

Development Plan Monitoring Report

Summer 2010



1.0 INTRODUCTION

- 1.1** The Council has for the last seven years monitored implementation of the Development Plan by assessing progress against 44 key indicators from the Structure Plan and emerging Local Plan. The Monitoring Report provides an overview of the area demographics, housing, retail, economic and environmental trends.
- 1.2** This will be the last Monitoring Report to be compiled under the former Development Plan system. The Planning etc (Scotland) Act 2006 has introduced new arrangements for planning, which will see in Falkirk, the present two tier system of Structure and Local Plan, replaced by a single tier Local Development Plan (LDP). A Monitoring Statement will require to accompany the new LDP Main Issues Report (see below).



2.0 RECENT LEGISLATIVE CHANGES

2.1 New Planning System

Although the Falkirk Council Local Plan Finalised Draft (Deposit Version) 2007 is not likely to be adopted until late 2010, work has already begun on the new LDP. Officers are putting in place arrangements for the extensive consultation and engagement process which will accompany the new LDP. The Main Issues Report (MIR) which is the first key stage in the new development planning system, is likely to be available for formal consultation in spring of 2011.

2.2 National Planning Framework

The new planning system has also put onto a statutory footing, the National Planning Framework which provides a national context for development plans and planning decisions. The LDP must now take into account the provisions of the second National Planning Framework (NPF2), which was published during 2009. NPF2 sets out a national strategy for long term development aimed at increasing sustainable economic growth over the next 30 years. The Council must also take NPF2 into account when determining planning applications.

NPF2 designates a number of national developments which are considered essential to the delivery of the Plan's spatial strategy. Although national developments will still be required to obtain planning permission, the principle of, or 'need' for, the development is already established.

National developments which will impact directly on the Falkirk area in land use terms are:

Grangemouth Freight Hub - improvement in port facilities and transport infrastructure including Junction 6 of the M9 and the local road network.

Central Scotland Green Network - strategic network of woodland, waterways and green spaces to improve recreational opportunities and provide an enhanced environmental setting for development.



3.0 NEW RESEARCH

3.1 Local Development Plan Household Survey 2009

Falkirk Council Development Services commissioned a household survey of Falkirk Council area in the early part of 2009. The Survey asked residents about their travel and shopping behaviour, and use of open space. A similar Survey was carried out in 1998 and a key aspect of the updated Survey was to capture the degree of change in resident behaviour in the intervening period.

Key findings of the Survey noted that:

- 63% of respondents are owner occupiers, up from 55% in 1998, and 32% are Council tenants, down from 39%
- driving is the most popular mode of transport to work or education (69%, up from 59% in 1998), followed distantly by walking (at 10%, down from 18% in 1998) and bus (10%, up slightly from 9% in 1998)
- The top 6 most popular stores for main food shopping are, in order of preference, Asda Falkirk, Tesco Central Retail Park, Asda Grangemouth, Morrisons Brockville, Tesco Bo'ness, and Asda Stenhousemuir
- Falkirk town centre is seen as the local town centre for the majority of respondents across the Council area, although residents of three of the district centres showed local loyalty in identifying their town as their local town centre; in Grangemouth (91% of Grangemouth respondents), Denny (82% of Denny respondents) and Bo'ness (73% of Bo'ness respondents)

- Just over one third (37%) of respondents use open spaces regularly and those with children are significantly more likely to use open spaces
- Of those respondents who do use open space regularly, residents of Falkirk South and Larbert give a high rating to the quality of nearest open space while those in Camelon, Banknock and Rural South give a relatively low rating

The findings will help inform the evidence base for the new LDP and will be important to help plan the future location of shopping and open space provision in the area.

Retail Floor space Survey 2009

A retail floor space study, undertaken originally in 2004 was updated in the latter part of 2009. This revealed in overall terms that there has been an increase of about 32,000 sq.m. over this period. Most of the increase is attributable to new floor space development, most notably in Brockville (Falkirk), Grangemouth and Stenhousemuir; industrial units which have come into some form of retail use; and retail premises which were not previously recorded.

Further details of the survey are reported in section 32 of the attached Appendix.

The more detailed information available in the survey will be used to inform the evidence base for the new LDP.

4.0 KEY TRENDS

4.1 The economic downturn continues to have a marked impact on global, national and local economies and is reflected in a number of key trends emerging from this year's Report:

Population : In-migration continues

The most recent official estimate of population is the 2009 mid-year estimate of 152,480. This continues the rising trend reported in earlier monitoring reports and is 910 more than in 2008 and almost 7,000 more than in 2002. Most of this growth remains attributable to in-migration and a recent increase in the birth rate. The spread of new population continues to indicate a level of success in terms of the Structure Plan's strategy of 'Sustainable Growth in All of our Communities'

Housing :

Falling completions and sales

The pattern of new house completions continues to decline from its peak of over 1,000 during 2003/2004 to less than 430 in 2008/2009, the lowest level since the late 1980s. Despite this, developer interest continues as is witnessed by the number of continuing enquiries and proposal of application notices.

Unemployment high in June 2009

The June claimant count figures for 2009 showed a substantial increase in unemployment, to its highest level since 1997 and contrary to the trend over the rest of the period, which showed a decrease in unemployment. This is entirely due to the impact locally of the current economic recession. Figures appear to have stabilised over the last few months, but youth unemployment remains a significant concern.

Some major projects delayed - others progressing

The economic downturn has led to delays in implementing major projects, notably the Falkirk Gateway Development and the major regeneration projects planned for town centres. The Council continues to work with developers to progress these projects. Despite the economic climate, the Council continues to progress a number of major projects, including the Helix, a large regeneration project at Banknock, a masterplan for major regeneration at Tamfourhill, Falkirk and major residential-led regeneration at Whitecross.

Additional funding for town centre improvements

The Council has secured £2 million from the Scottish Government's Towns Centres Regeneration Fund. This will be used for projects across town and district centres i.e. Falkirk, Denny, Bo'ness, Stenhousemuir and Grangemouth.

Growth in outdoor access continues

The Council has a strong record on outdoor access and is a lead authority in Scotland in this field. There is a network of 172 km of maintained routes of which 153 are sign-posted. The Core Paths Plan was adopted in early 2010, giving enhanced opportunities for access to the countryside for Falkirk communities. It is anticipated that all proposed core paths (a total network of 390km) will be sign-posted by mid 2011.

Environment and Biodiversity

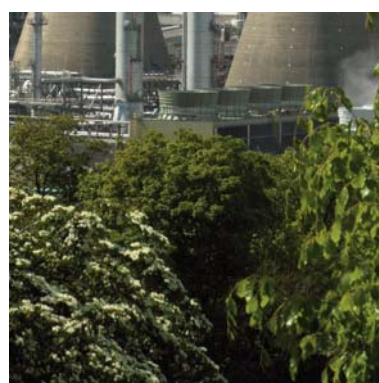
The Council continues to undertake enhancement works to a number of designated and other sites, in partnership with a variety of organisations and community groups, and made possible through a number of funding sources. Notable recent achievements have been the establishment of the Council's first Local Nature Reserve at Bonnyfield Park in 2008. A new reserve at Skinflats was opened by the Royal Society for the Protection of Birds in 2009, as part of a flood management project. Local environmental grants have assisted a conservation townscape project to restore the Airth Mercat Cross area.



5.0 EMERGING ISSUES

The main issues emerging from the Development Plan monitoring process will be picked up in the Main Issues Report (MIR) of the new Falkirk Local Development Plan. A Monitoring Statement is required to accompany the Main Issues Report and this is in preparation for publication early next year. Some issues which are likely to be key concerns of the MIR are:

- Continuing rising population in Falkirk Council area, which is now likely to have overtaken the Structure Plan target of 152,000.
 - A commensurate steady increase in household formation, and the need to accommodate these new households.
 - Dealing with the hiatus in housebuilding activity while acknowledging a substantial supply of undeveloped land for housing.
 - Ensuring that the community and physical infrastructure matches the rising population.
 - Reviewing the current suite of sites for business and industry, including the Strategic Development Opportunities, to assess their continuing attractiveness for job creators.
 - Ensuring the national importance of Grangemouth industry and transport infrastructure is adequately resourced.
 - Completion of the district town centres regeneration and supporting the revitalisation of Falkirk and other town centre conservation areas.
- To ensure success in protecting the natural environment and enhancing access to the green network is continued into the Central Scotland Green Net.



Appendix - Monitoring Indicators

A - Environmental Quality

A. ENVIRONMENTAL QUALITY

1. Creation of new woodland/tree planting and overall woodland cover

Woodland creation makes a substantial contribution to tackling the climate change, biodiversity and health improvement objectives of the Council.

In pursuit of the aims of the Central Scotland Forest and the Falkirk Green Space Initiative, woodland creation since 1997 in Falkirk Council area has been as follows:

Year	Hectare Planted	Number of Trees
1997	91	227,500
1998	64	160,000
1999	58.5	146,250
2000	54	135,000
2001	24	60,000
2002	19.5	48,750
2003	68	170,000
2004	64	160,000
2005	29.5	59,114
2006	22.5	47,285
2007	60.5	121,000 (estimate)
2008	8.9	17,775
Total	564.4	1,352,674

Source: Central Scotland Forest Trust

Tree planting is an important component of both initiatives. The amount of woodland planted year on year has fluctuated for a variety of reasons. There was a lower take up by farmers of grant aid after its first year of operation in 1997 and the effects of foot and mouth disease on curtailing planting activity in 2001 and 2002. Whilst the figures for 2007 show a marked increase after lower levels of planting during 2005-06, this has fallen back dramatically to only 8.9 hectares in 2008. It is considered that there are a number of factors which have collectively contributed to the reduced level of grant driven woodland expansion over the last reporting period. This includes planting not being considered to be as competitive in comparison with other agricultural activities and concern about uncertainty over different new grant schemes. CSFT intend to undertake further research with landowners and agents regarding the apparent loss of momentum regarding woodland expansion in the Central Scotland Forest.

Plans to develop nine selected woodland locations locally were unveiled in 2005 and Falkirk Council in partnership with other interested parties has secured funding of almost £816,000 from Forestry Commission Scotland to improve selected well used woodlands in urgent need of management.

Over the four Falkirk Council-owned sites, the last five years has attracted grant funding, resulting in a gearing ratio of over 1:8 for every £1.00 input by the Council.

A - Environmental Quality

2. Overall area and number of ecological sites protected by local/national designations

The base line figures for the range of protected ecological sites in Falkirk Council area are shown below:

Designation	Number of sites	Total area in Falkirk Council area
Special Area for Conservation (SAC)	1	2.5ha approx. (overall area of SAC = 108.42ha)
Special Protection Areas (SPA)	2	1440ha approx. (overall area of Firth of Forth SPA = 6313.68ha) 10.3ha approx. (overall area of Slamannan Plateau SPA = 616.10ha)
Site of Special Scientific Interest (SSSI)	10	2012.28ha approx. (based on SSSI citations and estimate of Firth of Forth SSSI within Falkirk area taken as estimated area of SPA + 100ha). This also includes approximately 95 ha of the new Slamannan Plateau SSSI.
Local Nature Reserve (LNR)	1	28 ha - Bonnyfield Park
Wildlife Site	62	2101.29ha (including total areas of cross boundary sites)
Site of Importance for Nature Conservation (SINC)	25 (excluding Glenfuir Road)	345.44ha (excluding Glenfuir Road)

Source: *Falkirk Council Planning and Environment Unit*

It is worth noting that at present there are no accurate figures for the area of the following cross boundary sites which fall partly within the Falkirk Council area: Black Loch Moss SAC, Black Loch Moss SSSI, Firth of Forth SPA and the Firth of Forth SSSI. These could be accurately obtained through analysis using GIS but in the meantime an estimate has been calculated from the available paper maps. In addition several Wildlife Sites straddle the border with neighbouring authorities. In these cases the overall site area has been used in the absence of details of the area falling within the Falkirk Council boundary. Analysis of the site boundaries using GIS will provide accurate details of the area within the Council boundary for future use.

No erosion of the above resource is noted over the monitoring period.

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3. Number of Local Nature Reserves designated

Falkirk Council's first LNR covering 28 hectares was declared during 2008 at Bonnyfield Park, Bonnybridge on the site of a former quarry. Management of the park/reserve is a collaboration between the Council and a local community group who are actively implementing a number of enhancement projects. Potential future LNRs are planned at Skinflats, Langlees (Cobblebrae) Kinneil and Hallglen.

4. Loss/damage to ecological sites

Since 2000, only two designated sites have been lost to development:

Baltic Quay SINC, Grangemouth

Hall Wood SINC, High Bonnybridge

There is no data currently available for non-designated sites which may have been lost or damaged. It is hoped that through the monitoring process it may be possible to give a better picture of the instances of degradation of designated sites (through development, mismanagement or simple neglect). However, it would still remain difficult to estimate the number of non-designated sites experiencing damage or loss.



A - Environmental Quality

5. Number of sites where additional habitat enhancement work has been secured

Since 2002, there have been a number of sites where habitat enhancement work has been undertaken. Sites which have been the subject of improvement or enhancement works over the last two years are shown in the table below.

The table is an estimate based on knowledge of work undertaken by a variety of organisations. Other sites may have been enhanced by their owners/managers without the Council's knowledge. The information does give a minimum level of management/enhancement activity.

Future plans for monitoring of locally designated sites should help produce more accurate data. This will include the key aspect of site management as this is equally important in maintaining wildlife habitats as the initial enhancement work.

