

**PROFILE**

- 12.1** The urban area of Larbert and Stenhousemuir includes the settlements of Larbert, Stenhousemuir, Carron and Carronshore and has a population of around 23,500. The built environment is predominantly residential in character, but includes pockets of traditional and modern business / industrial uses, areas currently and formerly occupied by healthcare institutions, a District Shopping Centre at Stenhousemuir, as well as various recreational and community facilities. It is an area undergoing substantial pressure for new housing development especially to the north of Bellsdyke Road.
- 12.2** During the 1980's a strategy of consolidation was adopted, with new housing directed to areas within the urban area. This resulted in a significant number of new houses in the eastern end of Stenhousemuir, Carron and Carronshore. In the 1990's a strategy of controlled growth and enhancement followed, with the release of some greenfield land at Inches Farm to the north of the settlement. Most of the housing sites identified in the adopted Local Plan have been developed. This confirms the attractiveness of the area as a residential location, which is set to continue with strong developer interest in the area.
- 12.3** An Alteration to amend the Housing Chapter of the Larbert and Stenhousemuir Local Plan (1998) was approved in March 2004. The purpose of the Alteration was to keep the Local Plan up to date, by implementing the policies of Falkirk Council Structure Plan, approved June 2002. The Alteration identified sites to meet the Structure Plan housing requirement up to 2010, which included the redevelopment of the redundant Bellsdyke Hospital. Beyond 2010, land at Hill of Kinnaird was identified as a Longer Term Development Opportunity.
- 12.4** In terms of employment land, the strategic economic development sites allocated within the previous Local Plan at North Larbert included Central Business Park, an extension to the Business Park and the Glenbervie Single User site. Central Business Park has been successful in attracting new inward investment. The single user status has been removed from Glenbervie, and at present it remains available for business and industrial development.
- 12.5** Future employment trends are likely to include the continued contraction of the traditional manufacturing sector through closures or relocations. The previous concentration of heavy industry in Foundry Loan, Larbert is a significant area of change. However it is anticipated that these changes are likely to be paralleled by an increase in those employed in health service jobs at the new Forth Valley Royal Hospital, on the former RSNH site, Larbert, which opened in August 2010.

**STRATEGIC CONTEXT**

- 12.6** The Falkirk Council Structure Plan provides for:
- 2500 houses to be built in Larbert and Stenhousemuir from 2001-2020, with 1844 in the Local Plan period to 2015. This will be met through existing Local Plan sites at North Larbert, other committed sites and windfall opportunities.
  - The promotion of North Larbert/Glenbervie as a Strategic Development Opportunity.
  - The provision of business and industrial land to meet local needs within settlements.
  - The maintenance and improvement of Stenhousemuir as a District Centre, with priority given to the provision of new food retail floorspace of a scale commensurate with the local catchment.
  - The maintenance of a Green Belt to the south and east of Larbert and Stenhousemuir.
  - Support for the upgrading of the M876/A9 Interchange at Glenbervie.

## KEY LOCAL ISSUES

- 12.7 The key issues for the local area are:
- The need to ensure adequate infrastructure exists for new housing development.
  - The need to ensure that there is choice in the range of new housing, in terms of price, size and special needs.
  - The need for local small scale employment opportunities.
  - The need to resolve traffic congestion and safety issues particularly on Tryst Road, Main Street and Bellsdyke Road.
  - The need to protect the area's built heritage, and landscape setting.
  - The need to address the deficiency in open space provision and enhance the quality of open space and play areas.
  - The need to safeguard outstanding natural assets at the Forth Valley Royal Hospital site and development opportunities associated with the site.

## LOCAL PLAN SUMMARY

- 12.8 The Local Plan proposes the following key provisions for Larbert and Stenhousemuir:
- The comprehensive redevelopment of Bellsdyke Hospital, including business provision and essential social and physical infrastructure required to support the development.
  - Promoting the development of Hill of Kinnaird for medium to long term housing growth.
  - Providing for development opportunities related to the new acute hospital at the former RSNH site, whilst safeguarding and managing the RSNH grounds for amenity, recreation and biodiversity.
  - Supporting the redevelopment of brownfield sites within the urban area provided adequate physical/social infrastructure is available.

