

DEVELOPMENT PLAN Update

Issue 23

May 2020



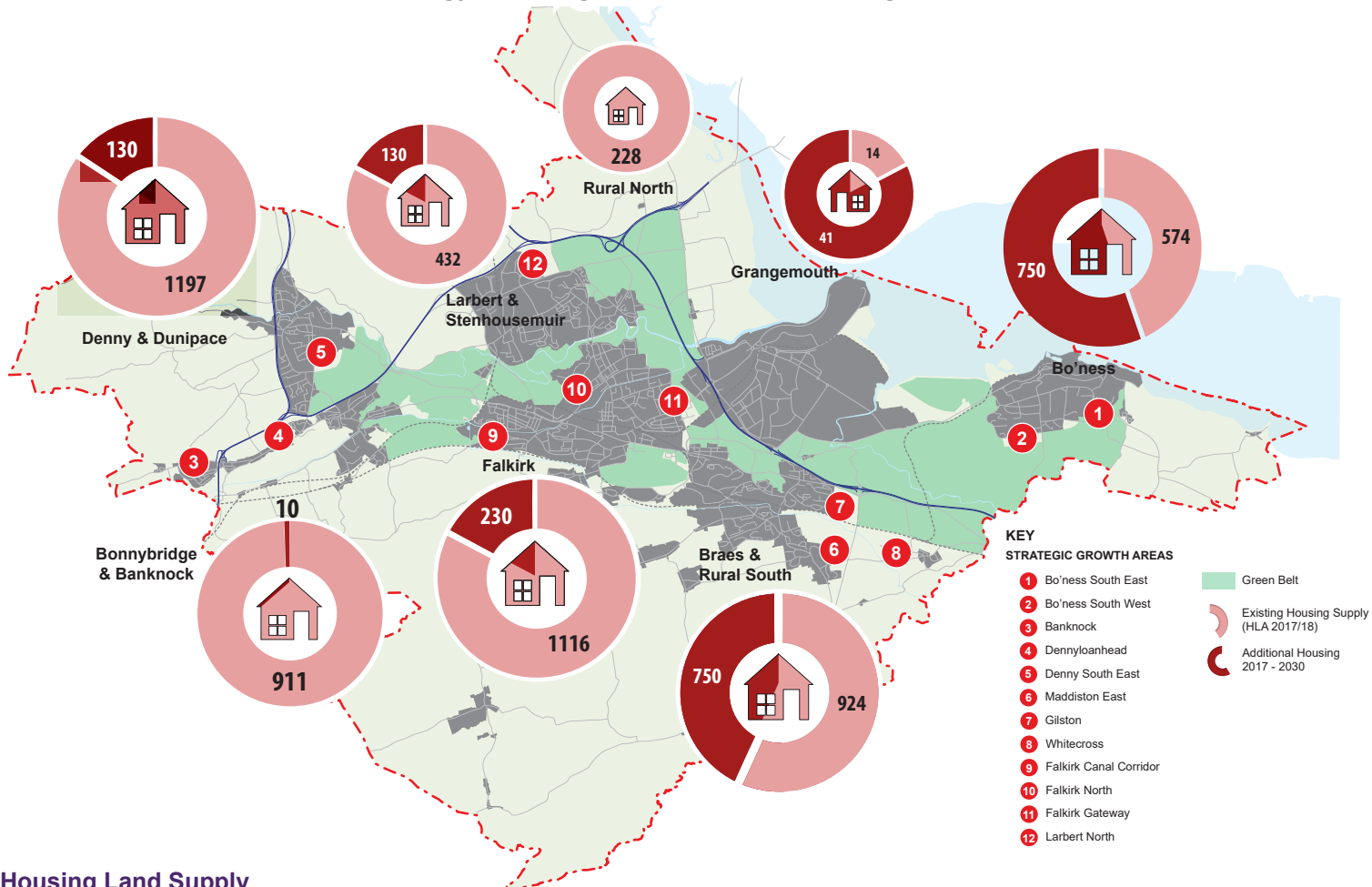
FALKIRK LOCAL DEVELOPMENT PLAN 2 LDP2 Examination Report Published

The Examination Report for the Falkirk Local Development Plan 2 was published 31 March 2020. This follows the submission of LDP2 to Scottish Ministers on 25 July 2019, eight months ago. The report was prepared by three Reporters from the Directorate of Planning and Environmental Appeals (DPEA).

The Examination considered 26 issues arising from unresolved representations to LDP2. In each case the Reporters have considered the original representations, the Council's response to each, and have set out their conclusions and recommendations in relation to each issue.

The examination process included site inspections and requests for additional information from the Council and other parties. Only one hearing session was held on 20 November 2019 which dealt with Strategic Housing Land (Issue 2). The Spatial Strategy map (Map 3.3 in LDP2) below shows where the existing and the new housing supply is proposed.

