

PROFILE

- 17.1 Avonbridge is a village with a population of around 630, located at a crossing point of the River Avon and lying within an Area of Great Landscape Value. The village is basically of a compact layout with a substantial area of inter-war public sector housing. Ribbon development along Manse Brae has resulted in a straggling village form to the north. In terms of services it is quite well served, with two convenience stores, one of which contains a post office, a hot food takeaway, public house, community centre, primary school and health clinic.
- 17.2 The village was selected as key village for development in the previous Local Plan but take-up of identified housing sites has been slow, in part reflecting low market demand.

KEY LOCAL ISSUES

- 17.3 The key issues for the village are:
- The need to encourage new housing development as a stimulus to regeneration;
 - The need to ensure that infrastructure is sufficient to cope with new development;
 - The need to improve the environment of and access to assets such as the River Avon and the Linn Mill Burn; and
 - The need to foster economic regeneration.

LOCAL PLAN SUMMARY

- 17.4 The Local Plan proposes the following key provisions for Avonbridge:
- Maintaining and promoting three of the existing allocated housing sites, whilst removing Stevenson's yard as a residential site;
 - Identifying further housing sites to the west of Bridgehill and south west of the village, with a capacity of approximately 90 units, to assist the regeneration aspirations for the village; and
 - Identifying potential for environmental and access improvements, particularly associated with the village centre and the River Avon.

ENVIRONMENTAL QUALITY

Environmental Enhancement

- 17.5 The quality of the village centre is variable. Although the junction of Slamannan Road and Main Street has some landscaping and the war memorial is generally kept tidy, other features such as the telephone exchange and the recycling banks are unsightly. Potential exists for an enhancement scheme. The opportunity also exists to improve the environmental and recreational amenity of the River Avon, through the creation of open space and landscaping.
- 17.6 Avonbridge lies in an Area of Great Landscape Value, on the border between the Slamannan Plateau and Avon Valley landscape character areas. Opportunities exist to soften the boundaries of new or existing development on the edge of the village with appropriate planting.

17.7 Environmental Enhancement - Proposals and Opportunities

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| 17.7.1 | EN.AVN01 | Slamannan Road/Main Street Junction |
| | Opportunity: | Environmental Improvements |
| | Agency: | Falkirk Council/Private |
| | Comments: | Opportunity exists to improve the physical appearance of this prominent junction at the heart of the village. |
| 17.7.2 | EN.AVN02 | River Avon |
| | Opportunity: | Environmental/Recreational/Access Improvements |
| | Agency: | Falkirk Council/Private |
| | Comments: | Improvements to open space and landscaping could lead to an increased use of these areas. |
| 17.7.3 | EN.AVN03 | Linn Mill Falls |
| | Opportunity: | Access Improvements |
| | Agency: | Falkirk Council/West Lothian Council/Private |
| | Comments: | Local community has expressed a desire to improve access to the Linn Mill Falls. This may be achievable through partnership agreements with adjacent landowners. |

SUSTAINING COMMUNITIES

Housing

17.8 Housing sites identified in the previous Local Plan are, in the main, still available for development. This demonstrates low market demand, and potentially the need for mechanisms to overcome market failure. The anticipated relocation of Stevenson's yard has not happened and the site has therefore been removed as a housing commitment. Despite this, should the site become available, alternative uses could be considered under Policy SC2 relating to brownfield redevelopment. The remaining sites which had previously been allocated still represent good options for housebuilding in Avonbridge and these will be supplemented by two new allocations: an infill site to the west of the village; and an area to the south west, outwith the Area of Great Landscape Value. These new allocations will compensate for the deletion of the Stevenson's yard site and assist the regeneration aspirations for the village.

17.9 Housing - Proposals and Opportunities - Housing Land Audit Sites

17.9.1	H.AVN01	Main Street
	Site Area:	0.7 hectares
	Capacity:	10
	Developer:	Unknown
	Status:	Previous Local Plan Allocation
	Comments:	Outline planning permission originally granted for housing in September 1990 and renewed in August 2004 but has now expired. A flood risk assessment will be required together with an outline drainage strategy statement.