## ENVIRONMENTAL QUALITY

### Environmental Enhancement

#### M876 Transport Corridor

- 12.9 Development opportunities to the north of Larbert and Stenhousemuir at RSNH, Bellsdyke and Hill of Kinnaird lie within the M9/M876 Corridor. Given the prominent location of these sites and their location within this principal transport corridor, strict control will be exercised over the quality of proposed development in the corridor and the landscaping must be of a high quality. A 30 metre deep buffer is proposed at Bellsdyke and Hill of Kinnaird to provide a landscape screen between development and the motorway, as well as providing for noise attenuation.

#### Stenhousemuir Town Centre

- 12.10 The comprehensive redevelopment of Stenhousemuir Shopping Centre including a new foodstore, library, health centre, other retail space, road improvements and improvements to Crownest Park was completed between 2007 and 2010.

#### Greenspace Initiative

- 12.11 The Council is committed to the Greenspace Initiative which seeks to improve the urban fringe around Larbert and Stenhousemuir. With major development taking place at RSNH and Bellsdyke and future proposed development to take place at Hill of Kinnaird, the opportunity exists to contribute to the Greenspace Initiative in these locations by securing appropriate woodland planting and management, countryside recreation and path networks.
- 12.12 There is particular scope within the new hospital site for the estate to become an integral part of the Greenspace Initiative, managed for the promotion of biodiversity, as a landscape setting for development, and as a landscape setting for the new hospital. It will also provide an excellent amenity for the local community and hospital staff, patients and visitors. Development of the estate as a country park or community woodland, with the requisite supporting infrastructure will improve countryside access provision in the Larbert area, as well as meeting demands arising from the site's new uses. An approved Development Framework and Masterplan sets out options for the delivery and management of a Woodland Park and the conversion and re-use of Larbert House and associated buildings.

## Built Heritage

- 12.13** Whilst there are no conservation areas within Larbert and Stenhousemuir, the area does contain a number of buildings of architectural and historical merit, such as Carronvale House, Larbert Old Parish Church, and Dobbie Hall, of which the latter two serve as key local landmarks.
- 12.14** The urban area has 18 listed buildings, 2 of which are category 'A' listed (see Appendix 3). The buildings are dispersed throughout the area, with no significant concentrations.
- 12.15** An Area of Townscape Value has been identified in South Broomage/Larbert Main Street. Policy EQ13 requires that proposals for new development in this area recognise its particular character.
- 12.16** The plan supports the retention and sympathetic conversion of 'C' Block and the Administration Building within the former Bellsdyke Hospital, as required by the Planning Brief. It is anticipated that these retained hospital buildings and spaces could form the centre of an 'urban village'.
- 12.17** A key objective for the Local Plan will be to secure the reuse and restoration of the listed buildings within Central Business Park (Proposal ED. L&S2). The remaining two former hospital buildings by Pilkington, category 'A' and 'B' listed, have remained vacant for some time, whilst Central Business Park has developed. A feasibility study for the reuse of the listed buildings was prepared for the Council in 2003. The survey of the buildings condition concluded that whilst the buildings are in poor condition, their integrity remains, and pending a new use and funding, the buildings may be brought back into use. Future repair and conversion costs are likely to require substantial grant assistance.
- 12.18** It is anticipated that a new use will be secured for Larbert House (RC.L&S02) and Stable Block (H.L&S07) which are category 'B' listed and attractively situated within the mature parkland setting of RSNH. The Walled Garden is covered by the same listing and requires to be restored as a landscape space or for horticultural use (EN.L&S03). The RSNH Development Framework and Masterplan for the new hospital identifies acceptable new uses for the listed buildings, and provides further planning and design guidance. Maintaining the integrity and setting of Larbert House and Stables will be paramount. The Development Framework and Masterplan also safeguards other significant archaeological features within the site.
- 12.19** The area contains eight scheduled ancient monuments, whose integrity is protected by Policy EQ16. Larbert Old Bridge and Carron House Dovecot are amongst those ancient monuments that are protected.

