

## PROFILE

- 10.1** With a population of some 37,700, Falkirk is the principal town within the Council area. It is located at the hub of the area's transportation network, and functions as a sub-regional centre for employment, shopping, leisure and community facilities.
- 10.2** The town is bounded to the north by the corridor of the River Carron, and to the south by rising topography at the edge of the Slamannan Plateau where several important woodlands - Callendar, Bantaskine and Roughcastle Woods - provide an attractive backdrop. The Town Centre, revitalised by extensive public and private investment from the late 1980s onwards, forms a core of considerable architectural and historic character. In recent years, it has seen expansion to the north through the development of Central Retail Park. Beyond the Town Centre are the attractive 19th and early 20th century stone-built 'suburbs' of Arnohill, Woodlands and Grahamston. Public sector housing forms the core of outlying areas such as Camelon, Tamfourhill, Middlefield, Bantaskin, Merchiston, Bainsford/Langlees and Hallglen, although in recent decades a strengthening housing market has seen extensive new private housing on brownfield sites around the town, such as at Newcarron Village, and around half of all households are now owner occupied. The town boasts a generous network of parks and open spaces, including the exceptional environment of Callendar Park.
- 10.3** Service industries such as retailing, healthcare, administration and business services have largely replaced the town's traditional manufacturing sector, although there is still a strong manufacturing presence along an east west axis broadly following the Forth and Clyde Canal. The canals, which allowed the town to play such a crucial role in the industrial revolution, have now been restored through the Millennium Link project with the spectacular Falkirk Wheel as its centrepiece.
- 10.4** The town's economic well-being remains central to the prosperity of the area as a whole. A number of strategic opportunities - both within the Town Centre and at gateway locations such as Middlefield/Westfield and the Falkirk Wheel - exist to continue and accelerate the process of regeneration which has been ongoing since the 1980s.

## STRATEGIC CONTEXT

- 10.5** The Falkirk Council Structure Plan provides for:
- 2100 houses to be built in Falkirk from 2001-2020, with 1538 in the Local Plan period up to 2015.
  - The maintenance and improvement of Falkirk Town Centre as the Sub-Regional Centre for the area, with Camelon, Bainsford, Newcarron and Grahamston as Local Centres and Middlefield/Westfield as a new Retail Park;
  - Strategic Development Opportunities at Falkirk Town Centre; Falkirk Gateway (Middlefield/Westfield); the Falkirk Canal Interchange, and Langlees/ Bainsford (British Alcan);
  - The maintenance of Green Belts separating the town from Larbert, Carronshore and Grangemouth and at Callendar Park and Wood, and a new Green Belt separating the town from Bonnybridge;
  - The canals and the Town Centre/Callendar Park to be key locations for tourism development; and
  - Car parking in the Town Centre restricted with the development of park & ride facilities and an improved bus station

## KEY LOCAL ISSUES

- 10.6 The key issues for the local area are:
- The need to maintain and improve the competitive position of the Town Centre, through appropriate redevelopment and environmental improvement;
  - The need to define the future role of Central Retail Park as part of the Town Centre;
  - The need to safeguard and improve the role of Local Centres;
  - The need to improve the environment of the key road corridors, town gateways and the urban fringe;
  - The need to provide a varied portfolio of sites for economic development, and to safeguard key sites for employment use;
  - The need to stimulate more economic activity associated with the canals, capitalising on the success of the Millennium Link and the Falkirk Wheel;
  - The need to address congestion problems on arterial routes into the town, particularly Grahams Road;
  - The need to pursue a sustainable parking strategy for the Town Centre;
  - The need to address the shortage of community facilities in the Lochgreen/Lionthorn area;
  - The need to support regeneration initiatives in community regeneration priority areas, most notably in the Dawson ward; and
  - The need to ensure the high quality redevelopment of the Falkirk & District Royal Infirmary site.

## LOCAL PLAN SUMMARY

- 10.7 The Local Plan proposes the following key provisions for Falkirk:
- Meeting housing requirements through existing commitments, and further brownfield opportunities, with no new greenfield expansion for the Local Plan period or beyond;
  - Promoting major economic development at the Falkirk Gateway (Middlefield/ Westfield) comprising retail, leisure, and business space;
  - Promoting a major cluster of canal related development opportunities associated with the Falkirk Wheel and the Canal Interchange;
  - Retaining existing industrial land in business use, apart from canalside areas at Tamfourhill, Grahamston and Abbotshaugh where potential for redevelopment and change of use is identified;
  - Defining complementary roles for primary, secondary and Retail Park areas of the Town Centre and, promoting opportunities for redevelopment and environmental improvement in each of these areas, with a particular focus on enhancing secondary areas;
  - Continuing to develop the Greenspace Initiative as a means of improving the landscape and recreational amenity of the urban fringe around the town;
  - Promoting a study to address access and environmental improvement issues along the Grahams Road corridor;
  - Promoting bus corridor improvements along other arterial routes, in conjunction with the development of park & ride facilities and a restriction on further car parking in the Town Centre; and
  - Promoting a package of business and residential opportunities to support regeneration in the Dawson ward, notably the large British Alcan site.

## ENVIRONMENTAL QUALITY

### Environmental Enhancement

#### Town Centre

- 10.8** Falkirk Town Centre is a key image-maker for the area as a whole. The pedestrianisation of the High Street and the retail core in the late 1980s and 1990s contributed much to the economic revival of the Town Centre at that time. Key future opportunities include:
- Refurbishment and selective reordering of the existing pedestrianised core;
  - Public realm improvements to secondary areas. Opportunities exist to traffic calm and enhance the Kirk Wynd/Bank Street/Manor Street and Cow Wynd/Mission Lane areas;
  - Improvements to the corridor linking the traditional Town Centre and the Retail Park;
  - Enhancement of the public realm within the Retail Park.

#### Road Corridors

- 10.9** The key routes into Falkirk are Glasgow/Camelon Road, Grahams Road, Grangemouth Road and Callendar Road. The relatively poor environment of the Falkirk Orbital Road in the Bankside/Middlefield area should be improved through quality new development along the road corridor, particularly at the Falkirk Gateway, and also by existing structure planting coming to maturity.

#### Canal Corridor

- 10.10** The canal corridor represents a 'shop window' of increasing importance to the town, as canal-related recreation and tourism expands. Generally speaking, the Union Canal retains an attractive rural character through the south of the town, and this should be maintained. By contrast, the environs of the Forth and Clyde Canal are urban and industrial. There are some high quality sections, notably the lock flight from Lock 16 to Rosebank, which could be enhanced through an appropriate floodlighting scheme. However, the stretch through the north Falkirk, and the area around the Union Inn, has a poor environment. Whilst some environmental improvement work may be beneficial, particularly at the Union Inn, significant change is only likely to be secured through redevelopment for uses other than industry. The Local Plan indicates those areas where such change would be supported.