LDP2 Spatial Strategy: Existing and Additional Housing 2017-2030



Housing Land Supply

The most significant recommendation relates to the Council's proposed Housing Land Supply. The Reporters have disagreed with aspects of the Council's methodology for calculating the housing land supply target. Consequently, they have increased the annual target of homes from 450 to 530 homes, of which 244 would be affordable compared to 205 previously in the Proposed Plan. The flexibility allowance is also increased from 14% to 17% allowing a greater margin if there are any delays or problems in the delivery of sites.

To meet the increase in the housing land supply target, additional sites (figures in brackets are indicative numbers of homes on each site) are allocated at **Crawfield Road Bo'ness (450)**, **Slamannan Road Limerigg (90)** and **Rosebank North Dunipace (130)**. **Maddiston Fire Station (90)**, **Stirling Road, Larbert (60)** and **North Bank Farm in Bo'ness (200)** are also allocated for housing which reflects the previous appeal decisions. Business sites at **Gilston (500)** and **Glensburgh (30)** are amended to mixed use development to including housing.

Continued on Page 2...

Economic Development

There has been very little change in terms of economic development sites, apart from Gilston and Glensburgh being amended to mixed use. The boundary of site **BUS23 at Grandsable Road** is amended to exclude part of it which falls within the Antonine Wall World Heritage Site.

In addition, there are some detailed changes to policies and their supporting information, and to the comments and guidance on particular proposals.

Next Steps

These recommendations contained in the Examination Report are largely binding on the Council. A modified proposed plan taking account of these recommendations will now be prepared and submitted to Scottish Ministers. Thereafter the Council is aiming to adopt LDP2 which is currently programmed for **July 2020**, although this process may be subject to some delay as a result of COVID-19 implications.

The Examination Report can be viewed in full at www.falkirk.gov.uk/ldp2

Submission to
Scottish Ministers
July 2019

Examination of
LDP2
Oct 2019-March 2020

Publication of
Examination
Report
March 2020

WHAT STAGE ARE WE AT?

Early consultation on
new LDP
Anticipated 2021

LDP2
Adoption
July 2020

Produce
Modified Plan



LDP2: SUPPLEMENTARY GUIDANCE UPDATE

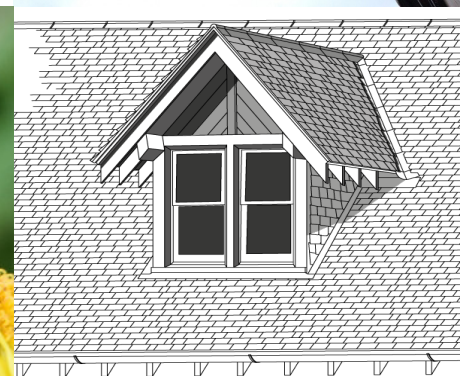
Whilst much of the Supplementary Guidance (SG) prepared for LDP1 remains up to date and relevant, the preparation of LDP2 allows the opportunity to update and revise it, so that it continues to be relevant and reflects any revisions in national and LDP policy.

In LDP2 the number of SGs is reduced from seventeen to fourteen, as three of the adopted SGs are being consolidated, therefore streamlining the suite of SGs. It is hoped the combining of guidance will encourage a more joined up and holistic approach.

We are currently consulting on the following SGs. The consultation period was originally scheduled for 6 weeks Tuesday 14th April – Friday 22nd May 2020, however given the ongoing situation regarding Coronavirus (COVID-19) and peoples restricted ability to respond, the deadline has been extended by a further 6 weeks to **Friday 3rd July**. These SGs are considered to have worked well in LDP1 and minimal changes have been made to roll them forward to LDP2:

- SG02 - Neighbourhood Design
- SG03 - Residential Extension and Alterations
- SG04 - Shopfronts
- SG08 - Local Nature Conservation and Geodiversity Sites
- SG10 - Trees and Development

These SGs can be viewed at www.falkirk.gov.uk/sg2. Due to the current circumstances regarding Coronavirus, we are unable to make hard copies of the revised guidance available at the usual deposit locations. Comments should be made by email to ldp@falkirk.gov.uk by **Friday 3rd July 2020**.



GRANGEMOUTH FLOOD PROTECTION SCHEME PROGRESS

Scotland's largest flood scheme, Grangemouth Flood Protection Scheme will protect over 3,000 properties, including nationally significant infrastructure, at risk of flooding from the River Carron, Grange Burn, River Avon and the Forth Estuary. A public exhibition was held in May 2019, giving the public an opportunity to see an outline of the Council's preferred option for the scheme. The potential environmental impacts of this option are being considered through an Environmental Impact Assessment (EIA) which is in preparation. At a later date, the EIA will be published alongside other scheme documents for public inspection. Further information on the scheme can be accessed at <http://www.grangemouthfloodscheme.com>.