Site	Designation	Type of Work
Kinneil Foreshore	SINC	Habitat improvement - develop for recreation/educational use - ongoing
Callendar Wood	Wildlife Site	Habitat improvement - ongoing
Avonglen Quarry	None	Habitat improvement
North Polmont Wood	Wildlife Site	Removal of invasive species
Bonnyfield Park	LNR	Ongoing
Almond Bing	Wildlife Site	Improved grassland
Birkhill	SINC	Re-seeding meadow
Bo'mains Meadow	SSSI	Managed grazing
Cleuch Woodland	Wildlife Site	Path creation & woodland management
Jupiter Urban Wildlife Site	Wildlife Site	Paths, planting, wildflower growing areas, signs etc.
Westquarter Burn	Wildlife Site	Paths & woodland restoration

Source: Falkirk Council Planning and Environment Unit

Although not on a designated site, the Royal Society for the Protection of Birds Scotland (RSPB) opened a new reserve at Skinflats during 2009 on former agricultural land beside the River Forth. The Skinflats Tidal Exchange Programme aims to re-create a habitat for wildlife whilst allowing the Forth to flood the area as part of a flood management programme. The reserve boundary extends beyond the seawall into an area of mudflats, which are covered by the Firth of Forth Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI).

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6. Investment in enhancement priority areas: town and village centres/gateways/transport corridors/canal corridor/ Falkirk Green space/urban regeneration areas/Conservation Areas)

As can be seen from the above, there is no single agency involved in carrying out enhancement works in Falkirk Council area and therefore comprehensive figures for spend on enhancement are difficult to compile.

One source of information and a main vehicle for enhancement measures is Falkirk Environment Trust (FET), established in 1998 to distribute Land Fill Tax Credits generated by Council Landfill activities. Falkirk Council accounts for approximately one third of all Landfill Tax Credit Scheme spending. FET, whilst an independent charitable organisation, works closely with the Council, often assisting communities to get environmental improvement and regeneration projects to a position of viability. Examples of FET involvement in Falkirk Council partnership have been the development of the Green Diary, the Local Biodiversity Action Programme and the Falkirk Eco Park / Gateway.

FET has allocated over £ 2.5 million to projects between 1998 and 2009. This has taken the form of local grants to community projects, of which just over £500,000 has been spent on physical enhancement projects such as Falkirk Gateway, Slamannan Village Improvements, River Carron paths and Bo'ness Hippodrome Building. During 2009/10 FET disbursed almost £534,288 for enhancement work. Examples of FET involvement in the 2009-2010 financial year are the third phase of the River Avon Restoration Project, the Airth Mercat Cross Project, South Green Drive Community Garden, Denny Safer Routes to School, and the Blinkbonny Park amenity enhancement project, currently in its first phase.

FET also runs a successful small grants programme, allowing fast tracked access to project funds of up to £4,500 of non-Landfill Tax monies. This small grants scheme is sponsored by Falkirk Council and Scottish Natural Heritage, and has distributed a total of £179,803, mostly to small community groups in the area. As well as being fast tracked, small grants are more flexible than the main grant system.

The total funding attracted to the area to which FET has contributed is £12.6 million. In many cases FET is the first funder to make a conditional offer, allowing other funds to be levered in.

Public realm improvements in town centres have been supplemented during 2009/2010 by the Scottish Government's award of £2m Town Centre Regeneration Funds for district centres and Falkirk town centre.

7. Number/length of countryside access routes

Falkirk Council has a strong record on outdoor access and is a lead authority in the field in Scotland. With the enactment of Part 1 of the Land Reform (Scotland) Act 2003 in February 2005 the Council acquired an extensive range of new statutory duties, including duties to uphold access rights, and to produce a Core Path Plan. The Core Paths Plan identifies a network of key routes for non-motorised access throughout the Falkirk Council area. A draft version for consultation purposes was published in February 2008 and it is anticipated that the final plan will be adopted in June 2010.

The Development Plan plays a major role in providing the land use context for the Council's Outdoor Access Strategy and will measure progress using the following indicators.

Maintained Access Routes

There is a network of 172 km of maintained routes which includes the local path networks developed around many of the area's communities (e.g. Denny, Tamfourhill, Stenhousemuir, Airth, Dunmore, Skinflats, Maddiston, Westquarter, California and Bo'ness). There are also good networks around key visitor attractions such as Callendar House, Park and Woods, Bo'ness and Kinneil Railway, Bo'ness waterfront, Antonine Wall, Falkirk Wheel and Roughcastle. A good network of linkages between communities has also been established. Routes along the Union and Forth & Clyde Canals, the Rivers Carron and Avon, the Forth Estuary, old railway lines and quiet country roads, currently form the main spines of these linkages.

Upgraded routes

2005/2006: 7 km of route were upgraded, including Airth Mains, River Avon Heritage Trail, Tryst and Summerford.

2006/2007: 11.25 km of paths improved including Roughcastle Community Wood and Bo'ness.

2007/2008: 23.6km path improvements including routes in Bo'ness, Maddiston, Hallglen, Denny and South Falkirk Environmental Action Plan path network.

In 2008/2009, a further 8.5km with works undertaken on the following paths:

Torwood to Denny drainage works, 1km

Lionthorn Link path, "Laughin-Greetin" Bridge, 200m

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Works by Scottish Wildlife Trust on behalf of Falkirk Council:

Johnson's Park, Fankerton, 500m

Carron Dams, 750m

Works by Central Scotland Forest Trust on behalf of Falkirk Council:

Hallglen Haven, 330m

California Right of Way, 150m

River Avon Heritage Trail upgrade, 1km

Bellsrigg Community Woodland, 3km

Signed routes

153 km of signed routes are recorded in Falkirk Council's Countryside Access Management System. However, Falkirk Council Ranger Service is currently undertaking an audit of all proposed core paths with a view to these all being signed (a total network of some 390km) during 2010-2011.

Access Improvements in the 2009-2010 programme:

The number of paths to be upgraded as part of the 2009-2010 programme total 17 km. These are as follows:

Upgrades by Central Scotland Forest Trust (on behalf of Falkirk Council):	
Denny Safe Routes to School project	1300m
Howburn Path, Larbert/Stenhousemuir	750m
Shieldhill to Westquarter Burn	110m
Standrigg Bridleway (Burnside Community Woodland)	800m
Access improvements by Falkirk Council:	
Binniehill path works	1000m
Callendar Estate Projects (part funded by Falkirk Council)	
BeSpoke Project path works	13,000m
TOTAL	17 km

Access Improvements in the 2010-2011 programme:

The following path improvement projects have been identified for delivery as part of the 2010-2011 access improvement programme, much of which will be delivered in partnership with Central Scotland Forest Trust:

- Casselbrae to Beancross path
- Carron Loop Path
- Denny Safe Routes to School phase 2
- East Lionthorn Community Woodland
- Kinneil Woods
- Banknock phase 2

A - Environmental Quality

8. Type, location and consents of mineral workings

The Structure Plan Report of Survey listed a number of sites where minerals were being worked. The updated position for 2009 regarding these sites is as follows:

Site/Mineral Type	Current situation
Deep-mined Coal	None
Coal bed Methane	
Sites near Letham	Gas from coal seams is collected and used to generate electricity. A number of consents have been granted for coal bed methane production, exploration and development around Letham. Testing only at present.
Opencast Coal	
Bankrigg, Avonbridge	Site complete.
Greenhill, Avonbridge	Consents F/2001/0252, 06/1215/VRC - not yet in operation.
Aggregates - Sand and Gravel	
Hillhouse Farm, by Hills of Dunipace	Site west of M876 motorway near J1 - application granted in 1999 - restoration includes infilling with inert waste, nearing completion.
Hard Rock	
Boards Quarry, Dunipace	Long established workings - application F/2003/0493 to extend existing working to west. Extension started but not being actively worked at present.
Northfield Quarry, Dunipace	Long established workings - certificate of lawfulness granted in 1998.
Cowdenhill Quarry, by Banknock	Quarry reopened for production after period of inactivity since 1953.
Peat	
Letham Moss, by Airth	Site has certificate of lawful use F/99/0125 granted in Nov. 1999.
Fireclay	
No individual workings - produced as part of open cast coal working	Bankrigg, Avonbridge (see above).

Source: *Falkirk Council Planning and Environment Unit*

The Council does not collect any data on an ongoing basis on the output of active mineral working sites.

9. Biodiversity of sites, positive change in landscape (in context of mineral site restoration and aftercare)

This indicator was introduced in 2006. There are no changes to report for this period.

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10. Level of recycling activity/waste arising

This indicator has been tracked since 1997 and over the early period Municipal Solid Waste (MSW) recycling rates (which includes composting) were relatively static. However in 2004-5 there was a sharp rise in recycling following the Council's investment in new services (such as the 3 bin collection from households) and by 2005-6, the recycling rate had reached 30%. The Council has continued to introduce new services (including kerbside recycling services, expansion of recycling centres, expansion of recycling points and continued emphasis on general waste prevention measures e.g. home composting). This allows for continued progress in the achievement of recycling targets, which have now seen the recycling rate reach 40% for 2008-9. This has exceeded the Scottish Government's national target of 40% for the recycling of MSW by 2010.

MSW arisings are monitored by Falkirk Council and data on these is improving as a result of new monitoring arrangements required by SEPA. Since 2008, as is the case with most councils, Falkirk Council has seen a slight decrease in waste arisings from a high of 115,000 tonnes in 2005/06 to the current total of 95,000 tonnes for 2008/09. This is ahead of the Scottish Governments zero waste growth target for 2010.

Non-MSW arisings, for example construction waste, are not monitored and so it is not possible to identify trends in this area, although SEPA is investigating ways to undertake monitoring. This type of waste is estimated to be around 3 times the amount of MSW arisings.

11. Identified active landfill capacity

The Scottish Government's Zero Waste policy aims to stop the growth of MSW by 2010 and to reduce the amount of MSW going to landfill to 5% in 2025. The Government has also put a limit of 25% on the amount of waste used for energy from waste schemes (such as incineration).

In line with the Forth Valley Waste Plan and the Zero Waste policy the Council is committed to reducing substantially the amount of waste which is disposed of by landfill, although Forth Valley MSW equates to only 23% of the waste landfilled in the Forth Valley annually. Currently the waste Falkirk Council collects is largely disposed of as landfill at the Shanks Avondale site. This site is the largest in the Forth Valley area and has capacity to remain operational until at least 2020. Additional land is safeguarded for the site's expansion to deal with landfill waste beyond 2020 and a planning application would be required for this development.

An application to extend the site to ensure an additional 10 year supply of landfill capacity in accordance with the Area Waste Plan has been made and the Council is minded to grant subject to a Section 75 planning agreement being concluded. If the extension is insufficient to deliver the 10 year supply of landfill capacity required, additional capacity will require to be identified.

A - Environmental Quality

12. Renewable energy generation

A 2003 study into the potential for renewable energy, concluded that the Falkirk Council area is not suitable generally for large scale renewable energy projects. The key locational constraints of settlements, protected habitats and landscape areas, and aviation safeguarded zones were the limiting factors on exploitation of renewable energy resources.

Interest in renewable energy continues to gain momentum as a result of Scottish Government planning policy, the Government's renewable energy targets and moves towards greater energy efficiency. The number of planning consents for renewable projects rose considerably in 2008/2009, the largest schemes being a 2 MW single turbine on the Asda Distribution site at Langlees, Falkirk and an enclosed biogas combined heat and power unit at West Carron Landfill site. The other six consents have been for domestic sized wind turbines on farms.

The new feed-in tariff for small-scale renewables including wind, solar and hydro was introduced in April 2010 and will increase the financial viability of a number of projects. It is anticipated that this will result in a marked increase in the number small-scale projects coming forward over the next year.



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13. Air quality monitoring data

As part of the Local Air Quality Management process all Councils are required to review and assess air quality for seven pollutants in their area.

An Air Quality Management Area (AQMA) was declared in November 2005 covering most of Grangemouth for a potential breach of the 15-minute sulphur dioxide objective. The monitoring data collected since declaration has confirmed that a breach of the objective is occurring. The hourly and daily sulphur dioxide objectives continue to be met.

The Council supplies data to Ineos and SEPA whenever an exceedance occurs. In addition, the Council hosts a working group that involves those organisations along with the Scottish Government and Forth Valley Health Board. A copy of the Action Plan relating to this AQMA is available on the Air Quality Archive (www.airquality.co.uk) and the Council's website.

Ineos are installing tail gas treatment on sulphur recovery units at the refinery in Grangemouth. This work will be done in two stages, with a completion date of June 2013. With this tail gas treatment in place, it is anticipated that the number of 15-minute exceedances will be reduced such that the objective will be met.

More recently the Council has declared three further AQMAs, two in Falkirk Town centre, and one in Banknock and Haggs. In the town centre, one AQMA is for a breach of the annual nitrogen dioxide objective and one for a potential breach of the hourly nitrogen dioxide objective; in Haggs, it is for a breach of the annual nitrogen dioxide objective. In all cases road traffic is the offending source of the loss of air quality.

The next stage will be to produce Further Assessment reports for each, and the town centre one will also consider PM10 (particle size) concentrations there. These will be followed by Action Plans.

More recently the Council has declared further AQMAs in Banknock and Haggs for a breach of the annual nitrogen dioxide objective. The next stage will be to produce a Further Assessment and Action Plan for this AQMA.