#### Falkirk Greenspace Initiative

- 10.11** The Greenspace Initiative has made significant progress in the urban fringe of Falkirk over recent years through partnership between the Council, CSFT and landowners. Key projects have included the developing areas of community woodland at Langlees and Middlefield, the management of Callendar Woods by Forest Enterprise, and the extensive countryside access works undertaken in south Falkirk by the Council in partnership with private landowners such as Callendar Estate.
- 10.12** There are still several missing links in the Greenspace around Falkirk, key areas where further landscape improvements are required, and opportunities to extend works within existing project areas. These include:
- Mungal Farm Riverside Park which is being implemented in association with adjacent housing development and will include a new pedestrian bridge over the River Carron;
  - Further enhancement and landscape restructuring in the Falkirk-Grangemouth Green Belt (now encompassed by the Helix project), building on Langlees Community Woodland, Midthorn Forest Park and landscaping around the community stadium;
  - Bantaskine Park where woodland management, enhanced access, and visitor facilities would enhance the park's role as a canal node as well as a link in the Greenspace;
  - Roughcastle where there is potential to build on access improvements to create a 'country park' within the hinterland of the Falkirk Wheel.

#### Community Regeneration Areas

- 10.13** Within the Dawson ward, which is the largest community regeneration priority area within the Council area, environmental improvements have been ongoing through investment in the housing stock and estate management initiatives. Redevelopment of key sites will also assist in raising the appearance and image of the area.

## Built Heritage

### Conservation Areas

- 10.14 Falkirk 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.

#### Falkirk Town Centre Conservation Area

Designated in 1971 and extended in the mid-1980s, this comprises the historic core of the town. Situated on a ridge and dominated by the twin spires of the Steeple and the Old Parish Church, its character derives from the traditional street pattern of high street with connecting wynds and closes, and a cohesive mix of largely Victorian and Edwardian buildings. There are few redevelopment opportunities within the Conservation Area itself, although ongoing reburishment, conversion and changes of use of premises reflect the Town Centre's generally healthy economic status. Quality remains an issue in terms of shopfronts and signage, and the design and condition of the public realm. Following a character appraisal carried out in 2009, the boundaries of the Conservation Area have been reviewed, in the light of more recent developments such as the Howgate Centre and the Town Centre Relief Road.

#### Arnothill Conservation Area

Designated in 1988, this predominantly residential area is situated on a ridge to the west of the Town Centre. It is characterised by stone-built Victorian villas within large gardens. The large houses and gardens have prompted pressure for sub-division and backland development, which in the past has not always been sympathetic to the character of the Conservation Area. Further infill development will be resisted except where it can be proved that this will not erode its distinctive character. A character appraisal has been undertaken, including a review of the Conservation Area boundaries, and a management plan will be prepared.

### Areas of Townscape Value

- 10.15 Falkirk contains several areas where traditional street patterns and stone-built villas combine to produce additional examples of distinctive, good quality townscape. The key ones are considered to be Woodlands and Grahamston.
- 10.16 The character of these areas will be given protection under Policy EQ13. Woodlands is a high quality residential 'suburb', at least part of which could be considered for Conservation Area status. Grahamston is distinguished by its grid pattern of streets, although the high incidence of box dormers has compromised its character. As part of it, Grahams Road has a number of worthy frontages although, as noted previously, it suffers from neglect and requires comprehensive enhancement.

### Listed Buildings

- 10.17 Falkirk has the largest concentration of listed buildings in the Council area, with almost 100 items on the statutory list (see Appendix 3). Four are Category A-listed (Callendar House, Callendar House mausoleum, the Steeple and St Mary of the Angels RC Church in Camelon). The main groupings are in and around the Town Centre, Arnothill, Callendar House, and buildings and structures associated with the canals. Development affecting listed buildings will be subject to the provisions of Policy EQ14.

### Archaeology

- 10.18** Archaeological remains in the area are associated mainly with the Roman period and the canals. They are protected under Policy EQ16. Scheduled Ancient Monuments are listed in Appendix 4.
- 10.19** The Antonine Wall is a major feature of the town, running from Roughcastle in the west to Callendar Park in the east. It has enhanced protection due to its incorporation as part of the 'Frontiers of the Roman Empire' World Heritage Site, as set out in Policy EQ17. Well preserved sections at Roughcastle, Watling Lodge and Callendar Park are Scheduled Ancient Monuments. The western end of the town has a significant concentration of associated camps and forts, which is thought to reflect the strategic nature of this crossing point of the River Carron for the Roman army of occupation. These are also scheduled, and the surrounding landscape is of importance in showing them in their natural setting.
- 10.20** Both the Union and Forth & Clyde Canals are Scheduled Ancient Monuments. The importance of protecting their integrity and setting is particularly important in the context of efforts to stimulate canal-related development as part of the Millennium Link project.
- 10.21** The site of the Battle of Falkirk Muir, fought in 1746 as part of the Jacobite uprising, is a key feature of archaeological interest in the Lochgreen/Bantaskine Park area. The Scottish Historic Environment Policy (SHEP) sets out Historic Scotland's intention to publish an Inventory of Battlefields. It is likely that the Site of the Battle of Falkirk Muir would be included in the Inventory, on the basis that a substantial part of the field of battle remains in the form which allows the course of the battle to be appreciated by an informed observer. The site of the battle will therefore be protected by Policy FAL1. Opportunities to interpret the battle for visitors exist as part of wider proposals to improve Bantaskine Park.

10.22

#### **FAL1 SITE OF THE BATTLE OF FALKIRK MUIR**

**There will be a presumption against development which would destroy or adversely affect the site of the Battle of Falkirk Muir and its setting.**

## Natural Heritage

### Green Belt

- 10.23 The Structure Plan endorses the continuing role of the Green Belt to separate the town from Grangemouth to the east, and Larbert and Carronshore to the north. Callendar Park and Wood also enjoys continuing strategic protection. A new area of Green Belt has been identified to the west of the town. Its primary purpose is to separate Falkirk from Bonnybridge and to protect the landscape setting of the western edge of the town, which also provides the important rural outlook from the Falkirk Wheel. The stadium site (RC.FAL3) has been removed from the Green Belt.

### Nature Conservation and Biodiversity

- 10.24 There is one SSSI within the immediate hinterland of Falkirk, the lowland raised bog of Howierigg Muir to the south west of the town. In addition, non-statutory sites have been identified, including 8 Wildlife Sites and 6 SINCS. These sites, listed in Appendix 2, generally link well with the network of wildlife corridors formed principally by the canals and other watercourses such as the Carron and Westquarter Burn. Development affecting statutory or non-statutory sites will be subject to Policy EQ24. Langlees Community Woodland, which links into the Carron Meander SINC and the River Carron itself, and Hallglen Haven, adjacent to the Union Canal, are potential options for designation as a local nature reserve.
- 10.25 Mature woodlands make a particular contribution to the setting of the south of the town. Most of these are classified as ancient or long-established woodlands. The east and north of the town will increasingly benefit from maturing woodland habitats being created through the Greenspace Initiative. Within the town, there are 10 TPOs in force. These are listed in Appendix 2. Trees and woodland generally will be protected through Policy EQ27.

