of flexibility and to permit the logical rounding off of the urban settlement limits. Further windfall developments may also occur, particularly in High Bonnybridge where re-development of older industrial areas is a possibility. Any such proposals will be determined against the general policies of the Local Plan, particularly Policy SC2.

Banknock/Haggs

- 8.24 The Structure Plan identifies Banknock/Haggs as a Special Initiative for Residential Led Regeneration (SIRR), in order to assist in overcoming the current infrastructure constraint that affects the area and to permit regeneration of a community that has seen little development over the last 20 years.
- 8.25 The Bonny Water Sewer beyond Longcroft is subject to a number of constraints that means that Scottish Water will not permit any further new development to connect to it. This constraint has been in place for a considerable number of years. The investment necessary to upgrade the sewer is likely to be significant, particularly as it crosses the A80/M80. It is unlikely that any individual site would be able to afford the necessary investment, but if a number of sites contributed the constraint could be overcome.
- 8.26 The areas where new development will be directed will be those sites previously allocated for development and the areas centred around the former Cannerton Brickworks and the land to the west of Banknock, but south of the A803. Cannerton Brickworks and adjoining land includes land which is vacant and derelict and is therefore an obvious development opportunity. However, the site has had an industrial past and therefore may be subject to land contamination and ground stability constraints. The topography of the site will also present a number of design challenges. The land to the west of Banknock represents a logical expansion of the settlement but this would have to be carefully integrated with the previously allocated site at the former Bankier distillery. Developments that are outwith the Urban Limit and are not part of a comprehensive approach to the regeneration of Banknock will not be supported.
- 8.27 Although residential development will be the predominant use, other uses such as economic development and leisure and recreation, particularly in association with the Forth and Clyde Canal, will also be encouraged. The opportunity to provide a new central retail centre should also be explored. New residential development will have to demonstrate that there is adequate provision for various community needs. The preference will be to enhance existing provision rather than the provision of duplicate facilities.

- 8.28** There are a number of developers involved in the sites within the SIRR area identified on the Proposals Map, which in total is likely to amount to approximately 500 – 750 units. However, the sites are all inter-related. The sewerage infrastructure constraint, surface water drainage, access and provision of community uses cannot be dealt with in isolation. A development framework, approved by the Council, has been prepared in consultation with landowners, the local community and Scottish Water, within which the planning of each individual site can be undertaken. The Council will enforce an equitable contribution to common infrastructure costs through a Section 75 agreement and these requirements are set out in more detail in the development framework.
- 8.29** An environmental impact assessment carried out as part of the M80 Stepps to Haggs improvement project identified that there was significant wildlife interest in the Banknock Area. This includes European Protected Species and the Habitats Regulations will therefore apply. Full ecological assessments will be required to be carried out so that negative impacts on local biodiversity can be avoided.
- 8.30** The key requirements included within the development framework are:
- An equitable contribution to the cost of necessary drainage studies and upgrading the sewerage infrastructure.
 - Residential uses predominating to cross fund infrastructure but with commercial and leisure components.
 - A landscape/visual assessment and strategy to define development areas, and to show how development will be integrated into the countryside, including mitigation through new structure planting.
 - A clear urban design strategy for each site demonstrating how development will enhance the townscape.
 - Addressing potential impacts on protected wildlife species, including satisfying the three tests of the Habitats Regulations in respect of European Protected Species.
 - Maximising opportunities for biodiversity and countryside access.
 - A clear open space strategy for each site demonstrating how provision in the area will be improved and better linked.
 - Securing linkages to the Forth and Clyde canal and maximising associated leisure and recreational opportunities.
 - Potential off site road network constraints and upgrading to be addressed.
 - Flooding and surface water drainage to be addressed.
 - Poor ground conditions and land contamination issues to be addressed.
 - A strategy for mitigating the impact that the development may have on the setting of the Antonine Wall World Heritage Site.