The Council has an extensive monitoring network covering over 100 sites. The following changes have been made to the monitoring network in 2009:

- In April the monitor at the Grangemouth Inchyra Park site was upgraded.
- In June 2009 the nitrogen dioxide analyser at the Grangemouth Moray site entered the UK Automatic and Urban Rural Network.
- A monitor at West Bridge St, Falkirk, was installed in September 2009.
- A monitor was installed at Coneypark Place, Banknock, in October 2009.

Planned changes to the monitoring network in 2010:

- Nitrogen oxide analyser at Grahams Road, Falkirk,
- Relocation of analyser currently located at Abbotsford House, Falkirk.

The objectives for carbon monoxide, lead, benzene and 1,3 butadiene continue to be met in the Falkirk Council area.

A - Environmental Quality

14. Water quality monitoring data

There are over 220 km of rivers, streams and ditches with flowing water in the Falkirk Council area,

In collaboration with SEPA, Falkirk Council is committed to regular monitoring of local rivers and reporting on their quality. Figures are available for 7 years (2000 to 2006) and using the five national quality classifications, show that almost 85% of watercourses were in the 'fair', 'good', or 'excellent' quality classes during this period. This represents an improvement of approximately 10% since 2000.

Since 2007, the classification system has changed due to the introduction of the Water Framework Directive (WFD). This means that data before and after cannot be compared. The new system requires the development of new monitoring and classification systems and is based on an Ecological Classification system.

SEPA identify 21 water bodies within the Council area which in 2008 were classed as follows:

Good Ecological Potential	4
Moderate Ecological Potential	3
Good	4
Moderate	4
Poor Ecological Potential	3
Poor	1

Two water bodies have not been classified.

For each water body, SEPA give general water body details status, complete 2008 classification information, future targets, pressures on water bodies and planned measures to improve water quality.

There were localised improvements to water courses during 2006 as a result of the closure of the Carrongrove Paper Mill at Denny and rebuilding of the Bonnybridge Sewerage Works.

It should be noted that some pollution within rivers could have originated upstream of Falkirk and is therefore out of the Council's control. The large concentrations of petrochemical industry in the area will also be expected to have a detrimental impact on water quality from time to time.



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15. Annual level of vacant and derelict land

The Council is required to monitor and record change in the amount of vacant and derelict land in its area and submit returns to the Scottish Government Statistician Group.

In terms of broad definitions, vacant land is classed as land within a defined settlement that is considered appropriate for development and has usually had prior development on it. Derelict land can be located within or outwith settlements and will normally require treatment to bring it back into beneficial use.

The figures for Falkirk Council for the last 7 years are shown below.

Year	Total vacant and derelict land (ha)	Vacant and derelict land brought back into use (ha)	New vacant and derelict land identified (ha)
2002	285	19	38
2003	261	25	1
2004	252	30	22
2005	209	43	6
2006	205	11	6
2007	145	65	17
2008	139	7.5	0.86
2009	137	4	0.65

Source: Falkirk Council Planning and Environment Unit

Rates tend to fluctuate due mainly to the size of sites which either come back into use or fall vacant/derelict and are classified as new sites, as well as occasional changes in the definition of vacant and derelict land. However, the year on year picture shows a steady decline in the total area of vacant and derelict land in the Council area and Falkirk has recorded a total decrease of 52% between 2002 and 2009, the second highest reduction in Scotland.

The greatest reduction in sites coming out of the Survey since monitoring of the development plan began was in 2007 and was due mainly to the commencement of house building on several large sites in Larbert and Stenhousemuir.



A - Environmental Quality

16. Area of contaminated land/land improved

As noted in previous Monitoring Reports, the Council is responsible under the Part IIA of the Environmental Protection Act 1990 for identifying and monitoring contaminated land, as well as having powers to issue remediation notices. The Council's Contaminated Land Team has an Inspection Strategy in terms of the Act and the latest position is:

- 1649 sites potentially contaminated (NB not all sites are actually contaminated but have a potential to be so on the basis of historic land uses);
- Within the 1649 sites, 340 identified as potentially high risk, 1107 identified as potentially medium risk and 202 as potentially low risk (risk to human health, surface water, ground water, ecological systems or property);
- 104 sites have undergone site and risk assessment, 60 in the high risk category - this encompasses both Council owned and privately owned sites;
- As part of on-going review process, the Council is currently investigating (Phase 1) several potentially high risk sites to ascertain whether Phase 2 intrusive works are necessary. During 2007 and 2008, over 240 site walkovers (initial Phase 1 work) were undertaken as part of the inspection process;
- The investigation work ascertains which of these sites are likely to come under the statutory definition of contaminated land. Clean up costs are then determined, and to date, two sites (Redding Park and Summerford Park at Camelon) have undergone full remediation works, with another site at Tamfourhill undergoing partial remediation works in 2007/2008.

It should be noted that the Contaminated Land Team is currently undergoing reprioritisation modelling utilising updated available in-house information and early indications would suggest that an additional 500 (approximate) sites have been identified as potentially contaminated. These additional sites will have to be assessed and identified as low, medium or high risk as part of the on-going inspection process.

It should also be noted that some sites which are potentially contaminated may be treated as part of a development proposal rather than as part of the Council's investigative programme.



Appendix - Monitoring Indicators

A - Environmental Quality

17. Number of Conservation Area Appraisals completed

Conservation Area Character Assessments continue to be undertaken in line with the Council's Built Heritage Strategy. These define the special qualities and architectural and historic interest, and form the basis for enhancement programmes.

New boundaries and Article 4 Directions restricting permitted development rights for Bo'ness and Airth Conservation Areas were approved in 2006 and 2008 respectively. A finalised appraisal and boundary change to Falkirk Town Centre Conservation Area was approved in January 2010 and finalised appraisals and boundary changes to Letham, Allandale and Muirhouses Conservation Areas in March. Consultation on the finalised Appraisals for Dunmore and Arnothill are ongoing in early 2010 and the final Character Appraisal for the Grange, Bo'ness is planned later in 2010.

The Airth Mercat Cross Conservation Area Enhancement Scheme, involving townscape improvements and refurbishment of the Mercat Cross, commenced in January 2010 and is due to be completed in April.

18. Listed buildings brought back into use/demolished

There were no new listings during 2009.

Works to refurbish flats at 191-199 Corbiehall (Category B) and to convert into offices, the former Red Lion Inn at Bankside (Category C(s)) were completed during 2009, and refurbishment works continue at 15-17 South Street Bo'ness (Category C(s)) and 73 Grahamsdyke Road, Bo'ness (Category B).

Planning and listed building consent was granted during 2009 for restoration and conversion into housing of the former St Mary's RC Church (Category B) and Liberal Club at Stewart Avenue, Bo'ness (Category C(s)).

The World Heritage Committee inscribed the Antonine Wall as part of the Roman Empire World Heritage Site in July 2008. It is the fifth site in Scotland to be placed on the World Heritage List. Draft Supplementary Guidance aimed at providing a robust framework for the protection and enhancement of the Wall is being prepared and this, together with the Strategic Environmental Assessment (SEA) Report, will be available for public consultation in summer 2010.

19. Countryside/Green Belt/Prime agricultural land lost to development

Over 35 planning applications involving countryside uses were approved during 2008/2009. These included a number of houses and farm steading conversions, facilities for equestrian use, holiday accommodation, agricultural buildings, a farm shop and café, waste transfer depot, and private gypsy traveller pitch.



Appendix - Monitoring Indicators

B - Sustaining Communities

B. SUSTAINING COMMUNITIES

20. Population and household numbers by settlement

Population change

The changes in the population of Falkirk Council area since 1997 are shown below:

Year	Population	Increase over previous year
1997	143,340	
1998	143,880	+ 540
1999	144,570	+ 690
2000	144,650	+ 80
2001	145,270	+ 620
2002	145,560	+ 290
2003	145,920	+ 360
2004	147,460	+ 1540
2005	149,150	+ 1690
2006	149,680	+ 530
2007	150,720	+ 1,040
2008	151,570	+ 850
2009	152,480	+ 910

Source: GROS, Crown copyright

For this Monitoring Report, the latest population estimate (mid-year 2009) is 152,480. This continues the rising trend reported in earlier monitoring reports. Over the Structure Plan period (base 1997), the population of the Council area has been increasing by approximately 760 per annum.

In the 1990s, forecasts suggested that the population would decline over the period of the Structure Plan unless steps were taken to encourage in-migration. The Structure Plan therefore set a target for a population of the Council area of 146,000 by 2020, in support of a strategy of growth. This target was based on a projected in-migration of 165 persons per year over the period to 2020.

This in-migration assumption proved too conservative and the most recent population estimates show a much higher level of net in-migration than this (as much as +1,511 for 2004-2005). These gains in net migration have been the major contribution to the original Structure Plan target population having already been considerably exceeded. In the light of this, the Council approved an Alteration to the Structure Plan in March 2005 which set a revised population target for 2020 of 152,000, using an assumed in-migration of 500 per annum.

B - Sustaining Communities

The population figure for 2009 already exceeds the target figure for 2020. While this is largely due to rather higher levels of net in-migration in some years than was predicted, it is also partly due to an increase in the birth rate. With in-migration and the higher recent birth rate continuing at the current rate, a new population target will be set through the new Local Development Plan process. The situation will continue to be monitored closely.

The population levels since 2001 for each of the Local Plan settlement areas are shown below:

Local Plan area	2001 census	2008 mid-year estimate	Change (no.)	Change (%)
Banknock & Bonnybridge	10,584	12,437	1,853	+ 17.5
Bo'ness	14,037	14,458	421	+ 3.0
Denny	13,173	13,575	402	+ 3.1
Falkirk	35,979	37,659	1,680	+ 4.7
Grangemouth	17,906	16,827	- 1,079	- 6.0
Larbert/Stenhousemuir	22,421	23,577	1,156	+ 5.2
Polmont	20,002	21,530	1,528	+ 7.6
Rural North	2,422	2,824	402	+ 16.6
Rural South	8,667	8,683	16	+ 0.2

Source: *Falkirk Council Research and Information Unit*

The 2008 figures were calculated using information from the GROS small area population estimates for datazones. The table shows that, while all Local Plan areas have seen an increase in population, except Grangemouth, the rates of change vary considerably, generally reflecting the degree of development activity in the last few years. It is likely that settlement population change in the coming period will further emphasise the recent trend of growth outside the traditional popular areas of Falkirk, Polmont and Larbert/Stenhousemuir, a trend which indicates that the Development Plan's strategy of dispersing growth is bearing fruit.



Appendix - Monitoring Indicators

B - Sustaining Communities

Households

The number of households and houses in the area for the years 1997 to 2009 are shown in the following table:

Year	Housing stock	Increase over previous year	Households	Increase over previous year
1997	61,870		60,100	
1998	62,735	+ 865	60,800	+ 700
1999	63,313	+ 578	61,300	+ 500
2000	63,862	+ 549	61,840	+ 540
2001	64,625	+ 763	62,740	+ 900
2002	65,433	+ 808	63,570	+ 830
2003	66,478	+ 1,045	64,394	+ 824
2004	67,444	+ 966	65,391	+ 997
2005	68,295	+ 851	65,879	+ 488
2006	68,911	+ 616	66,651	+ 772
2007	69,543	+ 632	67,379	+ 738
2008	70,040	+ 497	67,808	+ 429
2009	70,533	+ 493	n/a	n/a

Source: *Housing stock - number of properties on the Council Tax Register in September each year.*

<http://www.scotland.gov.uk/Resource/Doc/1035/0090738.xls>

Households - <http://www.gro-scotland.gov.uk/files2/stats/household-estimates/he-08/he-08-table1.xls>

Note that the difference between the number of houses and the number of households is largely due to vacant housing stock. The actual number of households in 2008 is higher than that projected in both the original Structure Plan - 66,107 on a 1997 base, and in the 2007 Structure Plan - 66,883 on a 2001 base. This is due to the number of house completions in several recent years being above previous levels and higher than the average predicted in the Plan. It will be important to continue to monitor these demographic trends.



B - Sustaining Communities

21. Housing completions by settlement and brownfield/greenfield split

House building levels from 2001-2006 were above the average seen in previous periods, but the recent recession has reduced house building levels considerably to under half the level of the early 2000's. The following table shows the latest available figures for the Council area as a whole.

Year	Total	Sites of 4 +	Small sites
1997/98	856	824	32
1998/99	554	524	30
1999/2000	628	611	17
2000/01	526	511	15
2001/02	899	878	21
2002/03	995	972	23
2003/04	1014	992	22
2004/05	945	921	24
2005/06	870	852	18
2006/07	719	712	7
2007/08	436	429	7
2008/09	426	417	9
Totals	8,868	8,643	225

Source: *Falkirk Council Research and Information Unit*

Completions peaked with totals of 1,014 in 2003/04 and 995 in 2002/3, which was unprecedented in recent years, but in 2004/5 and 2005/06 completions fell back to 945 and 870, fell even further to 634 in 2006/07 and 436 in 2007/08, and to the lowest level since 1988/89 in 2008/09. However, the average completion rate for the Structure Plan period 1997-2009 has been 739. This can be compared with the average number of completions of 500 per year in the 1980s, which increased to about 600 per year in the early 1990's. The recent severe downturn in the housing market affected the number of completions in 2007/08 and 2008/09. It remains to be seen how long this down turn will continue.

The vast majority of new development is on large sites of four or more houses. Small sites are more prevalent in the rural areas.