### 10.26 Environmental Enhancement - Proposals and Opportunities

10.26.1	<b>EN.FAL01</b>	<b>Town Centre Secondary Streets</b>
	<b>Opportunity:</b>	Traffic Calming/Street Enhancement
	<b>Agency:</b>	Falkirk Council
	<b>Comments:</b>	Opportunity to enhance secondary streets around the core pedestrianised area, encompassing Bank Street, Kirk Wynd and Manor Street to the north and Cow Wynd and Mission Lane to the south.
10.26.2	<b>EN.FAL02</b>	<b>Town Centre/Retail Park Linkage</b>
	<b>Proposal:</b>	Environmental Improvements/Public Art
	<b>Agency:</b>	Falkirk Council
	<b>Comments:</b>	Developer contributions secured towards physical enhancement designed to improve the integration of the Town Centre and the Retail Park.
10.26.3	<b>EN.FAL03</b>	<b>Lock 16/Union Inn</b>
	<b>Opportunity:</b>	Environmental Improvements
	<b>Agency:</b>	Private/BW
	<b>Comments:</b>	Opportunity to approve the amenity of this existing activity node, including car park enhancement, permanent moorings, landscaping and public art. Tamfourhill regeneration project offers means of achieving these improvements.
10.26.4	<b>EN.FAL04</b>	<b>Lock 16 to Rosebank Lock Flight</b>
	<b>Opportunity:</b>	Floodlighting Scheme
	<b>Agency:</b>	Unknown
	<b>Comments:</b>	Opportunity to enhance the lock flight from Lock 16 to Rosebank. Draft scheme prepared by BW. Funding options could be investigated as part of wider Visual Arts Strategy for the canals.

- 10.26.5 EN.FAL05 Mungal/Cauldham Farm**  
**Proposal:** Riverside Park (Greenspace Initiative)  
**Agency:** Private  
**Comments:** Woodland planting, access and habitat enhancement has been provided as part of the masterplan and planning gain package for Mungal Farm housing development. New pedestrian/cycle bridge over the River Carron has still to be implemented.
- 10.26.6 EN.FAL06 The Helix**  
**Opportunity:** Landscape Restructuring/Tree Planting/Public Art/Access improvements  
**Agency:** The Helix Trust  
**Comments:** Landscape/access/public art proposals as part of the Helix project, which has secured funding as part of the Big Lottery Funds' Living Landmarks programme. Potential for Langlees Community Woodland to become a local nature reserve.
- 10.26.7 EN.FAL07 Hallglen Haven**  
**Opportunity:** Habitat Management/Local Nature Reserve (Greenspace Initiative)  
**Agency:** Falkirk Council/CSFT  
**Comments:** Opportunity to improve the management, interpretation and use of this SINC which is currently subject to informal access. Improved links to the canal have already been achieved. Potential for local community involvement and environmental education. Potential local nature reserve.
- 10.26.8 EN.FAL08 Bantaskine Park**  
**Opportunity:** Park Enhancement/Interpretation (Greenspace Initiative)  
**Agency:** Falkirk Council/CSFT  
**Comments:** Woodland management and path upgrading have been implemented. Opportunity for further enhancement including interpretation, additional paths, moorings and tourist facilities.
- 10.26.9 EN.FAL09 Roughcastle**  
**Opportunity:** Countryside Recreation/Interpretation (Greenspace Initiative)  
**Agency:** Falkirk Council/CSFT/BW/Private  
**Comments:** Significant community woodland and countryside access works have been implemented. Proximity to the Falkirk Wheel, Forth & Clyde Canal, Roman heritage and the area's extensive community woodland resource provides opportunities for the development of a 'country park', on both sides of the main Glasgow-Edinburgh railway line, including further access improvements, a range of countryside recreation activities, interpretation and tourism facilities. Area links to Opportunity EN.FAL08 Bantaskine Park. Sensitivity required in relation to the Antonine Wall World Heritage Site and scheduled ancient monuments. The Council will encourage a collaborative approach amongst the relevant landowners to the development and management of the area.

## SUSTAINING COMMUNITIES

### Housing

#### Housing Land Requirement

10.27 The population of Falkirk declined very marginally from 1991-2001 but has increased by around 4% in the period 2001-2008. The Structure Plan requirement seeks to sustain this level of modest growth.

10.28 The Structure Plan requirement will be met as follows:

<b>Requirement 2001-2015 (including 10% flexibility)</b>	<b>1691</b>
Completions 2001-2009	1658
Commitments (2009/2010 HLA + other committed sites)	709
Windfall/small sites allowance (2009-2015)(30 p.a.)	180
<b>Residual Requirement</b>	<b>- 734</b>
<b>New Allocations</b>	<b>0</b>

10.29 The substantial supply of land in Falkirk, which is sufficient to meet the Structure Plan requirement to 2020 with considerable flexibility, means there is no need to allocate new sites. The supply is a varied one, comprising the greenfield commitment at Mungall/Cauldhame, and a range of brownfield sites.

10.30 The indications are that the historical pattern of a high level of brownfield windfall sites becoming available in Falkirk will continue, and that output from potential future sites within the urban area will easily cover requirements to 2020. Of particular significance is the likelihood of much of the Falkirk & District Royal Infirmary site becoming available for development, and the Tamfourhill canalside regeneration opportunity, both of which have the potential to make a significant contribution to future housing supply in Falkirk. This confirms the Structure Plan view that growth in the town would be accommodated through existing commitments and further brownfield opportunities. It also confirms that there is no need to identify any long term expansion options for the town.

10.31 **Proposals and Opportunities - Housing Land Audit Sites**

10.31.1	<b>H.FAL01</b>	<b>High Station Road</b>
	<b>Site Area:</b>	0.1 hectares
	<b>Capacity:</b>	7
	<b>Developer:</b>	Private
	<b>Status:</b>	Previous Local Plan Allocation
	<b>Comments:</b>	Planning permission previously granted for flatted development but now expired. Site currently in use for car sales.
10.31.2	<b>H.FAL02</b>	<b>Mungal Farm 1</b>
	<b>Site Area:</b>	0.5 hectares
	<b>Capacity:</b>	14
	<b>Developer:</b>	Walker/Persimmon
	<b>Status:</b>	Detailed Planning Permission
	<b>Comments:</b>	Final part of Mungal Farm Phase 1 development.
10.31.3	<b>H.FAL03</b>	<b>Mungal Farm 2</b>
	<b>Site Area:</b>	13.7 hectares
	<b>Capacity:</b>	Approx 250
	<b>Developer:</b>	Private
	<b>Status:</b>	Outline Planning Permission
	<b>Comments:</b>	Phase 2 of major greenfield expansion to north Falkirk. Site to be developed in accordance with masterplan agreed as part of outline planning permission.
10.31.4	<b>H.FAL04</b>	<b>Hatherley</b>
	<b>Site Area:</b>	0.4 hectares
	<b>Capacity:</b>	5
	<b>Developer:</b>	Private
	<b>Status:</b>	Detailed Planning Permission
	<b>Comments:</b>	Conversion of listed building into two units with a further three units in the grounds.
10.31.5	<b>H.FAL05</b>	<b>Carrick Place</b>
	<b>Site Area:</b>	0.5 hectares
	<b>Capacity:</b>	20
	<b>Developer:</b>	Kyle Construction Services
	<b>Status:</b>	Detailed Planning Permission
	<b>Comments:</b>	Site for infill development in Tamfourhill. Possibility of securing footpath route over railway to the south to be safeguarded.