17.9.2	H.AVN02	Slamannan Road
	Site Area:	1.0 hectares
	Capacity:	15
	Developer:	Unknown
	Status:	Previous Local Plan Allocation
	Comments:	A flood risk assessment will be required together with an outline drainage strategy statement. Access should be taken from either the adjacent site H.AVN01 or from Avon Park to the west. Developer contribution required to community/recreational facilities and/or environmental enhancement in the village.

17.9.3	H.AVN03	Paixwell Farm
	Site Area:	1.1 hectares
	Capacity:	14
	Developer:	Avonpark Developments
	Status:	Under Construction
	Comments:	Plotted development which has been partly developed, 5 plots remaining to be constructed 2009-2014.
		Note: Access arrangements to sites H.AVN01, H.AVN02 and H.AVN03 should ensure that a through route between Main Street and Slammanan Road is not created.

17.10 Housing - Proposals and Opportunities - New Allocations

17.10.1	H.AVN04	Bridgehill
	Site Area:	2.0 hectares
	Capacity:	30
	Developer:	Private
	Status:	New Allocation
	Comments:	Potential to develop up to 30 units. At least half of the 30 units should be plots for self build, although the entire site would lend itself to a plotted development. Details of road layout, open space, planting and landscaping should be approved along with any plan submitted showing the sizes and locations of the plots. A design brief will be prepared to guide development on the plots relating to plot ratios, sizes, materials, etc. Constraints include pipeline consultation zone which limits development to the west and potential flooding constraints from the River Avon to the south. The treatment of the boundary with the countryside/AGLV will require to be sensitively handled. A flood risk assessment will be required together with an outline drainage strategy statement. Developer contribution required to community/recreational facilities and/or environmental enhancement in the village. Development should not obstruct potential path between the south of the site and the River Avon. Outline Planning Permission granted for portion of the site to the north of the road leading to Bogo Farm for development for housing purposes.
17.10.2	H.AVN05	Slamannan Road 2
	Site Area:	3.0 hectares
	Capacity:	60
	Developer:	Private
	Status:	New Allocation
	Comments:	Approximate capacity of around 60 units. The site may require to include an equipped play area, or provision for upgrading off-site and footpath links to the village centre. Craighbank Quarry to the south is a Wildlife Site and the boundary treatment on the south of the site will have to be sympathetic to this. This may require the formation of a buffer zone between housing and the Wildlife Site. Developer contribution required to community/recreational facilities and/or environmental enhancement in the village. Treatment of the boundary with the countryside and AGLV to the west of the site will require to be sensitively handled.

Recreation and Community Facilities

- 17.11 The River Avon forms a significant recreational resource for the village but its potential is not presently being realised. Environmental and access improvements could help to improve this situation.
- 17.12 Play equipment in the grounds of the primary school has been replaced and upgraded and this has resulted in a good standard of play equipment for the village. Provision in association with any new residential developments will be considered through each individual application, but may be in the form of contributions to upgrading of off-site open space or play facilities. The community hall could also benefit from upgrading.