The total requirement for new housing in the 2007 Structure Plan is around 13,800 between 2001 and 2020. To 2009, 6,304 have been built. Current build rates will need to be increased if the target is to be met by the end of the Structure Plan period so this trend will continue to be closely monitored.

Appendix - Monitoring Indicators

B - Sustaining Communities

The distribution of new house building varies widely across the Council area as shown in the table below.

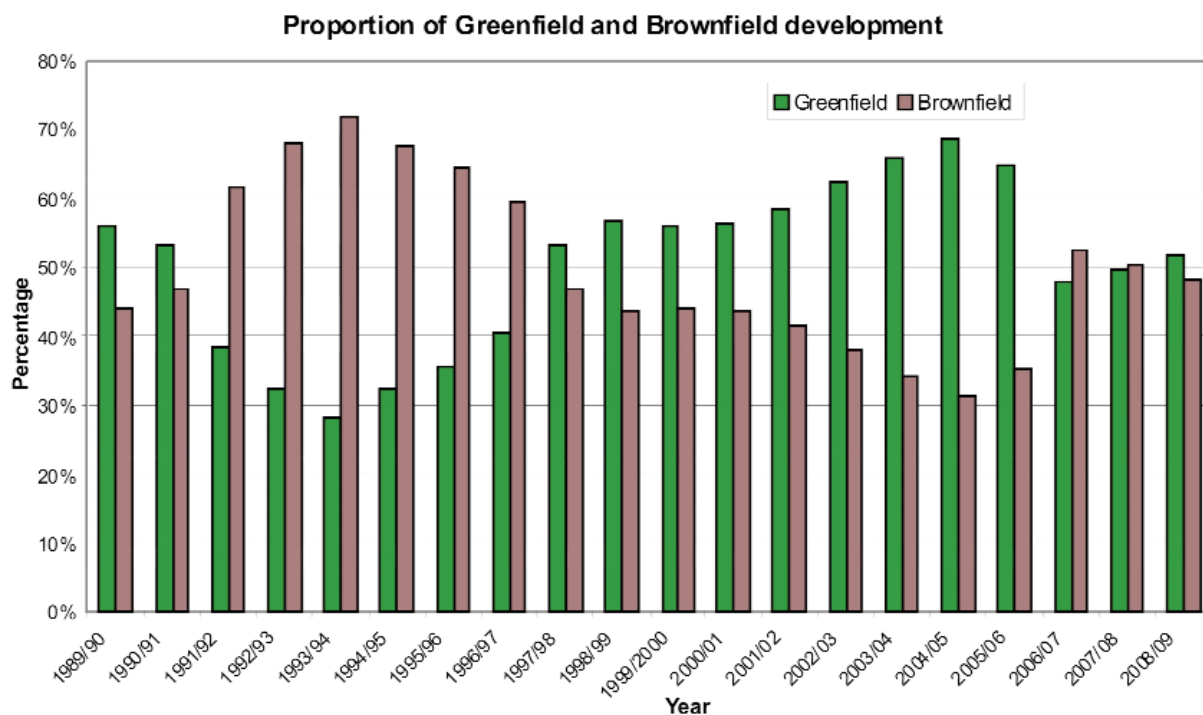
House completions by Settlement Area 2001-2009									
Area	2001-2	2002-3	2003-4	2004-5	2005-6	2006-7	2007-8	2008-9	Totals
Bo'ness	82	175	111	44	32	58	17	65	584
Bonnybridge/Banknock	113	169	149	151	52	143	63	39	879
Denny	30	115	132	135	150	44	21	21	648
Falkirk	177	189	227	312	320	272	72	76	1,645
Grangemouth	48	16	27	8	0	0	1	2	102
Larbert/Stenhousemuir	176	149	165	64	144	138	179	150	1,165
Polmont	181	116	139	157	139	55	70	65	922
Rural N	64	51	57	67	24	1	0	0	264
Rural S	28	15	7	7	9	8	13	8	95

Source: Falkirk Council Research and Information Unit

These figures confirm the trend, already identified above for population, of a more even spread of the volume of activity between areas such as Denny and Bonnybridge/Banknock and the historically high activity areas of Larbert/Stenhousemuir and Polmont.

Greenfield/Brownfield share:

The relative proportions of new housing built on greenfield and brownfield land for Falkirk Council as a whole since 1989-90 is shown below.



Source: Falkirk Council Research and Information Unit

B - Sustaining Communities

In 2008/9 the proportion of housing development on brownfield sites showed a slight decrease over the previous year to just under 50% while the proportion of new build on brownfield sites exceeded 50% for the first time since 1997/98 in 2006/07 and 2007/08. Across the Council area as a whole an average of 41.1% of housebuilding has been on brownfield sites since 1997-8. In the early 1990s, the percentage of brownfield site development varied between 59% and 71%, but from 1997 until 2006/07 the proportion of new build on greenfield sites was higher.

This turnaround in the type of site being developed was due to the historic legacy of brownfield sites available in the 1980s being largely redeveloped in the early to mid 1990s. The recent increase in the percentage of brownfield sites is partly due to the major redevelopment of the former foundry sites in Larbert and the Redding Park development on the former Nobel site in Reddingmuirhead. The relative proportions of greenfield/brownfield development reflects the mix of major development sites under construction at any one time.

Within these overall figures there is considerable variation in the proportion of development on greenfield and brownfield sites in each settlement area, from 97.8% brownfield in the Grangemouth area to only 9.3% in the Rural North area, as shown below.

Area	Total	Total units 1997-2009			
		Greenfield		Brownfield	
		No.	%	No.	%
Banknock & Bonnybridge	1,191	995	83.5%	196	16.5%
Bo'ness	687	460	67.0%	227	33.0%
Denny	816	542	66.4%	274	33.6%
Falkirk	2,239	836	37.3%	1,403	62.7%
Grangemouth	228	5	2.2%	223	97.8%
Larbert & Stenhousemuir	1,717	774	45.1%	943	54.9%
Polmont	1,462	1,165	79.7%	297	20.3%
Rural North	354	321	90.7%	33	9.3%
Rural South	174	121	69.5%	53	30.5%
Total	8,868	5,219	58.9%	3,649	41.1%

Source: Falkirk Council Research and Information Unit

Appendix - Monitoring Indicators

B - Sustaining Communities

22. Housing land supply

The housing land supply for the area for each year since 1997-98 has been as follows:

Housing Land Supply 1997-2009			No. of units
Year	Effective	Non-Effective	Total
1997 - 1998	3356	3026	6382
1998 - 1999	3604	2945	6549
1999 - 2000	3584	2851	6435
2000 - 2001	3560	3176	6736
2001 - 2002	4067	3104	7171
2002 - 2003	4153	2749	6902
2003 - 2004	3949	2270	6219
2004 - 2005	3882	2109	5991
2005 - 2006	2994	2642	5636
2006 - 2007	3051	2890	5941
2007 - 2008	3326	2420	5746
2008 - 2009	2560	3074	5634

Source: *Falkirk Council Research and Information Unit*

This table reflects the slowdown in the housebuilding market which continues to influence site starts and completions. The effective supply for 2009/10 is expected to be similar to 2008/09.

23. Outputs of affordable and special needs housing

The yearly output of affordable houses built since 2000 in the Falkirk Council area is as follows (this includes a number of special needs houses):

2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	Total
29	106	113	16	15	26	73	8	38	424

Source: *Falkirk Council Corporate & Neighbourhood Services*

Although the majority of the 424 houses have been built by Housing Associations, a number were delivered as low cost home ownership units by the private sector either through grant funding or as a requirement of section 75 agreements. These houses have been sold at a discounted price giving local people first choice but do not necessarily provide a future supply of affordable housing.

B - Sustaining Communities

Despite the downturn in the economy and, in particular, the impact on the house building industry, availability and cost of land for Registered Social Landlords can still be a major barrier to delivering affordable units. However, selective demolition and disposal of unsustainable Council stock has been carried out over the past four years to free up brownfield sites which will increase the delivery of mixed tenure affordable units. These include the completion of 32 units at Lomond Drive, Langlees - 17 for rent, 5 shared equity and 10 shared ownership homes. A further development at Wood Street, Grangemouth began on site in September 2008 and will deliver 73 units of which 46 will be for rent, 11 for shared equity and 16 for shared ownership. Demolition at Craigleith Road, Grangemouth is complete and 32 social rented new units are currently under construction and due to be complete by August 2010. Demolition of flats at Chisholm Place, Grangemouth is complete and the site will form part of the Council's new build programme. Demolition is complete to part of the sandstone flats at Carron Road/Millflats Street/Haugh Gardens and this cleared site will also form part of the Council's new build programme.

At the end of 2009, there were, in total, 168 new affordable units under construction with completion dates beyond 2009/2010. These were:-

- Wood Street, Grangemouth -
73 mixed tenure units with an estimated completion - July 2010
- Craigleith Road, Grangemouth -
32 social rented units with an estimated completion - August 2010
- Torwoodlea, Larbert -
43 social rented units with an estimated completion - April 2010
- Thorndene Terrace, Slamannan -
20 social rented units with an estimated completion August 2010

7 new Council houses at Hillary Road, Stenhousemuir, The Vennel, Denny and Church Place, Falkirk were completed during 2008/09. The potential for a further 70 new Council units were under consideration at:

- Carse Crescent, Laurieston - estimated capacity 4 dwellings.
- Sawyers Avenue, Denny - estimated capacity 8 dwellings.
- Chisholm Place, Grangemouth, - estimated site capacity 12 dwellings.
- Carron Road, Falkirk, - estimated site capacity 14 dwellings.
- Chequers, Hallglen - estimated site capacity 12 dwellings.
- Shiel Gardens, Langlees - estimated site capacity 20 dwellings.

In addition, the Falkirk Council Local Plan Finalised Draft (Deposit Version) April 2007 includes a policy requiring new housing sites of 100 units and over to provide for 15% of the total number of units as affordable or special needs housing. This increases to 25% on sites of 60 units and over in Larbert/Stenhousemuir, the Polmont area and Rural North, where there is an identified shortfall.

Appendix - Monitoring Indicators

B - Sustaining Communities

24. Quantity and quality of open space/play facilities in settlements

This indicator was introduced in 2006 and represents parks and open spaces containing play provision maintained by Falkirk Council. The existing tiered classification system for parks has changed since the last Monitoring Report, and parks are now classed as Strategic, Area, Core and Local as defined in the Parks Development Plan.

Strategic Parks - Callendar Park and Kinneil Estate (2)

Area Parks - Muiravonside Country Park and Bantaskine Estate (2)

Core Parks - Douglas, Herbertshire Castle, Duncan Stewart, Dollar, Zetland, Gray Buchanan and Crownest Parks (7)

Local Parks - as listed below. (97) This list contains the remainder of local parks and other public open space areas which include play provision. It is not an exhaustive list of local parks, but local parks which currently contain play provision. For the remainder of the sites refer to the Dunlop Report (inventory less tiers 1,2,3 above).

Anderson Park	Bonnybridge	
Avonbridge Public Park	Avonbridge	
Blackness Park	Blackness	
Broomhill Park	High Bonnybridge	List name Loch Park
Burnside Park	Carronshore	
Blinkbonnie Park	Slamannan	
Camelon Public Park	Camelon	
California Public Park	California	
Calder Park	Bo'ness	
Coney Park	Coney Park by Banknock	
Dawson Park	Bainsford	
Dunmore	Dunmore	
Easter Carmuir's Park	West Camelon	
Findlay Russell Park	Larbert	
Gairdoch Park	Carronshore	
Glebe Park	Denny	
Hollandbush Park	Banknock	
King George V Park	Redding	
Letham Park	Letham	
Laurie Park	Brightons	
Laurieston Public Park	Laurieston	
Princes Park	Bantaskine	
Rannoch Park	Grangemouth	
Stewartfield Park	Larbert	
Skinflats Park	Skinflats	
Maddiston Public Park	Maddiston	List name Valley Park
Standburn Park	Standburn	
Victoria Park	Falkirk	
Victoria Park	Bo'ness	
Whitecross Public Park	Whitecross	
Wilderness Park	Airth	

Total 97

The inventory for total number of play sites is 130. This includes playparks within the above formalised parks listing as well as other public open space sites e.g. in housing estates.

B - Sustaining Communities

Open Space Strategy

In 2007, the Council commenced preparation of an Open Space Strategy, the need for which is set out in national planning policy guidance.

A Consultative Draft Open Space strategy was produced in 2008 and a public consultation exercise carried out in 2009. The vision of the Strategy is to secure long-term improvement to the quality of Falkirk's open spaces. The Consultative Draft sets out standards for providing open space, measuring the quantity, quality and accessibility of open spaces and how best to target investment to ensure that the distribution of open space meets the needs of people and communities throughout the Council area. The Strategy recently received Council approval and will be a material consideration in the determination of planning applications.

The following table shows the results of the quantitative assessment of open space undertaken as part of the consultant's research. It is expressed in hectares per 1000 people across communities within the Council area.