10.31.6	<b>H.FAL06</b>	<b>Glenochil Road</b>	<p><b>Site Area:</b> 0.2 hectares</p> <p><b>Capacity:</b> 4</p> <p><b>Developer:</b> Private</p> <p><b>Status:</b> Detailed Planning Permission</p> <p><b>Comments:</b> Site for 4 plots adjacent to Falkirk High Station car park extension.</p>
10.31.7	<b>H.FAL07</b>	<b>Merchiston Road</b>	<p><b>Site Area:</b> 2.2 hectares</p> <p><b>Capacity:</b> Approx 90</p> <p><b>Status:</b> Outline Planning Permission - Expired</p> <p><b>Comments:</b> Opportunity for housing development in conjunction with replacement of St Mungo's High School through Community Schools Project. Reconfiguration of school will allow vacant land at former Merchiston nursery to be drawn into school site, allowing disposal of equivalent sized site for housing. Planning brief prepared.</p>
10.31.8	<b>H.FAL08</b>	<b>Blinkbonny Road</b>	<p><b>Site Area:</b> 1.3 hectares</p> <p><b>Capacity:</b> 30</p> <p><b>Status:</b> Opportunity</p> <p><b>Comments:</b> Opportunity for housing development in conjunction with replacement of Falkirk High School through Community Schools Project.</p>
10.31.9	<b>H.FAL09</b>	<b>Glenburn Road</b>	<p><b>Site Area:</b> 0.15 hectares</p> <p><b>Capacity:</b> 11</p> <p><b>Developer:</b> JG Hendry</p> <p><b>Status:</b> Detailed Planning Permission</p> <p><b>Comments:</b> Flatted development on infill site.</p>
10.31.10	<b>H.FAL10</b>	<b>Seaforth Road</b>	<p><b>Site Area:</b> 0.15 hectares</p> <p><b>Capacity:</b> 6</p> <p><b>Status:</b> Detailed Planning Permission</p> <p><b>Comments:</b> Opportunity for small terraced or flatted development to regenerate prominent derelict site.</p>
10.31.11	<b>H.FAL11</b>	<b>Etna Road 1</b>	<p><b>Site Area:</b> 3.3 hectares</p> <p><b>Capacity:</b> Approx 130</p> <p><b>Status:</b> Detailed planning permission</p> <p><b>Comments:</b> Planning permission granted for erection of 130 detached, semi-detached and flatted units with associated access, parking, open space and SUDS.</p>

## 10.32 Housing - Proposals and Opportunities - Opportunities

10.32.1	<b>H.FAL12</b>	<b>Etna Road 2</b>	<p><b>Site Area:</b> 3.9 hectares</p> <p><b>Capacity:</b> Approx 100</p> <p><b>Status:</b> Opportunity</p> <p><b>Comments:</b> British Gas depot which is vacant. Release of site for redevelopment may be possible within Local Plan period. Contamination is likely and site investigation required to establish remediation requirements. Housing is preferred use with SINC retained along canal edge.</p>
10.32.2	<b>H.FAL13</b>	<b>Tamfourhill Road</b>	<p><b>Site Area:</b> 11.7 hectares</p> <p><b>Capacity:</b> Unknown</p> <p><b>Status:</b> Opportunity</p> <p><b>Comments:</b> Opportunity for major housing development in conjunction with canal-related commercial development and mooring basin (see ED.FAL14). Feasibility study undertaken looking at constraints and layout options. Masterplan required covering this site and adjacent Portdownie industrial area. PPP application submitted in 2010.</p>
10.32.3	<b>H.FAL14</b>	<b>Brown Street</b>	<p><b>Site Area:</b> 0.1 hectares</p> <p><b>Capacity:</b> 15</p> <p><b>Developer:</b> Private</p> <p><b>Status:</b> Outline Planning Permission - Expired</p> <p><b>Comments:</b> Flatted development on infill site.</p>
10.32.4	<b>H.FAL15</b>	<b>Woodburn Street</b>	<p><b>Site Area:</b> 0.1 hectares</p> <p><b>Capacity:</b> 7</p> <p><b>Developer:</b> Private</p> <p><b>Status:</b> Detailed Planning Permission - Expired</p> <p><b>Comments:</b> Small infill site.</p>
10.32.5	<b>H.FAL16</b>	<b>Lime Road</b>	<p><b>Site Area:</b> 0.37 hectares</p> <p><b>Capacity:</b> Unknown</p> <p><b>Developer:</b> Private</p> <p><b>Status:</b> Opportunity</p> <p><b>Comments:</b> Opportunity to regenerate this small chemical works site. Development should take account of the adjacent Tamfourhill regeneration proposals. Contamination is present on site and remediation needs to be carried out. Account also needs to be taken of potential contamination in the surrounding area.</p>

## Recreation and Community Facilities

### Open Space

- 10.33 The provision of open space in Falkirk is generally good, and is in excess of the Council's recommended standards. This resource will be protected under the terms of Policy SC12. The community benefits from the strategic resource of Callendar Park as well as the network of local parks. Callendar Park and Dollar Park are identified within the Culture and Leisure Strategy as 'core parks', and will be a priority for improvements.
- 10.34 Callendar Park is identified in the Structure Plan as having strategic tourism potential. The park is emerging as a major cultural venue and its role of a festival site will be pursued through the 'My Future's in Falkirk' initiative. This will require planned improvements to infrastructure and visitor facilities which will have to take account of the park's status as Green Belt, as a designed landscape of historic importance, and as a setting for Callendar House.

### Sport and Recreation

- 10.35 Sport and recreation will be a major component of the Falkirk Gateway. The new community stadium at Westfield presents a major opportunity to expand community access to sport and leisure facilities in the town. Otherwise, there is a need to focus resources on upgrading and making best use of existing facilities. New investment is needed in the Mariner Centre, which is a core facility in the town. There is also a need to examine how investment can be targeted at sports pitches to improve their potential, including the development of multi-use activity areas. Two underutilised areas of particular note are the blaes pitches at Sunnyside and Slamannan Road.
- 10.36 Two outlying areas are highlighted by the Local Plan as having a particular need for the development of new facilities:

#### Lochgreen/Lionthorn

There is a lack of community space and sports facilities within this growing community. Developer contributions have been secured from Lionthorn housing development and, following a consultation exercise, a proportion of this funding has been allocated to towards upgrading the Policy Bing for playing fields and other play facilities (RC.FAL05)

#### Dawson

As part of regeneration proposals within the community regeneration priority area, there is a community aspiration for enhanced recreational provision. This is being provided as part of a 'community campus' developed around the existing facilities of the new community school at Langlees Primary School and the Dawson Centre.