8.31 Proposals and Opportunities - Housing Land Audit Sites

8.31.1	H.B&B01	Mayfield Drive A, Longcroft
	Site Area:	0.3 hectares
	Capacity:	Approx. 5
	Developer:	Falkirk Council
	Status:	Other Commitment
	Comments:	Site allocated in previous Local Plan. Any design would have to respect the character of surrounding development with frontage to Glasgow Road.
8.31.2	H.B&B02	Foundry Road A, Bonnybridge
	Site Area:	0.4 hectares
	Capacity:	10
	Developer:	Private
	Status:	Outline planning permission
	Comments:	Outline planning permission originally granted in August 2001 and renewed in October 2004 and again in December 2008. Design would have to address the street view from Broomhill Road and the adjoining industrial uses.
8.31.3	H.B&B03	Mayfield Drive B, Longcroft
	Site Area:	0.4 hectares
	Capacity:	16
	Developer:	Link Housing Association
	Status:	Under Construction
	Comments:	Site identified in previous Local Plan. Detailed Planning Permission granted on appeal in January 2008 for 16 unit development and construction has commenced.
8.31.4	H.B&B04	Bonnybridge Road
	Site Area:	3.3 hectares
	Capacity:	84
	Developer:	Barratt West Scotland
	Status:	Under Construction
	Comments:	Detailed planning permission granted for 84 units in June 2006. Construction has commenced on site.

8.32 Proposals and Opportunities - New Allocations

- 8.32.1 H.B&B05 Kilsyth Road, Haggs 1**
- Site Area:** 1.4 hectares
Capacity: Up to 25
Developer: Private
Status: New Allocation
Comments: May be suitable for plots with a road frontage. On-site turning would be necessary and any design would have to address the changes in levels on the site and respect the adjoining existing properties. The various constraints may restrict the number of units that can be acceptably accommodated on the site.
- 8.32.2 H.B&B06 Kilsyth Road, Haggs 2**
- Site Area:** 1.6 hectares
Capacity: Up to 25
Developer: Manor Forrest
Status: Outline Planning Permission
Comments: Would have to address the views from both street frontages, the significant changes in levels, existing vegetation features and the existing adjoining properties. These constraints may restrict the number of units that can be acceptably accommodated on the site. Outline planning permission granted in September 2010.
- 8.32.3 H.B&B07 Longcroft/Dennyloanhead**
- Site Area:** 30.5 hectares
Capacity: 500
Developer: Private
Status: New Allocation
Comments: Development brief and masterplan required. Design will have to address access issues and the visual impact of the development on the rising ground. There may also be a history of poor ground stability and land contamination. Provision will have to be made for social and physical infrastructure. Developer contributions will be raised in accordance with the tests set out in national planning policy guidance. A proportionate contribution will be required towards the Denny Eastern Access Road.
- 8.32.4 H.B&B08 Broomhill Road, Bonnybridge**
- Site Area:** 0.75 hectares
Capacity: 30
Developer: Private
Status: Outline Planning Permission
Comments: It will be necessary to address all possible effects of rail noise. A proportionate contribution will be required towards the improvement of educational facilities. The development layout should address any flood risk on site. Outline planning permission granted in February 2008.

8.33 Proposals and Opportunities - Opportunities (SIRR)

8.33.1	H.B&B09	John Bassey Drive, Banknock
	Site Area:	1.4 hectares
	Capacity:	Approx. 20
	Developer:	Falkirk Council
	Status:	Opportunity - part of SIRR
	Comments:	Development would have to respect the surrounding residential properties and the street view from Wellpark Road. See also comments on adjoining sites below.
8.33.2	H.B&B10	Bankier Distillery, Banknock
	Site Area:	3.5 hectares
	Capacity:	Approx. 60
	Developer:	J. B. Bennett
	Status:	Opportunity - part of SIRR
	Comments:	Issues of access and drainage would have to be addressed. It would also be important for the design to provide an acceptable urban edge to the canal. Also an opportunity for the development of a community woodland and improvements to countryside access. Canal side location may also permit appropriate leisure and recreational uses. Site has been identified as being at medium to high risk of flooding. A flood risk assessment and drainage impact assessment will be required. These assessments may influence the scale, layout and form of development.
8.33.3	H.B&B11	Wellpark Road, Banknock
	Site Area:	0.8 hectares
	Capacity:	Approx. 20
	Developer:	J. B. Bennett
	Status:	Opportunity - part of SIRR
	Comments:	To be developed in association with site H.B&B10 above.
8.33.4	H.B&B12	Kilsyth Road A, Haggs
	Site Area:	0.14 hectares
	Capacity:	Approx. 5
	Developer:	Falkirk Council
	Status:	Opportunity - part of SIRR
	Comments:	Site identified in previous Local Plan. Could either be developed for housing or alternatively assist in the improvement of the Scot Mid store, see EN.B&B02. This small site will not be subject to the development framework.
8.33.5	H.B&B13	Coneypark, Banknock
	Site Area:	0.7 hectares
	Capacity:	Approx. 20
	Developer:	Private
	Status:	Opportunity - part of SIRR
	Comments:	Site allocated in previous Local Plan. Bearing in mind the industrial previous uses it would be necessary to demonstrate that the site had acceptable ground conditions and that any land contamination issues could be resolved. This small site will not be subject to the development framework.