Locality	Open Space (Ha)	Population (2004)	Hectares per 1000 people
Bo'ness	231	14,457	16.0
Bonnybridge/Banknock	53	11,597	4.6
Denny & Dunipace	140	13,659	10.2
Falkirk	375	36,563	10.3
Grangemouth	347	17,463	19.9
Larbert/Stenhousemuir	211	22,945	9.2
Polmont	236	20,689	11.4
Airth	6.46	1716	3.76
Allandale	1.98	274	7.23
Avonbridge	3.60	613	5.87
Blackness	0.15	131	1.45
California	1.32	686	1.92
Dunmore	0.51	68	7.50
Greenhill	0.15	50	3
Letham	0.79	209	3.78
Limerigg	1.87	206	9.08
Muirhouses	0.33	226	1.46
Shieldhill	3.02	2475	1.22
Skinflats	2.82	338	8.34
Slamannan	16.45	1357	12.12
South Alloa	0.58	112	5.18
Standburn	1.61	146	11.03
The Loan	0.03	35	0.86
Torwood	1.12	226	4.96
Whitecross	1.19	797	1.49

Source: *Falkirk Open Space Strategy: A Vision for the Future 2007 – 2012: Second Draft*

On average, towns have 11.16 ha of existing public space per 1,000 people with only Bonnybridge and Banknock falling much below this average. The villages have on average, 5.1 ha of public space per 1,000.

The findings so far reveal that the Falkirk area is generally well served by a wide range of types of open space although there are qualitative issues that require to be addressed.

Appendix - Monitoring Indicators

B - Sustaining Communities

25. Loss of open space

This indicator was introduced in 2006. During this period, an area of 2.6 ha of open space was granted planning consent for housing in Stenhousemuir. Every year there are a number of planning consents to extend garden ground into minor areas of open space which are not considered to be of value and which are frequently difficult to maintain.

The monitoring of loss of open space should become easier when the above noted Open Space Strategy is complete.



26. School rolls/capacity

A key consideration in the delivery of a sustainable growth strategy for the Falkirk Council area is the capacity of the Council's schools. While there is adequate capacity in the Council area as a whole to provide places for every pupil, this Council-wide picture masks important constraints and pressure in certain locations which have to be taken into account in considering areas for new development. The unprecedented levels of house building and population growth have exceeded all expectations and inevitably placed pressures on schools. The situation is monitored closely by the Schools and New Housing Liaison Group, which was set up in July 1999 in order to increase the liaison between Development Services and Education Services, particularly with regard to the impact of new housing development on schools.

Details of the capacity and roll projections for each school can be obtained from the Liaison Group but, for the purposes of this Monitoring Report, it is intended to reflect the main issues highlighted by the Liaison Group in its 2009 school planning exercise and some recent developments.

- Both Larbert and Braes High Schools are experiencing steadily increasing rolls, creating accommodation pressure in a number of areas. The rolls at both schools are anticipated to continue increasing for the foreseeable future due to recent, ongoing and planned growth of new housing. Measures have been put in place to address this in the short term, and a strategic review of secondary capacity is underway to identify a long-term solution to this problem.
- St Mungo's High is experiencing a rapidly increasing roll that has required a late addition of 200 pupils to the capacity of the new school which opened in 2009. Even with its increased capacity, the new school is expected to be under pressure if present trends continue. This is also within the scope of the strategic review currently underway.
- Rising rolls and large-scale new housing commitments are projected to put pressure on the capacity of Denny High School in the long-term.
- A major extension recently opened at Larbert Village Primary School and another is planned at Westquarter Primary School to increase capacity to accommodate rising rolls as a result of new housing.
- A new 2-stream replacement primary school will be needed in Whitecross to cater for up to 1500 new houses that are allocated to the Special Initiative for Residential-led Regeneration (SIRR) at Whitecross. This will be funded by developer contributions.
- The pressure on St Andrew's and St Francis Xavier's RC Primary Schools in Falkirk, which are both full with rising rolls, will reduce significantly with the addition of a new single stream RC Primary in the Larbert/Stenhousemuir area planned for 2012. In the interim, temporary measures will be required to deal with these pressures, and modular classrooms were recently installed at St Francis Xavier's to meet demand from the growing intake at the school.
- Temporary modular accommodation has recently been installed at St Josephs RC and Antonine Primary schools in Bonnybridge to manage rising rolls.

Appendix - Monitoring Indicators

C - Economic Prosperity

C. ECONOMIC PROSPERITY

27. Overall number of jobs in Council area

The number of jobs in the area for the years 1997 to 2008 are shown below:

Year	Employment
1997	51,100
1998	56,500
1999	52,700
2000	54,000
2001	57,400
2002	56,400
2003	56,200
2004	58,700
2005	58,800
2006	58,100
2007	59,100
2008	59,400

Source: *Annual Business Inquiry Employee Analysis, NOMIS (Crown copyright)*

Because these figures are based on a sample survey, year on year comparisons should be treated with caution. Clearly they are also influenced by factors in the national economy. While the general trend shows a continuing increase in local jobs, the recent economic downturn is however, likely to have affected the current numbers in employment for which no figures are yet available, and is likely to continue to do so for a number of years.

28. Unemployment rate

Unemployment rates between 1997 and 2009 are shown in the following table:

Year	Males		Females		Total	
	No	%	No	%	No	%
1997	3,128	6.7%	979	2.2%	4,107	4.6%
1998	3,089	6.6%	924	2.1%	4,013	4.4%
1999	3,078	6.6%	980	2.2%	4,058	4.5%
2000	2,591	5.5%	939	2.1%	3,530	3.9%
2001	2,333	5.0%	695	1.6%	3,028	3.3%
2002	2,508	5.4%	716	1.6%	3,224	3.6%
2003	2,309	5.0%	702	1.6%	3,011	3.3%
2004	2,064	4.4%	640	1.4%	2,704	2.9%
2005	1,848	3.9%	604	1.3%	2,452	2.6%
2006	1,896	4.0%	608	1.3%	2,504	2.7%
2007	1,584	3.3%	584	1.3%	2,168	2.3%
2008	1,516	3.1%	538	1.2%	2,054	2.2%
2009	3,131	6.4%	979	2.1%	4,110	4.4%

Source: *NOMIS, Crown Copyright – data at June each year*

C - Economic Prosperity

The June claimant count figures for 2009 show a substantial increase in unemployment, to its highest level since 1997 contrary to the general trend over the rest of the period which showed a decrease in unemployment. In fact, unemployment fell below 2,000 for a few months during 2007/08.

This increase is entirely due to the impact locally of the current economic recession. However, the figures appear to have stabilised in the last few months.

Compared to Scotland as a whole, for June 2009 Falkirk Council area was ranked 10th highest out of the 32 Council areas, which compares to 15th highest in 2007 and to 16th highest in 1997. This represents a considerable deterioration in our relative position. Also the unemployment rate locally is now above the Scottish average while for several years it was below the Scottish and UK. In February 2010, the number of 16 to 24 year olds within Falkirk Council who are in receipt of job seekers allowance was 1,395. This amounts to 8.5% of the 16 to 24 population. The Falkirk figure is higher than the Scottish average of 7.2%.



29. Economic Outputs for the Strategic Development Opportunities and Key Canal Corridor Development Opportunities

Strategic Development Opportunities

Progress in each Strategic Development Opportunity in the last year is as follows:

Falkirk Town Centre

See section 31 below.

Grangemouth

The chemical, petrochemical and port related activities in Grangemouth are of major economic importance in both a national and local context and this has been recognised in national policy statements on planning and the economy.

The chemical industry is dominated by KemFine who acquired their present site in 2005. As part of a programme to stimulate growth and attract new business, KemFine, in partnership with Scottish Enterprise, has created an integrated specialist industrial park for chemical, technology and manufacturing companies at Earls Gate. The 30 acre site, which was opened in October 2007, provides accommodation for up to 20 businesses in the Grangemouth area. Ineos (which has taken over most of the former operations of BP) have plans to create the largest bio diesel production plant in Europe and a bio ethanol plant on their site. However, this project is now on hold due to the recession.

The Port of Grangemouth is Scotland's largest port, being a main logistics hub for the movement of cargo in and out of Scotland. The focus remains on developing the Grangemouth area as a distribution hub and this has been recognised as one of the key infrastructure projects within NPF2. There are future plans to develop a large area of the port as a distribution park.

The port has continued to invest in its facilities with a new dedicated drivers' reception and camera inspection facility being completed at the container terminal and new plant and equipment being purchased for the handling of all general cargo, increasing overall efficiency and competitiveness.

The port is actively pursuing the development of a biomass renewable energy plant, capitalising on the port location for the importation of feed stock and the potential to provide sustainable green energy and heat to a number of local industrial companies.

NPF2 also notes future plans for direct rail freight services to Continental Europe from Grangemouth and the requirement for improvements to strategic rail and road infrastructure to allow the area to achieve its full potential as an intermodal freight hub and this is being pursued jointly with the Council and other partners. Scottish Enterprise propose to create an 'Investment Zone' in Grangemouth.

Middlefield/Westfield "Falkirk Gateway"

Outline consent for one of Scotland's largest mixed use developments on land at Middlefield and Westfield,(the" Falkirk Gateway") is still to be issued. The developers, Macdonald Estates with their partners RBS, propose to create 50,000 sq.m of business space, a 25,000 sq.m retail park, hotel and conference facilities and a commercial hub centred on a new marina for the Forth and Clyde Canal.

In the light of the prevailing economic climate and its adverse impacts on property and financial markets, there has been no further substantive progress on the Gateway, although discussions with the developers remain on-going. Whilst the Gateway masterplan proposals remain as before, implementation is likely to be deferred pending economic recovery.

Falkirk Community Stadium was opened in 2004 in Westfield. The anchor tenant is Falkirk Football Club, although there are several other tenants, including Falkirk Council, Community Services, Little Stars Nursery, Sportcentral and a restaurant operator. There are six five a side football pitches and a number of variable size function suites available for conferences, training, meetings and social functions, surrounded by a network of cycle paths and walkways. The Stadium, which has hosted Scottish youth football and rugby internationals, has recently been increased in size to accommodate 9005 spectators. Some space remains undeveloped and is available for further office or other uses.

North Larbert/Glenberrie

House building on the site of the former Bellsdyke Hospital continues as part of a wider development of 1700 dwellings, business/employment purposes and a community primary school on land at Bellsdyke and Hill of Kinnaird. The new Kinnaird Primary School was opened in 2008.

The building phase for the new Forth Valley Acute Hospital on the site of the former Royal Scottish National Hospital (RSNH) site is now substantially complete and the first phase of the development is expected to open in 2010.

The planning agreement attached to the outline planning permission for the hospital required the preparation of a masterplan for the residual estate at the former RSNH hospital comprising 130 hectares of parkland. A masterplan has been approved and makes provision for the development of a woodland park, enhanced biodiversity, a path network, the restoration and conversion of listed buildings, ancillary business opportunities, a flood prevention scheme and proposals for future estate management.

In addition to the remaining business/industrial sites at Central Business Park and the 13ha site at Glenberrie, a business park is proposed at Hill of Kinnaird, as part of the approved outline master plan for Bellsdyke/Hill of Kinnaird.

The Scottish Ministers have reached a decision on the M876 slip roads following a Local Public Inquiry in October 2008. The decision is to promote the current orders as published with the proviso that a service road for properties on the A9 Stirling Road be investigated by carrying out a feasibility study. The results of the feasibility study will not have a bearing on the Ministers' decision. A definite start date for the project as designed has yet to be decided.

Falkirk Canal Interchange

The Falkirk Wheel was completed and opened in 2002 and is now one of Scotland's highest profile visitor destinations, attracting over 3 million visitors between May 2003 and September 2007. This represents a monthly average of approximately 36,660. A nearby pub/restaurant development, 'The Wheelhouse', opened in late 2006, with indoor dining space for 250 people, adding to the range of facilities for visitors.

The Falkirk Wheel also acts as a prime location for a wide variety of events and activities and is also the base for a fleet of holiday hire boats.

In April 2009, The Waterways Trust Scotland, working in partnership with Falkirk Council, opened Action Outdoors - a new £1 million project on the Union Canal in Falkirk. The centre offers an extensive activity programme including canoeing, cycling, mountain biking, climbing, plus team building and Personal and Social Development programmes.

Substantial further opportunities exist for development at the Wheel. British Waterways continues to examine ways to enhance the visitor experience and the longer term future of the wider site is being considered as part of the proposals for the Tamfourhill site. Progress on this and other canal related leisure, business and housing opportunities is set out later on in this section.

Gilston, Polmont

The site occupies a strategic location adjacent to Junction 4 of the M9. The intention to grant outline planning consent on appeal was announced in March 2009 for a mixed use development comprising Classes 4, 5 and 6, car showroom, hotel, restaurant and neighbourhood centre. This is subject to drawing up a planning agreement. Consent on appeal was granted at the same time for the formation of a new access, a roundabout and dualling of a section of the A803. It is anticipated that the planning agreement to secure a travel plan framework, traffic regulation and closure orders and contributions for road improvements and public transport services, will be concluded during 2010. This will allow outline consent for the mixed use development to be issued.



Langlees/Bainsford

Regeneration of the former Alcan site at Langlees/Bainsford is progressing. The site is known as Abbotsford Business Park and the infrastructure contract, which includes roundabout, roads, utilities and landscaping is now complete. Asda have completed a 70,000 sq.ft tray wash facility on the site employing 75 people and because of the shortage of serviced industrial land for sale in the Falkirk/Grangemouth area, particularly with full Regional Selective Assistance status, there has been recent interest from companies wishing to purchase development plots.

Several opportunities for housing renewal and new build have been identified and a total of 271 new houses and flats have been completed at sites at Lomond Drive, Inver/Birnam Courts, Gairdoch Street, the former Dawson Park School site, and Shiel Gardens. A further 56 new or refurbished flats are proposed for sites at Carron Road, Haugh Street and Millflats Street.

