

PROFILE

- 19.1 California has a population of around 750 and lies within an upland agricultural landscape on the Slamannan Plateau approximately three miles to the south of Falkirk. The village contains a fairly good range of local services. The core of the village is a compact triangular area of two storey inter-war local authority housing. To the north is an elongated section of single plot development along Church Road. Development is currently underway on the land between these two areas (H.CAL01)
- 19.2 California was identified for small scale development in the previous Local Plan, in order to consolidate the physical form of the village.

KEY LOCAL ISSUES

- 19.3 The key issues for the village are:
 - The need to encourage new housing development as a stimulus to regeneration; and
 - The need to safeguard community facilities and services.

LOCAL PLAN SUMMARY

- 19.4 The Local Plan proposes the following key provisions for California:
 - Identification of additional housing sites to the east of the village in addition to existing commitments at Church Road, Cockmalane and Blackbraes Road.
 - Identification of areas at the southern end of the village for environmental improvements.

ENVIRONMENTAL QUALITY

- 19.5 There are some areas of the village which would benefit from environmental enhancement, particularly some areas where lock-ups and sheds have fallen into disrepair. The worst of these areas are within sites allocated for housing development and this should therefore address the problem.

SUSTAINING COMMUNITIES

Housing

- 19.6 Current commitments comprise the large site at Church Road, which is under construction, a smaller site at Cockmalane and a small site at Blackbraes Road. Two further sites at the eastern edge of the village have been allocated. These sites represent a substantial level of growth in California. The village is in relatively close proximity to Shieldhill to the north and Wallacestone to the east. Further expansion in either of these directions would increase the risk of coalescence and reduce the visual separation and landscape setting enjoyed by all three areas.

19.7 Housing - Proposals and Opportunities - Housing Land Audit Sites

19.7.1	H.CAL01	Church Road 1
	Site Area:	3.9 hectares
	Capacity:	51
	Developer:	Homes Direct
	Status:	Under construction
	Comments:	Upgrading of the path along the eastern boundary of the site has been completed.

19.7.2	H.CAL02	Cockmalane
	Site Area:	1.2 hectares
	Capacity:	29
	Developer:	Dundas Estates
	Status:	Detailed Planning Permission
	Comments:	Detailed Planning Permission granted in August 2009. Access issues including traffic calming on Main Street to be addressed as part of any detailed planning application.

19.8 Housing - Proposals and Opportunities - Other Commitments

19.8.1	H.CAL03	Blackbraes Road
	Site Area:	0.22 hectares
	Capacity:	3
	Developer:	Private
	Status:	Detailed Planning Permission
	Comments:	Detailed planning permission granted in March 2010 for the erection of 3 units. Development of the site would remove current blight caused by unsightly sheds and structures currently on the site.

19.9 Housing - Proposals and Opportunities - New Allocations

19.9.1	H.CAL04	Church Road 2
	Site Area:	2.96 hectares
	Capacity:	50
	Developer:	Ogilvie
	Status:	New Allocation
	Comments:	To be accessed from the current Church Road development (H.CAL01). Layout should integrate with Phase 1 and when complete should provide a defensible boundary to preclude further expansion eastwards. Development of this site may lead to a requirement for a temporary or permanent extension to California Primary School. Financial contributions towards extension of the school may be required dependant on the capacity of the school at the time of proposed development and the phasing of development.

19.9.2	H.CAL05	Church Road 3
	Site Area:	1.9 hectares
	Capacity:	12
	Developer:	Private
	Status:	New Allocation
	Comments:	When complete should provide a defensible boundary to preclude further expansion. Retention of path along the western boundary will be required, as will a well integrated link to the community woodland to the east.

Recreation and Community Facilities

- 19.10 The village contains a primary school, a community hall and a recreation ground. The school role has been rising in recent years and capacity may need to be increased. Developer contributions may therefore be required in accordance with Policy SC14.

ECONOMIC PROSPERITY

- 19.11 There are no significant employers within California, although some small businesses lie just outwith the village.

SUSTAINABLE TRANSPORT & INFRASTRUCTURE

- 19.12 There is spare capacity at the Kinneil Kerse Waste Water Treatment Works and there are not thought to be any problems with water supply.

(California is shown on Proposals Map 3: Falkirk, Larbert and Stenhousemuir and 4: Grangemouth & Polmont)