8.33 Proposals and Opportunities - Opportunities (SIRR)

8.33.6	H.B&B14	Auchincloch Drive, Banknock
	Site Area:	1.3 hectares
	Capacity:	Approx. 15
	Developer:	Link Housing Association
	Status:	Opportunity - part of SIRR
	Comments:	Site within the defined Urban Limit and originally acquired for a new school. This small site will not be subject to the development framework.
8.33.7	H.B&B15	Kilsyth Road, Haggs 3
	Site Area:	0.2 hectares
	Capacity:	Approx. 4
	Developer:	Falkirk Council
	Status:	Opportunity - part of SIRR
	Comments:	Rights of access to and impact on surrounding properties will have to be respected. This small site will not be subject to the development framework.
8.33.8	H.B&B16	Cannerton Brickworks
	Site Area:	Unknown
	Capacity:	Unknown
	Developer:	I & H Brown
	Status:	Opportunity - part of SIRR
	Comments:	A major part of the Banknock/Haggs SIRR which has a number of constraints. These will have to be carefully addressed based on the guidance within the development framework prepared by the key partners (see paragraph 8.30).
8.33.9	H.B&B17	Land to the West of Banknock
	Site Area:	Unknown
	Capacity:	Unknown
	Developer:	Council/Private
	Status:	Opportunity - part of SIRR
	Comments:	Site within the Banknock/Haggs SIRR which has a number of constraints including a difficult topography and surface water drainage. These will have to be carefully addressed based on the guidance within the development framework prepared by the key partners (see paragraph 8.30).
8.33.10	H.B&B18	Garncrew Road, Haggs
	Site Area:	0.5 hectares
	Capacity:	4-5 units
	Developer:	Private
	Status:	Opportunity - part of SIRR
	Comments:	Housing development should create strong frontage along Glenview Avenue. Potential noise impact from the adjacent motorway should be adequately mitigated to acceptable levels. Development of site will not be subject to the wider SIRR development framework. Detailed planning permission granted for 3 dwellings on part of the site in 2009.

Recreation and Community Facilities

- 8.34** The Council's recently completed Open Space Audit revealed that there is 5ha of open space per 1000 people in Bonnybridge and Banknock as a whole but that Open Space is concentrated within the communities of Bonnybridge and Banknock with much less open space in Haggs, Longcroft and Dennyloanhead. Further opportunities for increasing the areas of open space will be limited and therefore the emphasis must be on improving the quality of the existing areas. Existing areas of public open space will therefore be protected under the terms of Policy SC12 and any off site contributions will be used to improve the quality of existing areas where this is appropriate. Duncan Stewart Park is identified as the core park for Bonnybridge and will be the main priority for improvements.
- 8.35** Land and a financial contribution for a new kick about pitch and play area has been provided for Greenhill by the developers of the now completed Greenhill Road housing site. This area is now also protected from development.
- 8.36** Antonine Primary School which serves the Greenhill and High Bonnybridge areas has been recently extended but remains at risk of exceeding its increased capacity. There are no further housing allocations above existing commitments but windfall re-development is a possibility. There is a scheduled ancient monument within the grounds of the school so there are limits to the ability to continue to extend the school. Any further residential development will be assessed against Policy SC14 and developer contributions may be necessary. Bonnybridge Primary School and St Joseph's RC Primary School also have potential capacity issues.
- 8.37** In Banknock a local community group has been set up to promote the improvement of recreation and community facilities based around Bankier Primary School. The intention is that the school could be suitably modified to promote wider community access for a range of facilities including sports, education and health. Detailed Planning Permission for the construction of a community sports hall was granted in December 2009 and construction is now underway. Developer contributions from the Banknock SIRR will be relevant in this regard.

8.38 Recreation and Community Facilities - Proposals and Opportunities

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|---------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8.38.1 | RC.B&B01 | Duncan Stewart Park |
| | Proposal: | Development of Core Park |
| | Agency: | Falkirk Council |
| | Comments: | Identified as a core park for Bonnybridge in the Culture and Leisure Strategy. Key development priorities to be established through Park Development Plan. |
| 8.38.2 | RC.B&B02 | Bankier Primary School |
| | Proposal: | Improvement to form Community School |
| | Agency: | Banknock Sports Centre Steering Group |
| | Comments: | Improvements and extension to Bankier Primary School in order that the school can be used outside of school hours for a range of facilities including sports, education and health. Proposals for a multi use games area with artificial surface and floodlights were approved in June 2005 and construction is now complete. Detailed Planning Permission for a community Sports Hall was granted in December 2009 and construction is underway. |