### Education

- 10.37 Through Falkirk Council's Community Schools project, Falkirk High School and St Mungo's High School have been replaced within the existing campuses. On each site, the opportunity is also taken to release an area for residential development.
- 10.38 There are capacity issues at some schools and windfall developments in these catchment areas will have to demonstrate through phasing or developer contributions that such issues will be addressed. Policy SC14 will be relevant in this regard.
- 10.39 Forth Valley College is a major asset to the Council area, and has an important role to play in promoting the future economic prosperity of the area by providing high quality vocational training to meet the needs of key sectors in the local economy. The proximity of the College campus to the Falkirk Gateway site and the community stadium provides opportunities for synergy between the two. In terms of land use requirements, some rationalisation of the campus may free up land for redevelopment as part of the Falkirk Gateway in the medium term. In the longer term the College will give consideration to options for relocation within the area.

10.40

#### **FAL2 FORTH VALLEY COLLEGE**

The Council will support the development and consolidation of Forth Valley College on the Grangemouth Road site. Any land which becomes surplus to College requirements, particularly to the east of Middlefield Road, will be considered as part of the Falkirk Gateway, with a presumption in favour of uses specified for the Falkirk Gateway site.

### Healthcare

10.41 As part of NHS Forth Valley's healthcare strategy review, a single acute hospital for Forth Valley has been created at the RSNH site at Larbert. This would mean the replacement and closure of Falkirk & District Royal Infirmary. NHS Forth Valley will be retaining land for healthcare purposes at the infirmary site to accommodate community based healthcare facilities. However, a significant proportion of the land is likely to be declared surplus to requirements and a comprehensive redevelopment of the site is to take place incorporating a mix of uses. This will be a large and very important redevelopment site for the town, benefiting from close proximity to the Town Centre, and account must be taken of infrastructure constraints, urban design considerations and the TPO covering part of the site. The successful redevelopment of this site is a priority for Falkirk Council.

10.42

#### **FAL3 FALKIRK & DISTRICT ROYAL INFIRMARY SITE**

If the NHS Board declare any part of the Falkirk and District Royal Infirmary site as surplus to healthcare requirements, the Council will support redevelopment for alternative uses such as housing and appropriate compatible uses subject to the general policies of the Local Plan and the preparation of a planning brief and masterplan.

### 10.43 Recreation and Community Facilities - Proposals and Opportunities

#### 10.43.1 RC.FAL01 Callendar Park

**Opportunity:** Development of Strategic Park/Festival Venue

**Agency:** Falkirk Council

**Comments:** Opportunities to improve visitor infrastructure and facilities in support of the park's strategic and local role within the area, and its promotion as a major event and festival site through the Falkirk Action Plan. Vacant stable block is category B listed and provides particular opportunities for beneficial restoration. Development will have to take account of the park's status as Green Belt, and as a designed landscape of historic importance.

#### 10.43.2 RC.FAL02 Dollar Park

**Opportunity:** Development of Core Park

**Agency:** Falkirk Council

**Comments:** Identified as core park for Falkirk in the Culture and Leisure Strategy. Key development priorities to be established through Park Development Plan.

#### 10.43.3 RC.FAL03 Westfield (Falkirk Gateway)

**Proposal:** Community Stadium/Business/Leisure

**Site Area:** 18.2 hectares

**Agency:** Falkirk FC/Falkirk Council

**Comments:** Site has been removed from the Green Belt, but rigorous control on the design and location of any additional development will be exercised. Business/leisure uses may be permitted within the envelope of the stadium structure, provided they are compatible with the principal use of the building as a stadium, and do not compromise the quality and integrity of the building design. Ancillary development on the site, in addition to the stadium structure, may be permitted provided it conforms to an overall masterplan for the site, and does not compromise the setting of the stadium, the landscape design of the site, or the surrounding Ecopark.

- 10.43.4 **RC.FAL04 Sunnyside**  
**Opportunity:** Sports Pitch Upgrading  
**Agency:** Falkirk Council/Private  
**Comments:** Large underused blaes area with potential for creation of new grass or synthetic sports pitches. Priority/funding opportunities to be assessed.
- 10.43.5 **RC.FAL05 Slamannan Road**  
**Opportunity:** Sports Pitch Upgrading  
**Agency:** Falkirk Council  
**Comments:** Large underused blaes area with potential for creation of grass pitches and other play facilities. Upgrading to be secured through developer contributions from Lionthorn housing development.
- 10.43.6 **RC.FAL06 Lionthorn**  
**Opportunity:** Community Facilities/Environmental Improvement  
**Site Area:** 0.16 hectares  
**Agency:** Unknown  
**Comments:** Site reserved for development of a community facility as part of Lionthorn housing development. Developer contributions to facility are being secured on a phased basis from housing development. Following consultation exercise, area will be upgraded as a small car park to serve the adjacent community woodland.
- 10.43.7 **RC.FAL07 Cauldhame Farm**  
**Opportunity:** Cemetery Extension  
**Site Area:** 6.8 hectares  
**Agency:** Falkirk Council  
**Comments:** Long term safeguarding of this site as a future extension to the existing Falkirk cemetery.

## ECONOMIC PROSPERITY

### Town Centre

- 10.44** Falkirk Town Centre has consolidated its position as the Sub-Regional Centre over the past 15 years, and continues to be an economic flagship for the area. Substantial investment, including the expanded Central Retail Park, has raised its scale to an estimated 111,000 square metres of retail floorspace. As well as having a dominant position in terms of comparison retailing within the area, it also retains a major convenience shopping role, with just over 50% of households within the Council area doing their main food shopping there. It also has an increasing leisure and tourism role.
- 10.45** There is a clear need for ongoing improvement, development and diversification of the Town Centre if it is to continue to prosper. There are still gaps in the retail mix, key areas where the public realm requires upgrading, improvements required to transport infrastructure, and potential to develop it as a cultural and tourism destination. The Structure Plan identifies the Town Centre as a Strategic Development Opportunity in recognition of this fact. It gives encouragement to new non-food retailing, leisure and tourism, office and residential use. Further food retailing is curtailed as part of the strategy of decentralising food shopping to specified District and Local Centres.
- 10.46** The Local Plan aims to provide a framework for this new investment by setting out policies, redevelopment opportunities and environmental improvement priorities within the different parts of the Town Centre. Three areas may be identified within each of which a distinct policy approach is appropriate:

#### Core Area

This comprises the prime retail pitch of the central High Street and Howgate and Callendar Square shopping centres, within which the emphasis will continue to be on protecting its core retailing function and maintaining its quality and profile. Exceptionally, non-retail uses such as restaurants, cafes and banks may be permitted where they will clearly support the retail function of the street. This is a relatively stable area, with no major redevelopment opportunities. In environmental terms, the emphasis will be on maintaining the fabric of the pedestrianised area, with reordering where necessary, and improving the quality of shopfronts.

#### Secondary Area

This comprises the other shopping streets within the traditional Town Centre, including the larger supermarkets, within which a more diverse pattern of Town Centre uses will be appropriate. The priority will be to raise its quality and profile. Key redevelopment opportunities within this area include:

- Callendar Riggs/Callendar Road
- Williamson Street
- Bank Street
- Melville Street

There are significant environmental improvement opportunities within this area relating to street enhancement and traffic calming of secondary streets.