## Natural Heritage

- 12.20** The area enjoys an attractive landscape setting incorporating open farmland, the wooded parkland of the former Bellsdyke and RSNH hospitals, and the flood plain of the River Carron to the south. Land to the east of the built up area continues to be designated as Green Belt.
- 12.21** In view of the importance of the mature parkland setting of Bellsdyke and RSNH, the Council will seek to progress Tree Preservation Orders in the longer term to statutorily protect trees which are to be retained as part of the development of the sites.
- 12.22** In accordance with Structure Plan Policy ENV.2 the purpose of the Green Belt around Larbert and Carronshore is to provide long term separation from Falkirk, as well as protect the landscape setting and safeguard opportunities for recreation. The extension of the Green Belt westwards between Falkirk/Larbert and Bonnybridge is endorsed, and will be particularly important to maintain visual separation between the settlements given the new and proposed developments in this area at the Wheel and the former RSNH site. All development within the Green Belt will be subject to Policy EQ20.

## Nature Conservation and Biodiversity

- 12.23** Carron Dams SSSI in Stenhousemuir, owned by Falkirk Council, has now been leased to SWT on a long term basis. A management plan for the site is currently being progressed.
- 12.24** The area contains one Site of Importance for Nature Conservation (SINC) at Hill of Kinnaird. Although the surrounding area is proposed for development, the SINC will be safeguarded with the exception of sensitive access, passive recreation and amenity provision.
- 12.25** The former RSNH site is of major importance to the area in terms of its ecology and landscape value. It contains areas of ancient woodland, as well as a range of locally important habitats and species, which will be subject to further survey and may be given formal designation at a later stage.

## 12.26 Environmental Enhancement - Proposals and Opportunities

- |                |                     |  |
|----------------|---------------------|--|
| <b>12.26.1</b> | <b>EN.L&amp;S01</b> | <b>Bellsdyke / Hill of Kinnaird</b>  |
|                | <b>Opportunity:</b> | Landscape Buffer   |
|                | <b>Agency:</b>      | Private  |
|                | <b>Comments:</b>    | 30m buffer required as a visual and acoustic barrier between M876 and new housing development and to contribute to the Falkirk Greenspace Initiative.  |
| <b>12.26.2</b> | <b>EN.L&amp;S02</b> | <b>Royal Scottish National Hospital, Larbert</b>   |
|                | <b>Opportunity:</b> | Countryside Recreation and Access  |
|                | <b>Agency:</b>      | Forth Valley NHS   |
|                | <b>Comments:</b>    | RSNH Development Framework and RSNH Master Plan and Management Framework provide further guidance, and confirm the opportunity to improve and manage the residual land at RSNH as a woodland park, integrated as part of the Greenspace Initiative.  |
| <b>12.26.3</b> | <b>EN.L&amp;S03</b> | <b>Walled Garden, Royal Scottish National Hospital, Larbert</b>  |
|                | <b>Opportunity:</b> | Landscaped space or horticultural use  |
|                | <b>Agency:</b>      | Forth Valley NHS   |
|                | <b>Comments:</b>    | RSNH Development Framework and RSNH Master Plan and Management Framework provide further guidance. Former walled garden, covered by Larbert House listing. Restoration of walled garden must be secured in association with adjacent development sites. (H.L&S06). RSNH Master Plan indicates that some development could take place within the walled garden. |

## SUSTAINING COMMUNITIES

### Housing

#### Housing Land Requirement

- 12.27 The population of Larbert & Stenhousemuir increased by 9.4% between 1991 and 2001 and by 5.2% between 2001 and 2009.
- 12.28 The Structure Plan allocation reflects existing commitments at Bellsdyke and Hill of Kinnaird, as confirmed in the Alteration to the Larbert and Stenhousemuir Local Plan which was adopted in 2004.

