

PROFILE

- 23.1 Limerigg has a population of about 248. Dominated by the surrounding forestry plantations, it is the furthest south of the rural villages, and one of the most remote. It consists of Low Limerigg to the north, which comprises mainly 1950's two storey local authority housing, and High Limerigg to the south, where the housing is mostly private. The two parts are separated by recreational open space and woodland. There is a primary school, although the school is removed from the village itself. There are also a number of businesses in the village.
- 23.2 The previous Local Plan sought to revitalise the village through the allocation of a large site at Low Limerigg, which has yet to be developed.

KEY LOCAL ISSUES

- 23.3 The key issues for the village are:
- The continuing need to encourage new housing development, and to examine ways of overcoming market failure;
 - The need to ensure that infrastructure is sufficient to cope with new development; and
 - The potential to improve the recreational potential of the Black Loch.

LOCAL PLAN SUMMARY

- 23.4 The Local Plan proposes the following key provisions for Limerigg:
- Maintaining and promoting the existing allocated housing sites, and allowing some further infill along Lochside Road;
 - Extending the housing site on Slamannan Road to allow for low density houses set within the countryside to the north of the village, subject to strict design guidelines, and promoting a new brownfield site for housing development on the west side of Slamannan Road; and
 - Encouraging increased recreation activity associated with the Black Loch.

ENVIRONMENTAL QUALITY

- 23.5 Although the village enjoys a pleasant countryside location, there are areas along Lochside Road and Slamannan Road which would benefit from environmental improvement and these have been identified.
- 23.6 The nearby Black Loch is a Wildlife Site, and Limerigg Pond, to the west of the village, is a SINC. These sites will be protected under Policy EQ24.

23.7 Environmental Enhancement - Proposals and Opportunities

23.7.1	EN.LIM01	Lochside Road
	Opportunity:	Environmental Improvements
	Agency:	Unknown
	Comments:	Opportunity exists to improve this area, possibly through development for housing or another appropriate use.
23.7.2	EN.LIM02	Slamannan Road
	Opportunity:	Environmental Improvements
	Agency:	Unknown
	Comments:	Brownfield former housing site which could be landscaped and planted, redeveloped for housing, or put to some other appropriate use.

SUSTAINING COMMUNITIES

Housing

- 23.8 The existing allocated site at Low Limerigg has not yet been developed, but remains available. A further brownfield site on the west side of Slamannan Road provides a further opportunity for growth. In order to encourage development of the existing site, a further release has been identified to extend this site to the north. This will allow for the development of some low density houses within a landscaped setting incorporating open ground, recreational space and possibly water features. These features should be designed in such a way as to encourage and support wildlife in the area.
- 23.9 A further infill opportunity exists at Low Limerigg, whilst an alteration to the Village Limit at High Limerigg provides the opportunity for further infill development along Lochside Road. Given that market demand is low in Limerigg, it is hoped that the release of this further land will provide an incentive for development in the village.

23.10 Housing - Proposals and Opportunities - Housing Land Audit Sites

23.10.1	H.LIM01	Slamannan Road 1
	Site Area:	0.4 hectares
	Capacity:	14
	Developer:	Falkirk Council
	Status:	Previous Local Plan Allocation
	Comments:	Site of previous housing development, suitable for redevelopment to blend in with surrounding development.

23.10.2	H.LIM02	Slamannan Road 2
	Site Area:	6.3 hectares
	Capacity:	65
	Developer:	Wotherspoon
	Status:	Previous Local Plan Allocation
	Comments:	Housing opportunity on the edge of the village. Design considerations would include achieving an appropriate edge to the north of the site and consideration of the burn on the east side of the site. This site had been identified for a number of years, although it was previously smaller, the northern boundary being in line with 1 Cameron Terrace. The site had outline planning permission which has since lapsed. The original site, up to 1 Cameron Terrace is to accommodate 25 units, with the land north of this to be developed at a much lower density, in a landscaped framework with planting, open space, recreation opportunities and possibly water features. Should access be taken from the northern part of the site, road safety considerations will be paramount. These will include traffic calming measures and other roads infrastructure. The provision of a car park and access to the woodland will require to be negotiated with the Forestry Commission. Potential developer contribution required to assist in upgrading the waste water treatment works at Slamannan. A planning brief will be prepared for the site to guide development.

23.10.3	H.LIM03	Lochside Garage
	Site Area:	0.3 hectares
	Capacity:	5
	Developer:	McGlynn
	Status:	Previous Local Plan Allocation
	Comments:	Outline planning permission granted in August 2001 for 5 housing plots. Detailed consent for 2 houses granted in August 2006.

23.11 Housing - Proposals and Opportunities - New Allocations

23.11.1	H.LIM04	Slamannan Road 3
	Site Area:	1.3 hectares
	Capacity:	Approx 50
	Developer:	Private
	Status:	New Allocation
	Comments:	Development brief required for the site. Outline planning permission granted in May 2009.

Recreation and Community Facilities

23.12 A playing field and playground lies between High and Low Limerigg. Limerigg is also surrounded by forestry which provides good recreational potential. In addition the Black Loch to the south of the village offers recreational potential and this could be improved through better access and routes around the loch.