#### Central Retail Park

This comprises the area reserved for non-food and leisure users requiring 'warehouse' or large format type premises. Non-food retailing in Phase 2 is additionally restricted mainly to bulky household goods, a policy which will be maintained in the short term, but subject to periodic review. An expansion opportunity exists at Firs Park. Greater integration and better links with the rest of the Town Centre will be a priority.

10.47

## **FAL4 FALKIRK TOWN CENTRE**

- (1) The Council will promote the role of Falkirk Town Centre as the Sub-Regional Centre within the Council area.
- (2) Within the core area, Class 1 retailing should predominate. The Council will not permit changes of use from Class 1 retail in ground floor premises, except where it is demonstrated that an alternative use would be of benefit to the retail function of the core area, and would not lead to a concentration of non-retail uses within the street frontage.
- (3) Within the secondary area, the Council will promote a balance of Class 1 retail, leisure, food and drink, Class 2 office, community and residential uses. Proposals for changes of use of ground floor properties from Class 1 retail will be permitted provided this balance is maintained, an active frontage is provided within shopping streets, and the proposal is satisfactory in amenity terms.
- (4) Within Central Retail Park, proposals for non-food retail, leisure and food and drink will be supported provided they comply with the Section 75 Agreement covering the Retail Park, including restrictions on the type of goods that may be sold within Phase 2.
- (5) Within upper storeys of Town Centre properties, the reuse of vacant floorspace for residential use will be supported.

## **Local Centres**

- 10.48 There are four defined Local Centres within Falkirk. Camelon, Bainsford and Grahamston are small traditional centres located along main transport routes into the town, providing mainly top-up shopping and services. Newcarron Village is a larger new centre, anchored by two supermarkets, and serving a proportion of main shopping needs in the north Falkirk and Stenhousemuir areas. These Local Centres provide an important function to local communities, and the Local Plan will aim to maintain the range of shops and services within them, consistent with their role in the hierarchy, and to improve their environment and accessibility.

10.49

## **FAL5 LOCAL CENTRES IN FALKIRK**

The Council will seek to promote the role of Newcarron, Bainsford, Camelon and Grahamston as Local Centres. Changes of use which would reduce the range of shops and services available will not be permitted unless it can be clearly demonstrated that there is no demand for such uses.

## **Strategic Development Opportunities**

- 10.50 Apart from the Town Centre, the Structure Plan identifies three Strategic Development Opportunities within Falkirk:

### **Falkirk Gateway (Middlefield/Westfield)**

This is the largest economic development site in the town and presents a major opportunity to create a prestigious new commercial, leisure and retail hub on the eastern gateway to the town, in conjunction with environmental improvement of the adjacent Green Belt.

### **Falkirk Canal Interchange**

The Falkirk Wheel provides a new tourism flagship and gateway for the town. A cluster of canal-related leisure, business and housing opportunities has been defined in the surrounding area which will enable an extended activity node to be developed.

### **Dawson (Langlees/Bainsford)**

The Dawson ward is the largest community regeneration priority area within the Council area, and vacant land at the British Alcan works represents the most important local opportunity for inward investment and local job creation.

## Business and Industry

- 10.51** Business and industrial land remains an important land use component within Falkirk, in spite of the process of deindustrialisation that has affected the town over recent decades. This comprises a mixture of older industrial areas, more modern industrial estates, and the high amenity provision at Callendar Business Park.
- 10.52** There is continuing demand for good quality industrial premises in the town, as evidenced by recent development activity, inquiries and low vacancy rates. However, whilst there are a number of allocated sites, supply is constrained by issues of quality, availability, suitability and viability. Moreover, industrial land is under increasing pressure from alternative uses. In the office sector, Callendar Business Park has demonstrated the town's ability to attract occupiers and the Falkirk Gateway offers an excellent opportunity to build on this success.
- 10.53** In this context, there is a clear need to retain land for business and industrial purposes, and to improve the quality and marketability of the supply where possible. The principal business areas at Bankside, Middlefield, Callendar Park, Langlees, and Lochlands are safeguarded under Policy EP2, and development opportunities within these areas highlighted. Some of these will need substantial investment to improve their environment and potential.
- 10.54** There is a particular concentration of industrial land along the Forth and Clyde Canal. Whilst it is clearly neither realistic nor desirable to remove this industrial presence, there are areas where redevelopment and change of use could facilitate regeneration and improvement of the canal. This is the case from Rosebank to Bainsford Bridge, particularly the large area on the southern bank at Grahamston which provides a link between the canal and the Town Centre. Successful redevelopment will depend on the resolution of a number of issues such as relocation of existing businesses, access, and potential contamination. In these areas, the more flexible Policy EP3 will be applied. At Tamfourhill, a more diverse pattern of uses will also be encouraged in support of the aspiration to create new waterspace as part of the Tamfourhill regeneration project.

## Canal Corridor

- 10.55** Falkirk occupies a pivotal location at the junction of the Forth and Clyde and Union Canals. The restoration of the canals through the Millennium Link project, with the Falkirk Wheel at Tamfourhill as its centrepiece, has presented major opportunities for canal-related development and tourism within the town. Collectively, these opportunities represent the most important canal node within the Council area. This corresponds to the Structure Plan's Strategic Development Opportunity for the Falkirk Canal Interchange.
- 10.56** The main canal-related development opportunities within Falkirk as follows:
- Falkirk Wheel/Wester Carmuir's**  
Opportunities for integrated leisure/tourism business development on the Wheel site itself, with a gateway development alongside the access to the Wheel on the A803.
- Tamfourhill/Lock 16**  
Opportunity for marina, associated leisure and residential development, with enhancement of environment and facilities at the Union Inn.
- Rosebank**  
Opportunity for leisure/tourism, office and residential development focused around redundant distillery buildings.
- Grahamston/Merchiston**  
Area of industrial vacant land to the south of the canal with development potential dependent on business relocation, access and contamination issues. St Mungo's High School replacement on the north side.
- Bankside**  
Opportunity for additional residential development on vacant land adjacent to the south bank of the canal.
- Middlefield/Helix**  
Opportunity to relate Falkirk Gateway development to the canal, including new waterspace. Helix provides major opportunity for navigational improvement and creation of new tourist attraction.
- Bantaskine Park**  
Opportunity for enhancement of visitor facilities, improved park management and small scale business development.