The Structure Plan requirement will be met as follows:

<b>Requirement 2001-2015 (including 10% flexibility)</b>	<b>2028</b>
Completions 2001-2009	1196
Commitments (2009/2010 HLA + other committed sites)	1767
Windfall/small sites allowance (2009-2015)(17 p.a.)	102
<b>Shortfall to 2015</b>	<b>191</b>
<b>New Allocations</b>	<b>0</b>

- 12.29 The large committed sites at Bellsdyke and Hill of Kinnaird, together with with various other smaller sites and anticipated further windfall sites, will meet the housing land requirement for the Structure Plan period up to 2020, and beyond.
- 12.30 **Housing - Proposals and Opportunities - Housing Land Audit Sites**

12.30.1	<b>H.L&amp;S01</b>	<b>Falkirk Road, Larbert</b>
	<b>Site Area:</b>	0.2 hectares
	<b>Capacity:</b>	24
	<b>Developer:</b>	Morven Construction Ltd
	<b>Status:</b>	Detailed Planning Permission
	<b>Comments:</b>	Planning permission for 24 flats granted in 2007 and 2008.
12.30.2	<b>H.L&amp;S02</b>	<b>Former Bellsdyke Hospital, Larbert</b>
	<b>Site Area:</b>	35.3 hectares
	<b>Capacity:</b>	850
	<b>Developer:</b>	Cala/Persimmon
	<b>Status:</b>	Outline Planning Permission
	<b>Comments:</b>	Outline planning permission granted May 2006 for Bellsdyke Hospital and Hill of Kinnaird. Consent includes development of land for residential (1700 units), business/employment purposes, local services, community primary school, public park, off-road footpaths, landscaping and open space, sustainable urban drainage systems and construction of distributor road and two roundabouts. A Planning Brief for the Bellsdyke Area was also approved in 2002 by the Council for a mixed-use scheme.
12.30.3	<b>H.L&amp;S03</b>	<b>Lorne Road Depot, Larbert</b>
	<b>Site Area:</b>	1.1 hectares
	<b>Capacity:</b>	72
	<b>Developer:</b>	Carronvale Homes Ltd
	<b>Status:</b>	Detailed Planning Permission
	<b>Comments:</b>	Planning permission for 72 flats granted September 2007.

12.30.4	<b>H.L&amp;S04</b>	<b>Bellsdyke Road, Larbert</b>
	<b>Site Area:</b>	0.5 hectares
	<b>Capacity:</b>	27
	<b>Developer:</b>	Elmington Homes Ltd
	<b>Status:</b>	Detailed Planning Permission
	<b>Comments:</b>	Planning permission for 27 flats granted November 2007.

12.30.5	<b>H.L&amp;S05</b>	<b>Hill of Kinnaird</b>
	<b>Site Area:</b>	32.4 hectares
	<b>Capacity:</b>	700 approx.
	<b>Developer:</b>	Cala/Persimmon
	<b>Status:</b>	Outline Planning Permission
	<b>Comments:</b>	Planning Brief for the Bellsdyke Area approved 2002 by the Council. Development to take place after the substantial completion of the former Bellsdyke Hospital. Contains a Site of Importance for Nature Conservation (SINC) which is to be safeguarded with the exception of sensitive access, passive recreation and amenity provision. A 30m landscape buffer adjacent to the M876 is required by Proposal EN.L&S01.

12.30.6	<b>H.L&amp;S06</b>	<b>Newcarron Road</b>
	<b>Site Area:</b>	2.4 hectares
	<b>Capacity:</b>	41
	<b>Developer:</b>	Keir Homes
	<b>Status:</b>	Under Construction
	<b>Comments:</b>	Detailed planning permission for 41 dwellinghouses granted in 2007.

## 12.31 Housing - Proposals and Opportunities - Opportunities

12.31.1	<b>H.L&amp;S07</b>	<b>Stables/Development Sites, RSNH, Larbert</b>
	<b>Site Area:</b>	1.8 hectares
	<b>Capacity:</b>	Unknown
	<b>Developer:</b>	Private
	<b>Status:</b>	Opportunity
	<b>Comments:</b>	RSNH Development Framework provides further guidance. Stable block covered by the Larbert House listing. Feasibility Study for Larbert House should address issues relating to the conversion of the Stables. Restoration must be secured in association with adjacent development sites. Development should be sympathetic to the stable block and the core parkland in terms of form layout and materials. Maintaining integrity of Stable Block will be paramount. Other appropriate uses would include healthcare and business uses. RSNH Development Framework and RSNH Master Plan and Management Framework provide further guidance.