New community facilities include the Childcare Training Centre (next to the Dawson Centre) and the NHS Dental Centre (in Seaforth Road). Both are now fully operational.

Grangemouth/Kinneil Kerse

Land at Kinneil Kerse to the east of the existing petrochemical complex is no longer designated as a National Safeguarded site for petrochemical industry, although remains allocated for economic development purposes in the Finalised Local Plan. The future status of the site will be reassessed as part of the Local Development Plan process. The site is subject to flooding and any development of it may have adverse impacts on the firth of Forth Special Protection Area.

Manuel Works/Whitecross

A public consultation exercise carried out by the developer on a proposed master plan, culminated in the submission of a proposal of application notice in November 2009 and the submission of a planning application in spring 2010. The application for planning permission in principle is for a residential and mixed use phased development, including up to 1500 houses, community and enterprise facilities, transport and environmental infrastructure and employment space. All previous objections to the development made as part of the Local Plan process were withdrawn.



Banknock and Haggs Special Initiative for Residential led Regeneration (SIRR)

Although not located within a Strategic Opportunity area, the above scheme represents a major project aimed at promoting community regeneration, supporting new investment and providing for up to 750 houses in Banknock and Haggs. The proposed development area comprises two sites totalling approximately 35 hectares of land formerly occupied by a distillery and brickworks.

A Development Framework to help inform detailed masterplans and planning applications was approved as Supplementary Planning Guidance in June 2009.

A proposal of application notice for housing and a new neighbourhood centre on the northern (Cannerton Brickworks) site was submitted by I&H Brown Ltd in late 2009 and a planning application was submitted in spring 2010.

Consultants have been jointly appointed by Falkirk Council and JB Bennett (Contracts) Ltd to prepare a masterplan for housing on the southern (Bankier Distillery) site and a planning application is likely to follow in late 2010.

Canal Corridor Development Opportunities

Progress on a range of Canal Corridor Development Opportunities in the last year is as follows:

The Council continues to progress with partners and other bodies, various projects identified in the Canal Corridor Development Framework. These are aimed at unlocking the potential of both the Union and Forth and Clyde Canals locally and realising the economic, social and environmental benefits of the Millennium Link.

A monitoring report of Scotland's canals was completed during 2009 and British Waterways Scotland has commissioned consultants to prepare a report on the economic performance and impacts of the canal network. The results of this will provide an insight into the economic impacts of the Forth and Clyde and Union Canals on the Falkirk area.

Falkirk Canal Interchange

See above

Tamfourhill/Lock 16

The proposed regeneration and redevelopment of the 58 acre industrial site at Tamfourhill through a joint venture between the Council and British Waterways Scotland has progressed with the submission in December 2009 of a proposal of application notice for a Masterplan Design. The proposals include residential and commercial development, public realm space and associated footways, canal related leisure activity and regeneration of the Union Inn. The development will provide a new gateway access to the Falkirk Wheel from the east. Marketing of this opportunity will commence during 2011 with a view to attracting a developer to deliver the masterplan.

Rosebank

The housing component of the mixed use redevelopment of the former Rosebank Distillery is complete with the development of 72 flats. Negotiations continue over the remaining phases of the development which include the conversion of part of the listed distillery building to office use and the re-use of the remaining distillery building for a pub/restaurant. A draft enhancement scheme for the public realm between the development and the canal has been prepared.

Falkirk Gateway

As noted above, a master plan has been submitted as part of the outline planning application for the development of the Falkirk Gateway. The Gateway site has an important canal frontage on its northern side and the master plan includes 50,000 sq. m of business space, 25,000 sq.m retail park, hotel and conference facilities, a new marina on the Forth and Clyde Canal and a new woodland park. Falkirk Gateway is a partnership between Macdonald Estates and RBS together with a landowning consortium including Falkirk Council and Callendar Estates.

Merchiston/Grahamston

The section of canal between Rosebank and Bainsford Bridge is identified in the Finalised Local Plan as a part of the canal corridor with substantial potential for redevelopment and improvement. Work on the replacement St Mungo's High School was completed in 2009, which will allow the existing school site to be redeveloped partly for school use and partly for housing.

There are numerous constraints to development on this neglected stretch of canal and the Finalised Local Plan designates the area as a business and industrial area with the potential for redevelopment.

Bankside

Regeneration along the south side of the canal at Bankside continues to progress, although at a slower pace, reflecting current economic conditions and reduced house building rates. Housing on the former Bison site is complete and underway on the adjacent former Jewson site. The remaining site on this stretch of canal formerly occupied by the Etna Road gas depot is allocated for housing in the Finalised Draft Local Plan.



River Carron/The Helix

The Helix, which covers an area of 300 hectares of underused land between Langlees and Laurieston, combines environmental improvement with business development and community involvement.

One of the key elements is a new 1.85 km canal link between the River Carron and the Forth and Clyde Canal in Grangemouth. It is hoped that these improvements will facilitate coast to coast navigation and the development of the sailing industry in the Forth estuary. A key feature of the project will be the two 30 metre high 'Kelpie' horse heads functioning as a boat lift at the entrance to the canal. This will be the largest equine sculpture in the world. It is anticipated that planning applications for these works will be submitted in 2010 and that initial works will also commence this year. This is likely to be the access road to the canal hub with the Kelpies following in 2011/12. The project is being run by the Helix Trust and will span a ten year period and beyond.

The integration of Grangemouth into an enhanced eastern gateway to the Forth & Clyde Canal has long been a priority of the Council and British Waterways. £1.2 million has already been spent on providing quality landscaping around the Falkirk Gateway and Stadium. This represents the first phase of the Helix, and will in the long term provide a landscaped setting for the Falkirk Gateway development. The Helix project will also involve job creation and encourage local business diversification and economic development.

Reddingmuirhead

House construction continues but at a slower pace than previously, on this site with a long canal frontage. Although the planning permission for 370 houses includes a heritage centre, restaurant/bar, boat halt and retail units, discussions regarding the commercial elements of the scheme have been put on hold in the current economic climate.



30. Industrial/business land supply taken up for Industry/business or redeveloped for other purposes

This indicator was introduced in 2006 and monitors take up of industrial land for business or redeveloped for other purposes. Between 2006 and 2008, approximately 5 hectares of land allocated for business and industry, but with the potential for redevelopment (Falkirk Council Finalised Local Plan (2007) Policy EP3), was granted planning consent for housing. This covered two sites in Bo'ness and Bonnybridge. In addition, two industrial units received planning consent for change of use to a children's nursery and children's play centre. Planning consent was also granted during this period for the formation of a haulage yard adjacent to a Council refuse depot to the north of Bonnybridge.

In late 2006, planning consent was granted for the erection of housing on industrial land considered to have the potential for redevelopment in Bonnybridge and during 2007 for the change of use of a unit in Etna Road, Falkirk from general industrial to non-residential institutional use. In terms of land brought into industrial use, consent was granted for a workshop in Brightons, an office development in Stenhousemuir and an office development at Callendar Park.

In terms of development within existing industrial areas, 2006/2007 saw a number of consents granted. These included change of use from a sawmill to general industrial use, the erection of a warehouse and distribution facility, a business centre and temporary storage facilities - all in Grangemouth; the formation of a builders yard in Carron; erection of a storage warehouse in Bonnybridge; and erection of vehicle workshop and retail, workshop and storage use in Falkirk.

Consents continued to be granted for a variety of uses throughout 2008 and although these were mainly for extensions to existing facilities, a number of new units were also granted. This included the erection of an office block with industrial units at Beancross Road, Grangemouth.

The pattern during 2009 was similar and included consents for a block of eight industrial/office units at Earls Gate Business Park, five industrial units at Larbert, and consent for a waste recycling facility to the south of Standburn. During the same period, the Council has opened an office pavilion at Wholeflats, Grangemouth, opened Bo'ness Business Centre and has just completed new workshops at Central Park, Larbert.



31. Indicators of vitality and viability for Falkirk Town Centre and the District Centres

Falkirk

There has been no new significant retail space created in the town centre since the completion of Morrison's superstore in 2004 and the economic climate has created challenging trading conditions for many town centre businesses.

However, despite the current economic climate, there is still a lot of developer interest in the town centre. Planning consent has been granted for some small scale changes of use to a number of properties in Williamson Street and consent was granted during 2006 for a partial change of use to a public house including a nightclub complex of the former cinema in Princes Street. In addition, planning consent was granted in early 2008 for a mixed use development in Bank Street, comprising a food hall and hot food outlet, restaurant, bar, licensed betting office, 27 flats and under ground car parking.

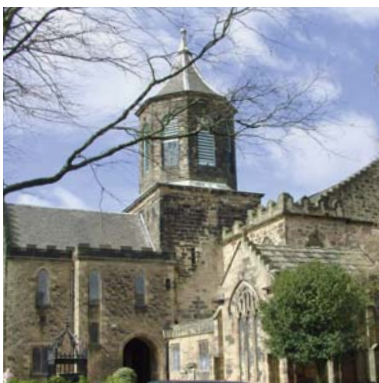
The owners of Central Retail Park have mooted varying the terms of the planning agreement to allow all 'Class 1' uses - i.e. all retailing uses.

Although vacancy rates within the town centre have risen, a survey of shop vacancies carried out at the end of 2009 notes that of out of seven 'regional' areas in Scotland, Falkirk has the second lowest vacancy rate.

Improving the physical environment of the town centre as a means of maintaining vitality and viability remains a priority. The Council is promoting opportunities for signage improvements and public realm enhancements within the town centre, improving links with Central Retail Park.

Plans for a regeneration project in the historic core of town have been made possible due to an award of £2 million during 2009 from the Scottish Government's Town Centres Regeneration Fund for improvement works across its town and district centres.

Work has started on an £800,000 improvement project to redevelop the area around the Old Parish Church. Initial environmental enhancement works will be followed by the larger project that includes heritage interpretation of the tombs, resurfacing of footpaths and improved access, reconfiguration of existing car parking, restoration and conservation of ironwork, improved lighting, introduction of CCTV and the installation of feature seating.



District Centres

In recognition of the fact that the four District Centres of Bo'ness, Denny, Grangemouth, and Stenhousemuir were less attractive as shopping destinations relative to Falkirk, a Town Centres Strategy was created in 2001, with the aim of strengthening the regeneration and promotion of these centres.

The Town Centres Regeneration initiative continues to maintain momentum, as Falkirk Council in partnership with other landowners and developers, progresses plans to renew and create modern and vibrant town centres across the Council area. In August 2009 following a successful bid to the Scottish Government's Town Centres Regeneration Fund, Falkirk Council was awarded £2m which will see investment in various regeneration projects within the District centres.

A summary of progress in each centre since the previous Monitoring Report is indicated below:

Bo'ness

The two initiatives underpinning regeneration in Bo'ness are redevelopment of the Harbour and Foreshore (a mixed use development including a marina, housing and commercial development) and the £5 million Townscape Heritage Initiative (THI), launched in 2006 and aimed at restoring and conserving the historic core and enhancing the Outstanding Conservation Area status of the town centre. The waterfront development will link to the Scottish Rail Museum and the THI project.

Owing to ongoing difficulty in the global financial markets and its impact on the property sector, redevelopment plans for the Harbour and Foreshore have been re-phased, and during 2009, the Council concluded a development agreement with developer ING for delivery of the scheme. Next steps include land assembly and third party owner agreements with detailed planning applications anticipated later in 2010 on the basis of the original masterplan.

With regard to the THI, restoration and investment projects have continued.

Restoration of the Grade A Hippodrome Cinema, the 'Critical Project' within the THI was completed in 2008 and the cinema opened in spring 2009.

Work to 15-17 South Street was completed in December 2009. This involved the restoration of this fine example of a Scottish Baronial tenement building to form two flats with a restaurant on the ground floor.

Design work has also commenced on 37, Stewart Avenue (the Former Liberal Club) and St Mary's RC Church to create a combined flatted development and this project is now set to proceed, supported by monies from the Town Centres Regeneration Fund. These buildings occupy a prominent position within the town centre and their restoration will bring about welcome investment to the town.

Completion of restoration works at 50/52 North Street, a mid-late 19th Century prominent tenement building is anticipated during 2010. This will include retail use of the ground floor and residential accommodation on the first and second floors.

Development work is also ongoing in respect of significant tenement repair and shop front improvement projects. Minor grants for window repair and replacement have been offered and accepted, with some works now completed. New shop front security grilles have been designed and are receiving acclaim from within the town as well as from outside the Falkirk area.

As well as ongoing transformation works to key derelict buildings in the town centre, work to renew pavement areas, surfaces and kerbing up to conservation standards in the main shopping areas of North Street and South Street is also underway. The works are due to be completed by May 2010 and afterwards will be complemented by additional visitor signage, 'shop local' signage initiatives and new heritage lighting units to Waggon Row.

Over the past three years nearly £700,000 of environmental regeneration improvements through the Townscape Heritage Initiative have been successfully delivered in the historic core of the town centre including new benches and other street furniture, street lighting and heritage standard paving. These additional works complement earlier public realm works to the town centre environment.

As part of the THI proposals, public realm works including new surfaces and public squares in the Hope St, Market St, School Brae areas have already been completed.

The whole THI project has brought approximately £2m worth of investment to Bo'ness in conjunction with Historic Scotland and the Heritage Lottery Fund.