ECONOMIC PROSPERITY

Town Centre

- 8.39 Bonnybridge is recognised within the Falkirk Council Structure Plan as performing as a local shopping centre and is also identified as a location for improving food retail provision. Banknock has no definable centre as such and comprises of individual shops or small groups dispersed around the settlement.
- 8.40 The current state of Bonnybridge Town Centre is a cause for concern. The 2009 household survey carried out by the Council showed that only 2% of households in Bonnybridge and even fewer in Banknock do their main food shop regularly in their local centre, although 65% of households in Bonnybridge and 50% of households in Banknock and Haggs did use local shops for “top up” shopping. It is clear that there is therefore considerable leakage of expenditure away from shops in Bonnybridge and Banknock to other centres, particularly Falkirk, Cumbernauld and Denny. Urgent action will be needed to encourage new viable uses and hence investment in the centre’s physical fabric to attract back some of this expenditure. The Council can also play its part as planning and roads authority to encourage greater linkage with the canal and other environmental improvements.
- 8.41 Policy B&B1 below sets out the Council’s land use policy for developments within the town centre. The shopping centre is defined on the proposals map and within this area a range of uses appropriate to a town centre will be considered to be acceptable. Also included are two opportunity areas where re-development will be encouraged. It will be important that the former Scot Mid building is retained and that any re-development proposals allow for rear servicing. The town centre will also be a priority for environmental enhancement.

8.42 **B&B1 BONNYBRIDGE TOWN CENTRE**

- 1) The Council will promote the role of Bonnybridge Town Centre as a Local Centre.
- 2) On the ground floor of properties within the Town Centre boundary, the Council will consider favourably changes of use for Class 1 retail, leisure, food and drink and Class 2 office uses. Within the upper storeys, the reuse of vacant floorspace for office and residential use will be supported.
- 3) In the two opportunity areas shown on the Proposals Map, the Council will encourage re-development for mixed uses including acceptable town centre uses, residential and offices. Re-development proposals should retain the former Scot Mid building and allow for rear servicing.

- 8.43 Banknock and Haggs do not have a centre as such but the Haggs Scot Mid store is the most important for the community. Unfortunately access for passing trade and parking is a limiting factor to its greater use. An area, including the adjacent telephone exchange and hotel has been identified as an opportunity area where re-development would be encouraged, subject to meeting the other policies of the Local Plan. In particular regard must be had to the amenity of nearby residential properties and contributions to assist in the upgrade of the sewerage infrastructure. Further commercial development, including retail, has been explored as part of the development framework set out in paragraph 8.30 above and the production of a retail capacity study to inform the design of a new village centre for Banknock is a requirement of the Banknock and Haggs SIRR Development Framework.

8.44 **B&B2 BANKNOCK/HAGGS LOCAL CENTRE**

In the opportunity area shown on the Proposals Map, the Council will encourage re-development for retail, commercial, community and residential users subject to meeting the other policies of the Local Plan and contributing to necessary improvements to the sewerage infrastructure.

Business and Industry

- 8.45** Within Bonnybridge there are two main areas which are currently in use for general industrial uses, i.e. Bonnyside Road and High Bonnybridge. These areas provide an important low cost element within the Council's overall portfolio of industrial land and as re-development would be difficult in terms of necessary infrastructure they will be safeguarded for general industrial purposes under the terms of Policy EP2.
- 8.46** The industrial areas in Foundry Road and Seabegs Road, where limited re-development has already taken place and scattered industrial users in Longcroft and Haggs will be considered under the terms of Policy EP3 where re-development, under certain circumstances, would be appropriate.

Tourism

- 8.47** The re-opening of the Forth and Clyde Canal presents an obvious opportunity for recreation and tourism. The Council has previously published a Canal Corridor Development Framework and indicated that favoured locations would be at the former Bankier distillery, Underwood Farm and Bonnybridge.
- 8.48** The Local Plan therefore defines these sites. The site at Bankier distillery should be a focus for countryside recreation in association with the residential development of that site. The site at Underwood Farm, part of which is already in use for a restaurant and has planning permission for holiday chalets, would be appropriate for a range of leisure, tourism and countryside recreation uses. The identified site at Bonnybridge is immediately north west of the lifting bridge and would be appropriate for mixed housing and commercial uses. The latter site would have to be carefully designed to take into account the changes in level and possible flooding issues.