## Recreation and Community Facilities

### Open Space

- 12.32 Open space in the form of parkland, playing fields and smaller areas of landscape ground, is a valuable community asset with regard to its amenity, townscape, recreational and ecological value. This resource will be protected under the terms of Policy SC12.
- 12.33 There is a recognised deficiency in active open space within Larbert and Stenhousemuir. Past experience has highlighted that securing an adequate level of open space provision within new developments is a key concern. Accordingly the challenge will be to ensure that the provision of open space within new developments is of an acceptable quantitative and qualitative standard.
- 12.34 A new core park is proposed within the redevelopment of the former Bellsdyke Hospital to serve the whole development. It will be located within the wooded area, surrounding the main access from Bellsdyke Road. It is envisaged that the park will accommodate an imaginative equipped play area.
- 12.35 Crownest Park has been upgraded as part of the redevelopment of Stenhousemuir Town Centre.
- 12.36 The Tryst golf course is a long-standing area of open space, centrally located within Larbert and Stenhousemuir, and is protected in this plan by Policy SC12. It is of significant local amenity value, as it is traversed by a number of public rights of way and is clearly visible from a number of public viewpoints as well as the residential properties that surround it. The site has historical significance as the site of the former cattle trysts and contributes significantly to the character and setting of the local area.
- 12.37 The RSNH site is of major importance to the area as a potential recreational resource. The site is already used extensively for countryside access, and the development of the new Acute Hospital offers the opportunity to develop and formalise this resource as an amenity for the local community and hospital staff, patients and visitors.

### Community Facilities

- 12.38 The redevelopment of Stenhousemuir Shopping Centre has included a new library, upgraded community facility and new health centre, as part of the overall masterplan for the centre.

### Education

- 12.39 Kinnaird community primary school opened in January 2008 to serve the new growth area to the north of Bellsdyke Road. It has been designed to function as a two stream community school with dual use community facilities for residents of the surrounding area. The school accommodates children from the Inches development (who formerly attended Stenhousemuir Primary) and the initial phases of the Bellsdyke development. It has been partly funded through developer contributions.
- 12.40 Larbert High School is experiencing overcrowding and is expected to reach its capacity in the medium to long term. Developer contributions may be required.
- 12.41 Education Services have undertaken a consultation exercise on the need to provide a new denominational primary school to serve the Larbert and Stenhousemuir area. Antonshill Playing Fields in Stenhousemuir have been identified as a potentially suitable location and are safeguarded for this purpose.

### Healthcare

- 12.42** Following the selection of the former RSNH site at Larbert for the new Acute Hospital for the Forth Valley Area, a Development Framework was prepared by the Council and a Masterplan and Management Framework approved in 2010. The main purpose of the Development Framework is to guide the future development of the former RSNH site, whilst safeguarding its exceptional natural environment.
- 12.43** The core development area for the new hospital is focused on the brownfield area of the former RSNH complex, which extends to 27.3 hectares. On the residual brownfield area, Class 4 business development will be considered (preferably healthcare related business). Surrounding this is an extensive and attractive parkland setting, including the listed Larbert House and its environs. Opportunities will be sought for the sensitive reuse and refurbishment of Larbert House and Stables. Potential future uses are likely to include ancillary hospital facilities, business or residential use. Two development opportunities adjacent to the stables and walled garden have been selected to assist with funding the restoration of the listed buildings. The location of these development opportunities is shown on Proposal Map 3.
- 12.44** The former RSNH site is already used extensively for countryside access and recreation, and the opportunity exists to develop and formalise this resource, as part of the Greenspace Initiative, through Opportunity EN.L&S02. A Masterplan and Management Framework has been produced by NHS Forth Valley to take forward proposals for the site.
- 12.45** In addition to surface water drainage requirements, the site will also accommodate a flood attenuation area for the Chapel Burn to alleviate downstream flooding problems.
- 12.46** The Development Framework and Masterplan will aim to guide and control the form and phasing of future development at RSNH. It will assess how development can be accommodated whilst conserving the landscape, ecological and built heritage present on the site. Whilst it will be a challenge integrating development sympathetically into this setting, its character is a major asset in terms of providing an attractive environment for patients, staff and visitors.