Denny

As with other commercial schemes, the economic downturn has affected regeneration proposals at Denny Town Centre. Despite this, the Council's preferred developer, Henry Boot, concluded a development agreement during 2009, an outline planning application has been submitted and the acquisition process has begun. The scheme involves a £15m regeneration of Denny town centre with a two-storey development incorporating a 16,600ft² foodstore, new retail, offices, restaurant, library, residential units, upgraded road infrastructure and streetscape, including a new civic square. The Council and Henry Boot are examining means of bringing the scheme forward and a detailed planning application is expected in 2011.

In addition to this, the Council has been awarded £487,000 for Denny from the Scottish Government Town Centre Regeneration Fund, which is helping accelerate investment in the town as regeneration plans are progressed.

C - Economic Prosperity

Grangemouth

An Asda food store of approximately 2,800 sq.m located north of the town centre was opened during 2006. Regenerating the town centre of Grangemouth is to be undertaken through a £22m project by a joint venture company (Baronsgate Estates Ltd and Winex Services Ltd) in partnership with Falkirk Council. Key proposals include a new civic office, new library, museum, shops, offices, refurbished shops and offices, new Talbot House Day centre, car parking, a new Grangemouth Heritage Trust facility, extensive public realm works and traffic management improvements. A regeneration masterplan was the subject of extensive consultation, and its finalised form, taking community concerns into consideration, was approved by the Council in May 2008.

The Council also continues to liaise closely with local retailers to encourage footfall into the town centre.

Stenhousemuir

Work on the redevelopment of the town centre, which commenced during 2007 is moving towards completion. A new 40,000sq ft food store (operated by Asda), new community centre, library and new medical centre is now complete and open, and more than 33,000sq ft of shop units have been constructed. Improvements to Crownest Park, a football pitch with changing rooms and landscaped civic spaces have also been delivered.

Final elements of the scheme, supported by the Scottish Government's Town Centres Regeneration Fund include delivery of public art and introduction of new gateway signage to the centre.

Falkirk Council continues to financially support Town Centre Management Ltd who deliver a programme of promotional activities in all District Centres including summer events, farmers' markets, street fairs and ongoing promotional literature, aimed at supporting a 'shop local' initiative for the centres.



32. Retention of retail expenditure

A retail floorspace study, undertaken originally in 2004 was updated in the latter part of 2009. A fresh survey was required to identify trends and issues in retail provision, to allow updated retail capacity work to be undertaken, and to provide an up-to-date basis for the formulation of retail policy in the new plan.

The survey revealed in overall terms, that there has been an increase of about 32,000 sq. m. over this 5 year period. Most of the increase is attributable to new floorspace development, most notably in Grangemouth and Stenhousemuir; industrial units which have come into some form of retail use; and retail premises which were not previously recorded.

Convenience (i.e. food shopping) provision has increased by nearly 8,800 sq.m. whilst comparison (i.e. non-food) floorspace has fallen by 4,000 sq.m. Service floorspace has increased by about 11,700 sq.m. At the same time, vacant floorspace has risen by around 11,500 sq.m., an increase of 73% and reflective of the current economic climate.

A brief summary of the situation in key centres is provided below:-

- Bo'ness Town Centre has seen a significant rise in convenience floorspace (38%) due largely to the opening of Lidl and the expansion of Farmfoods, although the number of units has fallen.
- Denny Town Centre - the number and range of shops had held up well over the period since the last survey in 2004, particularly in the light of the recession.
- Bonnybridge Town Centre - there has been an increase in comparison retailing floorspace since 2004, and a slight decrease in convenience retailing.
- Banknock and Hags - have seen relatively little change since 2004 with only a slight drop in the level of services
- Dennyloanhead - there has been no change in provision in since the last retail survey in 2004.
- Falkirk Town Centre - overall floorspace has increased. This is largely attributable to the inclusion of non-retail (leisure) floorspace within Central Retail Park for the first time. Convenience provision has declined marginally but comparison floorspace has fallen significantly by around. Vacant floorspace has nearly doubled since 2004, a clear reflection of the impact of the recession.
- Grangemouth Town Centre has seen its overall floorspace rise by over 40% due the large new Asda foodstore. However, comparison and service floorspace has declined.
- Stenhousemuir - The recent regeneration has seen extensive redevelopment and restructuring since the 2004 survey, with overall floorspace in the centre increasing by some 80%, and the number of units dropping by 15%.
- Larbert Local Centre has remained fairly stable, with slight reductions in convenience and comparison provision, and marginal increases in service and vacant floorspace.

C - Economic Prosperity

- Polmont and Brightons - there has been comparatively little change in the Polmont and Brightons Local Centres since 2004.
- Rural North area, mainly Airth and Skinflats, has seen some reduction in convenience provision. The number of vacant units has been reduced, but the actual amount of vacant floorspace has increased.
- Rural South area, Slamannan, a Local Centre, has seen vacancy rates increase significantly, with convenience and service provision reducing accordingly. Across the wider Rural South area, more floorspace has been recorded within the survey, in the comparison and service categories.

In terms of trends since 2004-2005, the following key points emerge from the survey:-

- The overall floorspace recorded in the survey has risen.
- Overall convenience provision has increased, reflecting new investment in foodstores in the District Centres of Grangemouth and Stenhousemuir, but comparison provision has dropped.
- The service sector continues to increase, reflective of the more diverse role and character of centres.
- Vacant floorspace has increased dramatically, reflecting current economic conditions.
- Falkirk Town Centre has seen a significant increase in vacant floorspace, with the High Street, Callendar Square and Central Retail Park particularly affected.
- The District Centres present a mixed picture, reflective of both the negative effects of the recession but also the positive benefits of regeneration and investment programmes. Bo'ness has held up well. Grangemouth has had a major new superstore, but the 1970s precinct has been affected by vacancies. Stenhousemuir has seen major investment in both food and non-food floorspace, but a proportion of the non-food space remains unoccupied.
- The Local Centres have remained largely stable, apart from Charlotte Dundas which experiences letting difficulties.
- Properties located outwith the hierarchy of centres, have also generally held up well in terms of vacancy levels.



33. New leisure development and employment

This indicator was introduced in 2006. A new Fitness Suite within the Mariner Centre was opened in April 2007 and a programme of upgrading and refurbishment works to existing facilities carried out during 2008.

Planning permission was granted during 2009 for the erection of a golf club house and professional's shop at Falkirk Tryst Golf Club and a community sports hall at Bankier Primary School in Bonnybridge. A small number of equestrian centres have also been granted planning permission over the last few years.

The proposals for development at the Helix and Tamfourhill contain significant leisure components which will offer additional employment opportunities.

In addition, there are significant new community facilities at the four new NPDO High Schools and the sports hall at the old Denny High School has been retained.

34. Annual number of visitors and overall visitor expenditure

Tourism is a significant sector of the Falkirk economy, with visitor expenditure currently in excess of £75 million and supporting approximately 1800 jobs. Major attractions include the Falkirk Wheel, Callendar House and Park, the Antonine Wall, Bo'ness & Kinneil Railway and the Bo'ness Hippodrome. Future attractions will include the Helix and promotion of the Antonine Wall through its World Heritage Status and through the forthcoming development at Tamfourhill.

The table below shows the estimated change in the volume of visitor days in Falkirk Council area since the last monitoring report, which includes the latest available figures for 2008.

VisitorDays (Thousands)	2002	2003	2004	2005	2006	2007	2008
Serviced Accommodation	349.70	420.71	445.38	445.56	445.56	429.81	413.61
Non-Serviced Accommodation	29.61	30.82	31.20	30.54	31.46	31.42	52.51
Staying with Friends and Relatives (SFR)	735.34	736.81	783.40	792.73	800.65	786.71	779.88
Day Visitors	287.56	299.68	294.46	297.02	285.14	281.44	259.50
TOTAL	1,402.21	1,488.02	1,554.44	1,565.85	1562.81	1529.38	1505.50

Source: STEAM (Scottish Tourism Economic Activity Monitor)

These figures show that the upward trend in tourism numbers maintained between 2002 and 2006 has reduced slightly over the past two years, coinciding with the economic downturn.

C - Economic Prosperity

The construction of a number of budget hotels around the Council area in the last 10 years and the extension or refurbishment of existing hotels probably accounts for part of the growth in numbers staying in purpose-built accommodation, e.g. the Travel Lodge and Premier Inn at Beancross. With fewer new developments opening during the economic circumstances of last 2 years, growth has tended to reach a plateau. However, growth in the hotel sector appears set to continue with the construction of a hotel at the Beafeater Inn, Camelon.

In contrast to a slight reduction in the number of people staying in hotels, there has been some considerable growth in people using self-catering accommodation between 2007 and 2008.

It should be noted that figures are derived from the limited data which is available on the supply of bed spaces, occupancy rates, etc, and can therefore only show a best estimate of local tourism activity.

Figures for overall expenditure by visitors for the period 2002 to 2008 are:

Year	2002	2003	2004	2005	2006	2007	2008
Visitor Expenditure	£58.94m	£65.84m	£71.74m	£74.67m	£75.74m	£77.23	£76.89

Source: STEAM (Scottish Tourism Economic Activity Monitor)

These figures show a notable rise of around 12% in expenditure between 2002 and 2003 slowing to approximately 8% between 2003 and 2004, 4% between 2004 and 2005, 1.4% between 2005 and 2006, almost 2% between 2006 and 2007, but dropping by about 0.4% between 2007 and 2008. As noted above, these figures are only estimates. There was a clear rise in the years from 2002, then smaller movements up and down from 2005 - these are probably accurate enough only to indicate a general levelling off of growth.



35. Canal Visitor Numbers

British Waterways (BW) has monitored the number of visitors to the Falkirk Wheel monthly since April 2003. The latest figures extend to September 2009 and are compiled into 6 monthly periods. These show a pattern of seasonal fluctuation between summer and winter.

Period	Average number of monthly visitors	Average number of passengers per boat trip
Apr 2003 - Sept 2003	67,398	48
Oct 2003 - Mar 2004	15,785	44
Apr 2004 - Sept 2004	58,937	50
Oct 2004 - Mar 2005	15,200	39
Apr 2005 - Sept 2005	38,222	48
Oct 2005 - Mar 2006	12,529	37
Apr 2006 - Sept 2006	55,804	56
Oct 2006 - Mar 2007	18,289	38
Apr 2007 - Sept 2007	64,321	52
Oct 2007 - Mar 2008	23,692	38
Apr 2008 - Sept 2008	62,208	50
Oct 2008 - Mar 2009	19,382	42
Apr 2009 - Sept 2009	62,055	58

Source: *British Waterways Scotland*

The fluctuation in visitor numbers between summer and winter periods is predictable and weather plays a major factor in the number of visitors. Winter visitor numbers are further restricted by the annual closure of the Wheel site for maintenance during January. Although the figures show a decline in total visitors between 2003 and 2005, the summer of 2006 witnessed a considerable upsurge which has been maintained in the summers since. In terms of overall numbers, over 3 million people visited the Wheel between May 2003 and September 2009.

The Falkirk Wheel has also generated a significant number of jobs through on-site office accommodation and other associated activities.

The Wheel employs about 30 full time staff with an additional 30 - 35 employed over the summer season. Additional employment is provided by organisations working out of the site - Waterways Trust Scotland; VisitScotland; Paul Borg Grech Photography; Fotheringham's Catering; and Capercaillie Cruises holiday hire boats.

C - Economic Prosperity

36. Total population within hazard consultation distances.

An estimate of the population contained within the most extensive hazard consultation distances (CD's) at the Kemfine site in Grangemouth has been made. The consultation distances are defined to allow the assessment of planning applications in the vicinity of major hazard sites by the Health and Safety Executive. The figures for the three identified zones are shown below. It should be noted that the zones around the site have been considerably reduced since 2006 resulting in the population within the CD's reducing by approximately 2/3rds.

Hazard Consultation Zones*	2001 Census	2005	2006	2007	2008
Kemfine				Revised CD	Revised CD
Inner	1,694	1,872	1,870		
Middle	11,936	11,597	11,492		
Outer	10,325	9,855	9,769		
Total population	23,955	23,324	23,131	8,834	8,779

Source: Falkirk Council Research and Information Unit

* Note that the population of the Middle zone includes that of the Inner zone and the Outer zone includes the Inner and Middle zones

37. Change in inventories of hazardous substances

This is a new indicator introduced in 2006. During this period there were 10 applications from companies located in Grangemouth to store hazardous materials over and above controlled quantities, a further two in 2007, eight in 2008 and one in 2009.



Appendix - Monitoring Indicators

D - Sustainable Transport

D. SUSTAINABLE TRANSPORT

38. Modal share for trips made by Council residents for commuting, and journeys to school and Falkirk Town Centre

Information contained in the 2001 Census has been updated by the 2009 Falkirk Council Household Survey based on a statistically significant sample of just over 3,000 people.

Mode Share Figures from 2009 Falkirk Council Household Survey

Mode	2009 Household Survey	2008 Local Transport Strategy (LTS) Target
Car driver, passenger and works van	69%	60%
Walk	10%	26%
Bus	10%	8%
Rail	4%	1%
Cycle	1%	2%
Other	1%	3%
Working from home	5%	n/a
Total	100%	100%

Source: 2009 Falkirk Council Household Survey

This table demonstrates that journeys made by car to work or place of education are 9 percentage points above the LTS target; by train, 3 percentage points above; and by bus 2 percentage points above the LTS target. Conversely, journeys made on foot are 16 percentage points below the 2008 targets and cycling, is 1 percentage point less than the target.

The figures from the 2001 Census for travel to place of work or study are shown below, and offer further scope for comparison.