8.49 Economic Development - Proposals and Opportunities

- 8.49.1 ED.B&B01 Bonnybridge Town Centre**
- Opportunity:** Mixed Use Development
Site Area: 1.3 hectares
Agency: Private
Status: Detailed
Comments: See Policy B&B1. It would be important for any re-development to address the physical relationship with the canal and protect its structural integrity. Outline planning consent has been granted for the development of part of the land for retail purposes. Detailed planning permission granted for the erection of 6 flats on the Library site in December 2006. Detailed planning permission granted for the erection of 9 shop units and ancillary car parking in December 2009 on the land to the rear of the former Scot-mid building. Site has been identified as being at medium to high risk of flooding. A flood risk assessment and drainage impact assessment will be required. These assessments may influence the scale, layout and form of development.
- 8.49.2 ED.B&B02 Haggs**
- Opportunity:** Re-development opportunity for mixed commercial and leisure uses
Site Area: 1.5 hectares
Agency: Falkirk Council/Private
Status: Opportunity
Comments: Outline Planning Permission was granted on appeal in August 2005 (now lapsed) for the erection of a hotel and public house/restaurant on the site to the north of Kilsyth Road. Any redevelopment must respect the amenity of adjoining residential properties and contribute to the cost of improvements to sewerage infrastructure.
- 8.49.3 ED.B&B03 Underwood Farm**
- Opportunity:** Canalside development – Leisure/Tourism/Countryside recreation
Agency: Private
Status: Opportunity
Comments: Small scale opportunity to increase activity at the existing licensed restaurant and car park. This could include, for example, moorings, landing stage, picnic area and improvements to local paths. Detailed planning consent granted in 2003 (now lapsed) for the erection of 4 holiday accommodation units.
- 8.49.4 ED.B&B04 Bonnybridge**
- Opportunity:** Canalside Mixed Use Development
Agency: Private
Status: Detailed
Comments: Site is currently in a number of separate ownerships and will need a comprehensive approach to address a range of issues. These include the changes in levels, flooding, maintaining the structural integrity of the canal and an acceptable access arrangements. Detailed planning permission granted for the erection of 3 dwellings on part of the site in February 2006.

SUSTAINABLE TRANSPORT & INFRASTRUCTURE

Road Network

- 8.50** One of the strategic road proposals in Policy TRANS.5 of the Falkirk Council Structure Plan is the M80/A80(T) Hags to Stepps improvement which is under construction. This is indicated on the Proposals Map under Proposal TR.RUR.1.
- 8.51** The lifting bridge, in conjunction with the roundabout at Main Street and Bridge Street and the junction between Seabegs Road and Bridge Street has capacity limitations when committed development is taken into account. Any further development south of the canal in High Bonnybridge would need to demonstrate, by way of a transport assessment, that there would be adequate capacity or that improvements can be made such that unacceptable levels of congestion does not occur.
- 8.52** The M80/A80 sliproad junctions with the A803 at Banknock and Hags are reaching their design capacity and will be required to be upgraded to accommodate new development along the A803 corridor. It is unlikely that any individual site would be able to afford the necessary investment, but if a number of sites contributed the constraint could be overcome.

Public Transport

- 8.53** As one of four potential new rail stations in the Falkirk Council area, a site will continue to be safeguarded at High Bonnybridge on the Falkirk Grahamston/Glasgow line. The actual delivery of the rail station is also dependent on the agreement with national rail operators and Transport Scotland.

Walking and Cycling

- 8.54** In strategic terms, the key route for both walking and cycling is the Forth and Clyde Canal. To maximise the recreational and transport benefits it is important to have as many links from the canal to the wider countryside and other important local destinations. A key potential route for development is the Falkirk - Bonnybridge - Denny route along the disused railway line (see TR.RUR09).

Water and Drainage

- 8.55** Banknock is currently constrained by capacity limitations in the Bonny Water sewer. As set out in paragraph 8.25, it is hoped that a combination of developer contributions and funding from Scottish Water will be able to generate sufficient resources to be able to identify the extent of the limitations and carry out the necessary improvements. The current strategy involves re-engineering sections of the A803 and Bankier Primary School to take surface water discharges out of the combined sewer to create enough capacity for foul sewerage connection for new development.

8.56 Sustainable Transport & Infrastructure - Proposals and Opportunities

8.56.1 TR.B&B01 Bonnybridge Railway Station

Opportunity: Railway Station - Site Safeguarding

Agency: Unknown

Comments: Safeguarding of site as long-term aspiration.

8.56.2 TR.B&B02 Coneypark, Banknock

Opportunity: Bus Turning Area

Agency: Falkirk Council

Comments: Land acquired by the Council for provision of this facility.