## 10.57 Economic Development - Proposals and Opportunities

10.57.1	<b>ED.FAL01</b>	<b>Callendar Riggs/Callendar Road</b>
	<b>Opportunity:</b>	Retail/Leisure/Office/Bus Station/Residential
	<b>Site Area:</b>	2.2 hectares
	<b>Agency:</b>	Unknown
	<b>Comments:</b>	Opportunity for site assembly and redevelopment for Town Centre uses at the eastern end of the High Street, incorporating upgraded bus station. Opportunity linked to future of former Tesco store. Planning brief would be required.
10.57.2	<b>ED.FAL02</b>	<b>Williamson Street</b>
	<b>Opportunity:</b>	Retail/Leisure/Office/Residential
	<b>Site Area:</b>	0.9 hectares
	<b>Agency:</b>	Private
	<b>Comments:</b>	Opportunity for site assembly and redevelopment for Town Centre uses to the south of the High Street. Car parking issues would require to be addressed. Planning brief would be required.
10.57.3	<b>ED.FAL03</b>	<b>Bank Street</b>
	<b>Opportunity:</b>	Retail/Leisure/Office/Residential
	<b>Site Area:</b>	0.1 hectares
	<b>Agency:</b>	Private
	<b>Comments:</b>	Redevelopment opportunity comprising former Salvation Army hall and wire works. Development should be sympathetic to neighbouring properties.
10.57.4	<b>ED.FAL04</b>	<b>Melville Street</b>
	<b>Opportunity:</b>	Retail/Leisure/Office/Residential
	<b>Site Area:</b>	0.2 hectares
	<b>Agency:</b>	Private
	<b>Comments:</b>	Redevelopment opportunity subject to provision being made for replacement parking to be incorporated within scheme.
10.57.5	<b>ED.FAL05</b>	<b>Firs Park</b>
	<b>Opportunity:</b>	Non-Food Retail/Leisure
	<b>Site Area:</b>	1.1 hectares
	<b>Agency:</b>	Private
	<b>Comments:</b>	Opportunity for further extension to Central Retail Park in the light of East Stirlingshire FC having relocated from Firs Park.
10.57.6	<b>ED.FAL06</b>	<b>Falkirk Gateway (Middlefield/Westfield)</b>
	<b>Opportunity:</b>	Leisure/Non-Food Retail (Bulky Goods)/Business/Industrial/Motor Retail Development
	<b>Site Area:</b>	29.6 hectares
	<b>Agency:</b>	Macdonald Estates
	<b>Comments:</b>	Strategic Development Opportunity providing opportunity to transform the eastern edge of Falkirk and provide major employment opportunities. Middlefield/Westfield Development Framework provides overall design guidance and basis for preparation of a masterplan by the developer. Structure Plan ceiling of 25,000 sq.m. on retail floorspace. Developer contributions required to mitigate impacts on the road network.

- 10.57.7 ED.FAL07 Alcan Works**  
**Opportunity:** Business/Industrial Development (Class 4, 5 and 6)  
**Site Area:** 14.5 hectares  
**Agency:** Private  
**Comments:** Redundant Alcan site being developed by Scottish Enterprise/Falkirk Council for business and industrial development. Servicing and infrastructure in place.
- 10.57.8 ED.FAL08 Wester Newlands**  
**Opportunity:** Business/Industrial Development (Class 4, 5 and 6)  
**Site Area:** 11.1 hectares  
**Agency:** Unknown  
**Comments:** Opportunity for new business/industrial development comprising rationalisation or redevelopment of Bog Road Industrial Estate and additional greenfield land to the rear. Development must incorporate provision for Falkirk – Grangemouth strategic cycle link (TR.FAL11) and landscape buffer to the housing to the north.
- 10.57.9 ED.FAL09 Callendar Business Park**  
**Opportunity:** Business Development (Class 4)  
**Site Area:** 1.8 hectares  
**Agency:** Private  
**Comments:** Remaining plot within business park. High quality design and landscaping required, commensurate with prestigious location. Site covered by TPO.
- 10.57.10 ED.FAL10 Mungalend**  
**Opportunity:** Business/Industrial Development (Class 4, 5 and 6)  
**Site Area:** 3.5 hectares  
**Agency:** Private  
**Comments:** Vacant/derelict site comprising Castlelaurie Bing and likely to be subject to contamination. Feasibility of redevelopment for business/industrial use dependent on remediation costs.
- 10.57.11 ED.FAL11 Glasgow Road 1**  
**Opportunity:** Business/Industrial Development (Class 4, 5 and 6)  
**Site Area:** 3.6 hectares  
**Agency:** Private  
**Comments:** Extensive vacant site formerly occupied by Wrangler works suitable for conversion or redevelopment for business/industrial purposes.
- 10.57.12 ED.FAL12 Glasgow Road 2**  
**Opportunity:** Business/Industrial Development (Class 4, 5 and 6)  
**Site Area:** 1.6 hectares  
**Agency:** Private  
**Comments:** Vacant land at western end of Glasgow Road Industrial Estate presenting opportunity for business/industrial development.

10.57.13	<b>ED.FAL13</b>	<b>Falkirk Wheel</b>
	<b>Opportunity:</b>	Leisure/Tourism/Business Development
	<b>Site Area:</b>	18.0 hectares
	<b>Agency:</b>	British Waterways/Private
	<b>Comments:</b>	Opportunity for appropriate leisure, tourism and business development ancillary to the Falkirk Wheel. Small scale specialist retailing may also be permitted. Overall design objectives include protecting the setting of the Wheel, safeguarding canal-side locations for key uses that require access to water, and capitalising on the wooded background of the site as a location for ancillary development. Overall masterplan required for Wheel site and adjacent Tamfourhill development.
10.57.14	<b>ED.FAL14</b>	<b>Tamfourhill</b>
	<b>Opportunity:</b>	Marina/Leisure Development
	<b>Site Area:</b>	Unknown
	<b>Agency:</b>	Falkirk Council/British Waterways/Private
	<b>Comments:</b>	Opportunity for development of new waterspace, in conjunction with residential development. Masterplan required, which includes Wheel site and adjacent industrial properties at Portdownie.
10.57.15	<b>ED.FAL15</b>	<b>Rosebank Distillery</b>
	<b>Proposal:</b>	Pub/Restaurant/Office
	<b>Site Area:</b>	0.7 hectare
	<b>Agency:</b>	British Waterways/Private
	<b>Comments:</b>	Planning permission granted for conversion of redundant distillery buildings (Category B listed) for offices and pub/restaurant.
10.57.16	<b>ED.FAL16</b>	<b>Bantaskine Park</b>
	<b>Opportunity:</b>	Leisure/Tourism Development
	<b>Agency:</b>	Private
	<b>Comments:</b>	Opportunity for sensitive commercial development focused around the walled garden. Could incorporate linkages to the canal and interpretation of the history of the estate including the Battle of Falkirk.

## SUSTAINABLE TRANSPORT & INFRASTRUCTURE

### Road Network

- 10.58** Falkirk is at the hub of the road network in the Council area, and is a focus of employment, shopping, leisure and business trips in the Council area. The main radial routes feed into the Town Centre along the B902 Carron/Grahams Road from the north, A803 Glasgow/Camelon Road from the west, the A904 Grangemouth Road and A803 Callendar Road from the east.
- 10.59** The Falkirk Orbital Road provides a ring road around three quarters of the town, and has achieved some reductions in traffic within the inner area. However, it too is beginning to suffer peak time congestion problems which are likely to increase with new development at locations such as the Falkirk Gateway and Mungal Farm. Junction improvements may be required in conjunction with such development, most notably at Westfield roundabout.
- 10.60** Within the Town Centre itself, there may be improvements to the one-way gyratory systems at both the west and east end, with the purpose of reducing congestion and improving bus movement.