2001- Travel to work and study		
Means of travel	No	%
Car driver	42,122	45.6%
Car passenger	12,364	13.4%
Walk	17,479	18.9%
Bus	10,458	11.3%
Works/studies at home	3,800	4.1%
Train/underground	3,266	3.5%
Bicycle	1,141	1.2%
Taxi	894	1.0%
Motor cycle	440	0.5%
Other	495	0.5%
Total	92,459	100%

Source : 2001 Census

D - Sustainable Transport

The 2009 Household Survey figures reveal that the majority of people in Falkirk still travel to work or study by car or works vehicle. At 69%, this equals the Scottish average for 2008 of 69%. (Scottish Transport Statistics December 2009). In terms of walking, the 2009 Household Survey figure of 10% is just 1 percentage point below the Scottish average of 11%. In terms of rail travel, the figure of 4% equals the Scottish average, with travel by bus being 3 percentage points less than the national average.

39. Total length of new pedestrian/cycle routes

Information on this indicator overlaps with that covered above in section 7.

40. Usage of sustainable transport modes

This is an indicator introduced from the Finalised Draft Local Plan. It is not possible yet to give figures of cycle usage and pedestrian figures are very difficult to define. Bus services are largely operated on a commercial basis and passenger numbers are not provided.

Rail Patronage for the stations within the Falkirk Area continues to rise and showed an increase of 0.8% between 2008 and 2009.

Year	Total no. of passengers
1997/98	1,743,518
1998/99	1,804,511
1999/00	1,924,109
2000/01	1,992,882
2001/02	2,034,333
2002/03	2,078,924
2003/04	2,297,332
2004/05	2,590,543
2005/06	2,669,813
2006/07	2,750,299
2007/08	2,873,808
2008/09	2,896,440

Source: Falkirk Council Transport Planning Unit



Appendix - Monitoring Indicators

D - Sustainable Transport

The figures below show rail patronage for individual Falkirk stations. The trend line shows an annual average increase of 6.0% between 1997 and 2009. The ticketing data does not permit Grahamston Station and Falkirk High Station patronage to be separated.

Rail Patronage Figures:

Total Patronage					
Year	Larbert	Camelon	Falkirk (2)	Polmont	Total
1997/98	266,751	45,432	1,085,066	346,269	1,743,518
1998/99	280,637	51,522	1,116,504	355,848	1,804,511
1999/00	299,741	48,844	1,191,325	384,199	1,924,109
2000/01	331,471	54,834	1,198,556	408,021	1,992,882
2001/02	339,912	61,493	1,195,985	436,943	2,034,333
2002/03	344,145	60,952	1,221,377	452,450	2,078,924
2003/04	398,287	72,986	1,323,516	502,543	2,297,332
2004/05	427,937	82,958	1,492,852	586,796	2,590,543
2005/06	469,311	89,934	1,523,772	586,796	2,669,813
2006/07	493,107	90,478	1,548,961	617,754	2,750,299
2007/08	549,268	96,593	1,593,207	634,741	2,873,808
2008/09	610,166	97,293	1,548,900	640,081	2,896,440

Source: Falkirk Council Transport Planning Unit



D - Sustainable Transport

41. Number of schools covered by school travel plans

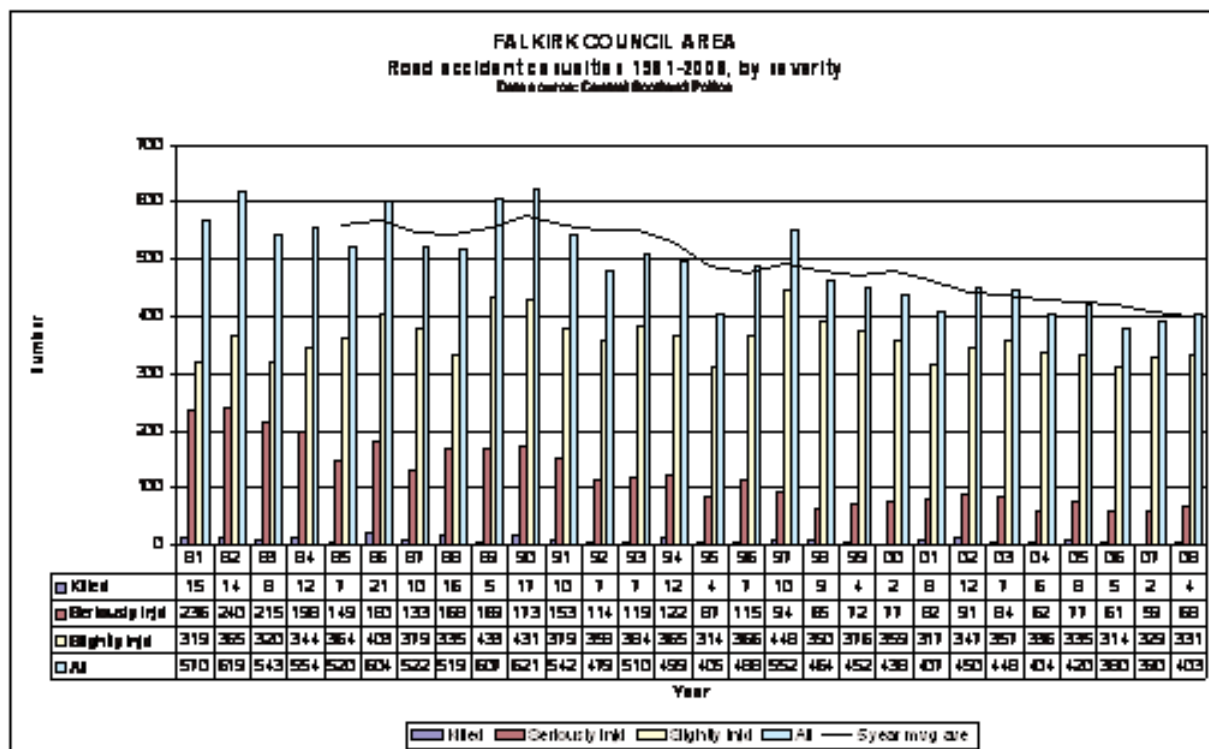
Since May 2000 transport consultants Faber Maunsell have been commissioned to carry out school travel assessments. These assessments involve consultation with head teacher, pupils and parents. From these consultations nearby paths and roads have been assessed for traffic calming, lighting issues, etc., and the Council's Transport Planning Unit have been involved in promoting more sustainable travel behaviour such as walking and cycling. Achievements to date are:-

- 37 Schools have taken part in 'Walk to School' activities in 2009, including three 'walking buses', an increase of 4 on 2008 figures;
- 40 schools now have cycle parking - an increase of 4 schools on 2008 figures;
- 12 schools now have cycle shelters installed as an addition to existing cycling parking - an increase of 12 on 2008 figures;
- 4 new Community Schools have travel plans as part of the conditions of the development. These endeavour to raise the awareness of cycle/footways, cycle storage, responsible parking and encourage more of the school community to walk or cycle to school;
- Graeme High, Denny, Nethermains, Hallglen and St Andrews RC Primary schools have taken part in community art projects to improve routes to school by painting murals on underpasses to improve their appearance;
- 91% of schools have taken part in 'hands up' survey.
Results are 2008/09: Cycle 3%, Bus 7%, Car 35%, Taxi 2%, Walking 53%
- St Mungo's High roundabout and access improvements;
- St Francis RC Primary school car park extension;
- All schools and Falkirk Council nursery schools now have 20 MPH zones;
- Nethermains Primary School - new crossing facilities on Nethermains Road;
- Footway and lighting improvements from Kirkland Drive and Nethermains Road, serving Denny Primary and Denny High school.



42. Number of casualties resulting from road accidents

The numbers of road accident casualties sustained on roads within the Falkirk Council area between 1981 and 2008 are shown below.



Source: Central Scotland Police

Reported road accident numbers continue to decline, as would be expected in an adaptive system, and the trend in casualties reflects that decline. The five year all casualties average at the end of 2008 (399 casualties) was 29% lower than that at the end of 1985 (561 casualties). The average number killed was 55% lower, down from 11 to 5, those seriously injured was 69% lower, down from 208 to 65.

These overall figures, however, will not be allowed to mask those less satisfactory trends within, for example, the group of road accident casualties aged over 75 years, the average number of whom injured to the end of 2008 was actually 7% higher than it was at the end of 1985. Given that the growth in this group in the six years between 2002 and 2008 was more than 9%, it is likely that this increase, and probably others, can be explained in terms of demography.

At the end of the 2008, the estimated five year average all casualty rates for Falkirk Council area and Scotland were 267 and 336 casualties per 100,000 population respectively.

In the meantime, traffic volume has continued to rise, by 21% when the five-year averages at the ends of 1998 and 2007 are compared (Road Casualties Scotland 2007). Clearly, this increase may have contributed to the changes in accident and casualty numbers, but the relationship is not straightforward.

D - Sustainable Transport

The 10 busiest stretches of roads in the Council area are, in descending order, A80/M80 (near Haggs), M9, M876, A803 (Camelon Main Street), A876 (to Kincardine Bridge), A904 (Falkirk Road at Falkirk Stadium), B902 (Carron Road), A9 Laurieston Bypass, A803 (Camelon roundabout to Wheel Park and Ride), and B902 (Grahams Road south of Dalderse Avenue).

The Council continues to work towards reducing road accident and casualty numbers, and to making road use as safe as possible within the resources available. A range of activities is involved, from the fundamental one of data analyses through those of site identification, prioritisation, and study, to the implementation of remedial measures.

Remedial measures will involve improvements to junctions, bends, surfaces and lighting, and the provision of better facilities for non-motorised road users. Other remedial measures in the areas of improved data collection, road user education, and traffic regulation enforcement will flow from liaison with interested parties. These include the Department for Transport, Central Scotland Police, and the Scottish Government's Road Safety Scotland.

43. Parking rates and numbers in town centres

There have been no further surveys since those carried out in Falkirk in 2006 and the district centres in 2007/2008. The results are shown in the table below.

Town	Year	Actual Capacity	Max Friday Occupancy	Max Saturday Occupancy	Comment
Falkirk	2006	6245	4064	5209	Current capacity exceeds demand
Grangemouth	2007	1109	683	700	Current capacity exceeds demand
Polmont	2007	554	368	267	Current capacity exceeds demand
Larbert	2007	455	388	224	Current capacity exceeds demand
Stenhousemuir	2007	198	185	124	Does not include new town centre parking
Denny	2007	400	327	226	Current capacity exceeds demand
Bonnybridge	2008	142	108	76	Current capacity exceeds demand
Bo'ness	2007	762	462	408	Current capacity exceeds demand

Source: Falkirk Council Transport Planning Unit



44. Number of flooding events

Falkirk Council area faces issues of both watercourse and coastal flooding, having a hydrology dominated by the Forth Estuary and the two catchments of the Rivers Avon and Carron that flow into it.

The Indicative Flood Map produced by SEPA in 2007 indicated that, outside the main Scottish cities, the Falkirk Council area is most at risk from flooding, with over 8,000 properties considered vulnerable. Amongst the areas at highest risk are the coastal zones around Grangemouth and Bo'ness. The intention of the Flood Map was to raise awareness of flood risk and to assist local authorities in taking a more proactive approach to flood risk management.

As part of their statutory duties under the Flood Prevention (Scotland) Act 1961 as amended by the Flood Prevention and Land Drainage (Scotland) Act 1997 Development Services Roads and Development Unit produces a Flood Report every 2 years. This was last published in November 2009 and details flooding events recorded during the preceding 2 years along with both proposed and implemented measures taken to reduce flooding within that period.

Over the recent past, flooding incidents within Falkirk Council area have been relatively small scale, and have tended to be caused by localised surface water management and maintenance issues. In the period November 2007 to October 2009, a total of 21 incidences of flooding were noted. Of these some eight related to watercourses, with the majority of the remainder due to surface water runoff.

Works undertaken to prevent future flooding include clearance of debris from burns and culverts, regular clearance of trash screens, and construction of bunds along watercourses.

Falkirk Council is on target to complete the final phase of a 3 year project to provide a Flood Prevention Scheme for the town of Bo'ness. The completion of this scheme in September 2010 will see the town protected by a series of embankments and barriers along the foreshore between Kinneil in the west and Carriden in the east. In 2008 a much smaller flood protection scheme was constructed to reduce the risk of Flooding from the Avon (Anchor) Burn in Dunipace, an area which had been subject to flooding in the past.

The Council continues to progress a study of flood risk to Grangemouth.

In October 2009 the Council published a Supplementary Planning Guidance note on 'Flooding and Sustainable Urban Drainage Systems.'

Flooding legislation is changing. Over the next few years, the Council will be working towards fulfilling the duties placed upon it by the new Flood Risk Management (Scotland) Act 2009, the overall aim of which is to deliver a timely, consistent and sustainable approach to reduce the impact of flooding on Scotland's communities, economy, environment and cultural heritage.

هذه الوثيقة متاحة عند الطلب
في اللغات الأخرى في المجتمع.

ਇਹ ਪਰਚਾ ਸਮਾਜ ਦੀਆਂ ਹੋਰ
ਭਾਸ਼ਾਵਾਂ ਵਿਚ ਪੜ੍ਹਣ ਤੇ ਮਿਲਦਾ ਹੈ।

此文件設有其他
語文，請向有關
方面索取。

یہ دستاویز دوسری کمیونٹی زبانوں میں مطالبے پر دستیاب ہے۔

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