## 12.47 Recreation and Community Facilities - Proposals and Opportunities

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|---------|---------------------|---|
| 12.47.1 | <b>RC.L&amp;S01</b> | <b>Royal Scottish National Hospital, Larbert (Core Brownfield Site)</b>   |
|         | <b>Opportunity:</b> | Hospital /Ancillary Hospital Development /Healthcare Related Business   |
|         | <b>Site Area:</b>   | 35.7 hectares   |
|         | <b>Agency:</b>      | NHS Forth Valley  |
|         | <b>Comments:</b>    | RSNH Development Framework and Masterplan provides guidance. Detailed planning permission has been granted for the hospital with associated access, landscaping, parking and energy centre, subject to Section 75 Agreement, and construction completed in 2010. On the remaining part of the brownfield site not required for the hospital or ancillary facilities, there will be a preference for healthcare related business development with Class 4 business development as an acceptable alternative.   |
| 12.47.2 | <b>RC.L&amp;S02</b> | <b>Larbert House</b>  |
|         | <b>Opportunity:</b> | Re-use for ancillary hospital facilities, business or residential uses  |
|         | <b>Agency:</b>      | NHS Forth Valley  |
|         | <b>Comments:</b>    | RSNH Development Framework and Masterplan provides further guidance. Category B listed building. Opportunities will be sought for the sensitive reuse and refurbishment of Larbert House. A Feasibility Study will be required to assess options for conversion to different uses, and the implications for conservation and integrity of the building. Potential future uses are likely to include ancillary hospital facilities, business or residential use or a use which safeguards the building in its current form. Future of Larbert House must be secured in conjunction with the development of the new Acute Hospital. |
| 12.47.3 | <b>RC.L&amp;S03</b> | <b>Bellsdyke</b>  |
|         | <b>Proposal:</b>    | Core Park   |
|         | <b>Site Area:</b>   | 2.0 hectares  |
|         | <b>Agency:</b>      | Private   |
|         | <b>Comments:</b>    | Mature wooded parkland to form core park within Bellsdyke site, as provided for in the planning brief. An imaginative children's play facility is required to complement the attractive wooded setting of the core park area.   |
| 12.47.4 | <b>RC.L&amp;S04</b> | <b>Antonshill Playing Fields</b>  |
|         | <b>Opportunity:</b> | Safeguarding for RC Primary School  |
|         | <b>Site Area:</b>   | 3.2 hectares  |
|         | <b>Agency:</b>      | Falkirk Council   |
|         | <b>Comments:</b>    | Land safeguarded as potential location for new denominational primary school to serve Larbert and Stenhousemuir area.   |

## ECONOMIC PROSPERITY

### Stenhousemuir Town Centre

12.48 Stenhousemuir Town Centre has District Centre status in the shopping hierarchy. It has recently undergone a comprehensive redevelopment to enhance retail and community uses as well as the physical environment. This has included a large new anchor foodstore, new retail units, a new library, community centre and health centre.

12.49

#### **L&S1 STENHOUSEMUIR TOWN CENTRE**

- (1) The Council will promote the role of Stenhousemuir Town Centre as a District Centre with particular emphasis on extending retail provision and improving the retail environment through comprehensive redevelopment of the centre.
- (2) In the ground floor properties within the Town Centre boundary the Council will seek to maintain active commercial frontages which contribute to the vitality of the Town Centre. A balance of Class 1 retail, leisure, food and drink and Class 2 office uses will be encouraged, and concentrations of non-retail use will be avoided.

12.50 In addition to Stenhousemuir Town Centre, a concentration of shops and services exists along Main Street in Larbert which serves an important local function. Policy L&S02 seeks to safeguard its role.

12.51

#### **L&S2 LARBERT LOCAL CENTRE**

The Council will seek to promote the role of Larbert as a Local Centre. 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.

### Business and Industry

12.52 North Larbert/Glenbervie is identified as a Strategic Development Opportunity within the Structure Plan. In addition to the remaining sites at Central Business Park and Glenbervie, a minimum of 10 hectares of business and industrial land will be identified as part of the Bellsdyke and Hill of Kinnaird site. This has been defined as part of the masterplanning process. Further ancillary business opportunities have been identified within the RSNH site in conjunction with the proposed hospital development (see RC.L&S01 and RC. L&S02).