23.13 Recreation and Community Facilities - Proposals and Opportunities

23.13.1	RC.LIM01	Black Loch
	Opportunity:	Improved Access
	Agency:	Falkirk Council/Other Agencies
	Comments:	Opportunity exists to improve access to the Black Loch and the paths around the loch, including the adjacent woodlands.

ECONOMIC PROSPERITY

23.14 There are a few small businesses within the village, including a coal yard and vehicle maintenance. Whilst the remote location of the village is a clear disadvantage, opportunities for forestry or tourism related businesses may exist.

SUSTAINABLE TRANSPORT & INFRASTRUCTURE

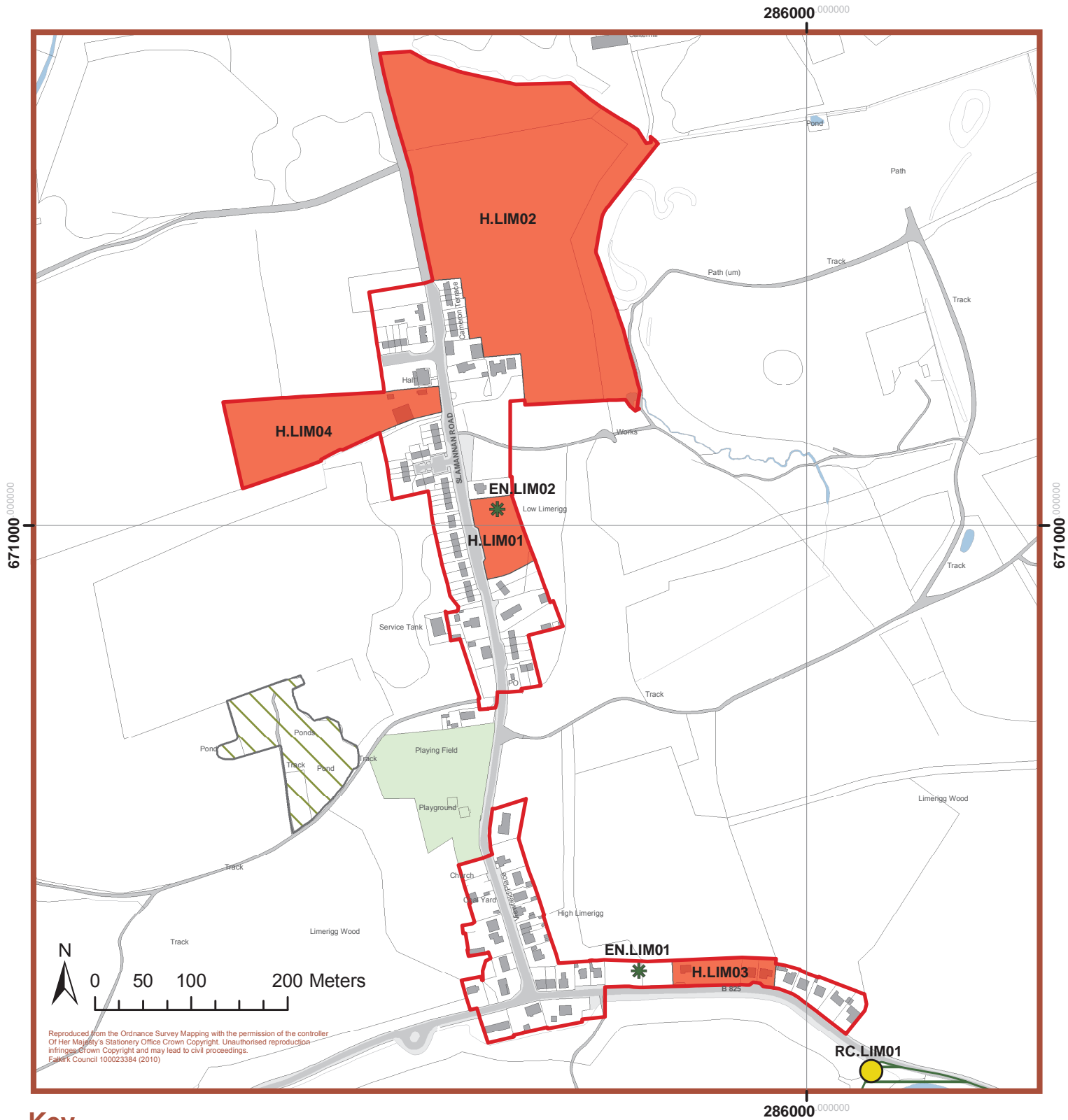
Walking and Cycling

23.15 Opportunities for improvements to recreational cycling and walking around the Black Loch could be incorporated as part of opportunity RC.LIM01 and there is potential to improve recreational routes in the surrounding woodlands.

Water and Drainage





23.16 There is currently some spare capacity at the Slamannan Waste Water Treatment Works, although anticipated high levels of development within its catchment will require upgrading to the works to which developments in Limerigg may be required to contribute. There are not thought to be any problems with water supply.

Limerigg






Key

Policies

-  Village Limit (EQ19)
-  Wildlife Sites (EQ24)
-  Open Space (SC12)
-  Site of Importance for Nature Conservation (EQ24)

Proposals & Opportunities

-  Environment
-  Housing
-  Recreational & Community Facilities