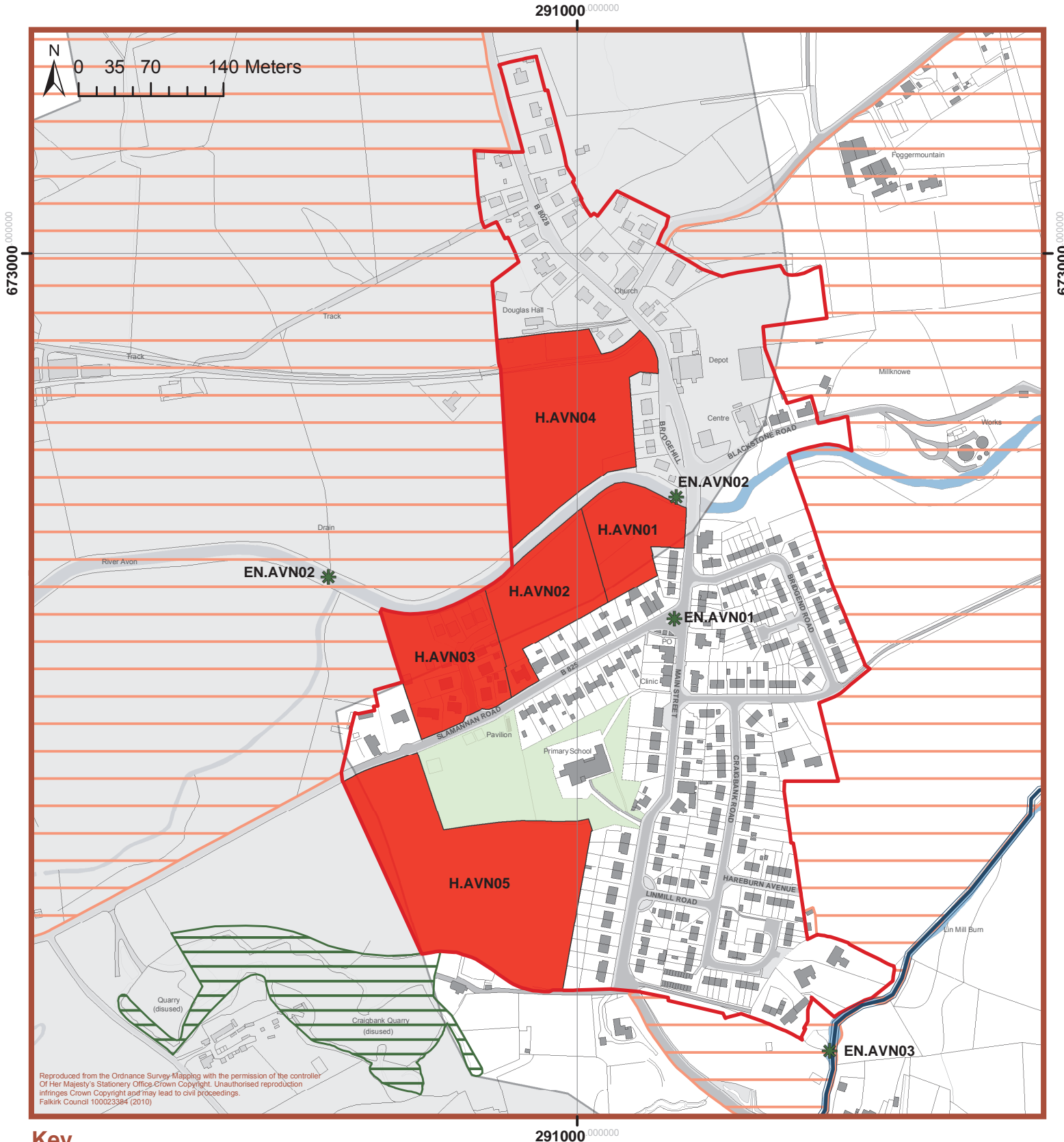
ECONOMIC PROSPERITY

- 17.13 The maintenance of shops and services within the village centre is supported by Policy EP8. The main business is Stevenson's, to the east of Main Street.

SUSTAINABLE TRANSPORT & INFRASTRUCTURE

- 17.14 There is some spare capacity at the Avonbridge Waste Water Treatment Works, although this will be monitored by Scottish Water and any upgrading of the works to accommodate new development may involve contributions from developers. There are not thought to be any problems with water supply.

Avonbridge








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Key

 Falkirk Council Unitary Boundary

Policies

-  Village Limit (EQ19)
-  Wildlife Sites (EQ24)
-  Areas of Great Landscape Value (EQ23)
-  Pipeline Consultation Zone (EP18)
-  Open Space (SC12)

Proposals & Opportunities

-  Environment
-  Housing