## 12.53 Economic Development - Proposals and Opportunities

12.53.1	<b>ED.L&amp;S01</b>	<b>Central Business Park</b>
	<b>Proposal:</b>	Business/Industrial Development
	<b>Site Area:</b>	10.5 hectares
	<b>Agency:</b>	Private
	<b>Comments:</b>	Remaining land available for Business and Industrial development within Central Business Park.
12.53.2	<b>ED.L&amp;S02</b>	<b>Glenbervie</b>
	<b>Proposal:</b>	Business/Industrial Development
	<b>Site Area:</b>	13.4 hectares
	<b>Agency:</b>	SE/Private
	<b>Comments:</b>	Scottish Enterprise have undertaken site access and landscaping works. The accessibility of this site will be enhanced as a result of proposed new motorway slip roads at Glenbervie.
12.53.3	<b>ED.L&amp;S03</b>	<b>Hill of Kinnaird / Bellsdyke Hospital</b>
	<b>Proposal:</b>	Business Park / Neighbourhood Centre
	<b>Site Area:</b>	9.9 hectares
	<b>Agency:</b>	Private
	<b>Comments:</b>	A minimum of 10 hectares of business land is to be developed at Hill of Kinnaird for a Business Park through the approved outline masterplan. The opportunity also exists for appropriate neighbourhood centre uses within Bellsdyke. An indicative site boundary for the business park is shown on the Proposals Map.
12.53.4	<b>ED.L&amp;S04</b>	<b>North Main Street, Carronshore</b>
	<b>Proposal:</b>	Business/Industrial Development
	<b>Site Area:</b>	0.3 hectares
	<b>Agency:</b>	Private
	<b>Comments:</b>	Gap site within established industrial area provides opportunity for business and industrial development.

## SUSTAINABLE TRANSPORT & INFRASTRUCTURE

- 12.54** Falkirk Council is working with the Scottish Government and Scottish Enterprise to construct slip roads connecting the A9 with the M876 eastwards. These will improve accessibility to the growth area of North Larbert, including the new Forth Valley Royal Hospital.
- 12.55** Local junction improvements are required in the area surrounding Stenhousemuir District Centre to accommodate the additional traffic which will be generated by the redevelopment of the shopping centre.
- 12.56** Flooding incidents have occurred in recent years along the course of the Chapel Burn. The most serious incident was at Logie Drive, North Broomage, which flooded twelve houses and led to the cessation of building work on the Broomage Farm housing site. Consultation with the relevant agencies has resulted in a proposal to create storage ponds within the RSNH site upstream of the vulnerable locations, which will provide the capacity to cope with periods of excessive rainfall.

### 12.57 Sustainable Transport & Infrastructure - Proposals and Opportunities

<b>12.57.1</b>	<b>TR.L&amp;S01</b>	<b>Junction 2 M876 (Glenbervie)</b>
	<b>Opportunity:</b>	Upgrading to 4-way interchange
	<b>Agency:</b>	Scottish Government/Falkirk Council/SE/Private Sector
	<b>Comments:</b>	Previous Local Plan Proposal. Trunk Road scheme to construct slip roads connecting the A9 with the M876 eastwards. Road orders were published in August 2010.
<b>12.57.2</b>	<b>TR.L&amp;S02</b>	<b>Main Street/B905/Tryst Road/Kirk Avenue</b>
	<b>Opportunity:</b>	Junction improvements
	<b>Agency:</b>	Falkirk Council/Private
	<b>Comments:</b>	Improvements have begun which will cope with additional traffic the redevelopment of the shopping centre will generate, particularly from new developments north of Bellsdyke Road.
<b>12.57.3</b>	<b>TR.L&amp;S03</b>	<b>Royal Scottish National Hospital, Larbert</b>
	<b>Opportunity:</b>	Chapel Burn Flood Attenuation
	<b>Agency:</b>	NHS Forth Valley/Falkirk Council
	<b>Comments:</b>	RSNH Development Framework provides further guidance. Opportunity to alleviate current flooding problems associated with the Chapel Burn by providing a flood attenuation pond within the RSNH site. Scheme to be integrated into RSNH masterplan.