### Public Transport

- 10.61** Falkirk is also the hub of the public transport system. With three rail stations it is well served by train services. Increased frequency of services has placed particular pressures on parking at Falkirk High Station, where additional car parking has been built and further parking is proposed.
- 10.62** In terms of bus infrastructure, the quality of Falkirk Bus Station remains an issue. As part of any comprehensive redevelopment of land at Callendar Road involving the bus station, the Council would require an upgraded bus station facility to be included. Bus priority lanes have been implemented on the A803 Camelon Road, and the potential for further bus priority measures on the A803 Glasgow Road and Callendar Road will be investigated. The scope for further bus priority on the B902 is likely to be limited but public transport improvements on this corridor will be examined.

### Walking and Cycling

- 10.63** There are a number of opportunities for enhancing the strategic pedestrian/cycle network in and around the town, and these are shown on the Proposals Map. Key routes for development include a northern route from Larbert through Mungal Farm, involving a new bridge crossing of the Carron, and extending to the Town Centre; an eastern route from Grangemouth via Wester Newlands; the disused railway line at West Mains; missing links along the River Carron, which may include a further crossing of the Carron in the Dalderse area; and the route westwards to Denny via the disused railway line (see Opportunity TR.RUR09).

### Parking

- 10.64** The supply of parking in Falkirk Town Centre has more than doubled since the mid 1980s, and is now of the order of 6,500 spaces. However, demand is also increasing and there are continuing capacity problems, notably on Saturdays.
- 10.65** Policy ST10 recognises that the provision of further parking within the Town Centre is unsustainable, and the Council's policy is to manage demand for parking as part of its wider transport strategy. A major part of this is the development of park and ride facilities on the periphery of the town. A facility has been built at Wester Carmuirns on the western edge of town, in conjunction with a new access to the Falkirk Wheel. A facility at the eastern edge of the town will be incorporated in the Falkirk Gateway.

## Water and Drainage

10.66 In terms of sewerage capacity, upgrades to Dalderse WWTW were delivered during Scottish Water's SR06 investment programme and further investment is proposed during the period between 2010 - 2015 (SR10). Dalderse WWTW may require further upgrading and investment in order to support the full scale of development envisaged in the Local Plan when taken together with likely windfall sites. Scottish Water will monitor connections to this strategic asset over the plan period and will work with the Council to identify any future capacity issues as well as the necessary investment required in order to support planned new development. There are no known water supply constraints.

## 10.67 Sustainable Transport & Infrastructure - Proposals and Opportunities

10.67.1	<b>TR.FAL01</b>	<b>B902 (Bainsford Main Street/Grahams Road) Corridor</b>
	<b>Opportunity:</b>	Transport Corridor Study
	<b>Agency:</b>	Falkirk Council
	<b>Comments:</b>	Study underway to examine feasibility of transport improvements along northern arterial road into Falkirk.
10.67.2	<b>TR.FAL02</b>	<b>Falkirk High Station/Slamannan Road</b>
	<b>Proposal:</b>	Car Park Extension
	<b>Agency:</b>	Falkirk Council/Network Rail/Transport Scotland
	<b>Comments:</b>	Additional car parking required to meet increasing demand. Following implementation of new parking at Glenochil Road, two main areas being considered including site at Slamannan Road and an additional deck on the main car park.
10.67.3	<b>TR.FAL03</b>	<b>Falkirk Bus Station</b>
	<b>Opportunity:</b>	Bus Station Upgrading
	<b>Agency:</b>	Unknown
	<b>Comments:</b>	Opportunity to upgrade bus station must be included as part of any future redevelopment of this area. Upgraded bus station should include sufficient bus stances, improved passenger facilities and office/driver facilities for bus company use.
10.67.4	<b>TR.FAL04</b>	<b>Falkirk Gateway (Westfield)</b>
	<b>Opportunity:</b>	Park and Ride Facility
	<b>Agency:</b>	Falkirk Council/Falkirk FC
	<b>Comments:</b>	Park and ride facility to be incorporated in the proposed new community stadium at Westfield.
10.67.5	<b>TR.FAL05</b>	<b>A803 Glasgow Road</b>
	<b>Opportunity:</b>	Bus Priority Lanes
	<b>Agency:</b>	Falkirk Council
	<b>Comments:</b>	Feasibility of extending bus priority lanes westwards along A803 to be investigated. May require some land take to widen carriageway.
10.67.6	<b>TR.FAL06</b>	<b>A803 Callendar Road</b>
	<b>Opportunity:</b>	Bus Priority Lanes
	<b>Agency:</b>	Falkirk Council
	<b>Comments:</b>	Feasibility of creating bus priority lane to be investigated. May require some land take to widen carriageway.

- 10.67.7 TR.FAL07 Town Centre Gyratory Systems**
- Opportunity:** Traffic Management  
**Agency:** Falkirk Council  
**Comments:** Possible changes to traffic priority on West Bridge Street/Cockburn Street and Princes Street/Park Street/Vicar Street to be investigated with a view to improving traffic flows and bus movement.
- 10.67.8 TR.FAL08 West Carron - Falkirk Town Centre**
- Proposal:** Strategic Pedestrian/Cycle Route/Bridge Crossing  
**Agency:** Falkirk Council/Private  
**Comments:** Strategic shared use route linking Larbert to Sunnyside, including new bridge crossing of the Carron, to be provided through planning gain from Mungal/Cauldhame Farm development. Remainder of route from Sunnyside to Falkirk Town centre via Bleachfield requires investigation.
- 10.67.9 TR.FAL09 River Carron Corridor**
- Opportunity:** Riverside Path Creation  
**Agency:** Falkirk Council/Private  
**Comments:** Opportunities for additional key linkages along the River Carron corridor including (i) Langlees Community Woodland to Carron Sea Lock, including potential new bridge crossing (ii) Mungal/Cauldhame Farm, to be implemented as part of Riverside Park; (iii) Lochlands.
- 10.67.10 TR.FAL10 Falkirk – Grangemouth**
- Proposal:** Strategic Pedestrian/Cycle Route  
**Agency:** Falkirk Council  
**Comments:** Strategic route linking Falkirk to Grangemouth. Two alternative routes exist from the northern end of Bog Road to Hawley Road.
- 10.67.11 TR.FAL11 Falkirk Orbital – Laurieston Road**
- Proposal:** Strategic Pedestrian/Cycle Route  
**Agency:** Sustrans/Falkirk Council  
**Comments:** Opportunity to create route beside disused railway line providing link from Forth and Clyde Canal/Orbital Road junction under Grangemouth Road to Laurieston Road and linking into main Falkirk – Grangemouth route. Railway solum to be safeguarded for possible reopening of operational track.
- 10.67.12 TR.FAL12 Falkirk South**
- Opportunity:** Transport Study  
**Agency:** Falkirk Council  
**Comments:** Feasibility study to examine alternative bypass routes to the south of Falkirk to alleviate current congestion and environmental problems for residents.