NATIONAL PLANNING FRAMEWORK 4

The new Planning (Scotland) Act 2019 has increased the importance of the National Planning Framework. It will now form part of the Development Plan and will include land use policies and housing targets for local areas which are currently contained in local development plans.

A 'Call for Ideas' consultation has been conducted by the Scottish Government to help with the drafting of NPF4. Falkirk Council is feeding into this consultation to ensure that the area's interests are taken into account within the draft document. Due to delays associated with the current coronavirus pandemic, draft NPF4 is now not expected to be published until 2021, following which it will be subject to further consultation and scrutiny by the Scottish Parliament.

At the invitation of the Scottish Government, we are also collaborating with Stirling and Clackmannanshire Councils to develop an indicative Regional Spatial Strategy as an input to NPF4 to highlight the important contribution which the Forth Valley region makes to the economy, environment and identity of Scotland.

NEW PLANNING ACT PROGRESSES....

The planning system in Scotland is undergoing significant change. The Planning (Scotland) Act 2019 was passed by the Scottish Parliament in June 2019, and this will determine the future structure of the modernised planning system.

The new Act includes a broad range of changes to be made across the planning system such as: Preparation of development plans; proactive masterplanning; development management procedures; strengthening enforcement; increased community engagement and focus on improved performance and positive outcomes.

Following from approval of the Act, the Scottish Government published its programme for implementation in September last year, with secondary legislation and guidance continuing to be developed. The Scottish Government anticipate that the secondary legislation and guidance will be produced towards the end of 2021.

Early work has already begun on preparing the fourth National Planning Framework (NPF4), the long-term spatial strategy for Scotland to 2050. As a result of the Act, the next NPF will incorporate Scottish Planning Policy and will have enhanced status as part of the statutory development plan. The Act also seeks to deliver Regional Spatial Strategies, requiring authorities to work together to deliver strategic objectives such as housing and infrastructure. Work is also ongoing to define regulations and guidance for the preparation of Local Place Plans, which will give communities the opportunity to develop proposals for the use of land in the place they live.

The Act also makes significant changes to the approach to preparing local development plans (LDPs), with greater focus on delivery. It introduces a requirement to produce evidence reports, along with an early "gatecheck" to ensure the evidence is sufficient; new requirements for participation and engagement of communities and particular groups; and a range of issues which must be considered in the plan. The Act removes the requirement to produce a Main Issues Report (MIR), as well as statutory supplementary guidance, and moves LDPs onto a 10-year cycle from the current 5-year period.

For more information on the new Act, and to find out how changes could affect you, your business and your community visit <https://www.transformingplanning.scot/>.

EMPLOYMENT LAND AUDIT



The first ever Falkirk Council Employment Land Audit (ELA) has been published by the Council following collection of data that will help to inform choices about employment land supply in the Council area. The data collected during the ELA process will also be used during the preparation of future LDP documents. The report and accompanying data will be of interest to companies, developers and other organisations with a requirement for, or an interest in, employment land in the Falkirk Council area. The ELA report seeks to:

- Provide a summary of the current economic situation within the Falkirk Council area;
- Review and comment on national and local economic and planning policy which influences spatial planning and the use of land identified;
- Review annually the supply and take up of employment land since the previous ELA report;
- Analyse trends in take up and demand and assess demand for employment land; and
- Assess effectiveness and marketability of existing sites through qualitative assessment.

The ELA is made up of all allocated employment sites identified within the LDP and windfall sites (sites not allocated in the LDP) which have current planning permission for employment uses but where no works have started. A range of information is recorded against each site including site details and type, information on take up, and information to assess marketability and effectiveness. This information will be updated annually and is presented within a report, which is available on the Council's website: <https://www.falkirk.gov.uk/services/planning-building/planning-policy/monitoring-and-information/employment-land-audit.aspx>

AND THE WINNER IS.....

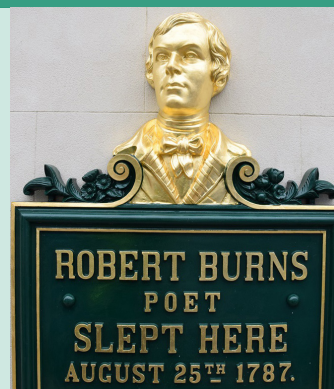
Falkirk Council and our other partners scooped four awards at the Scottish Awards for Quality in Planning in November 2019. The awards celebrate achievements in planning and are considered 'one of the Government's most prestigious awards'. The criteria used by the independent judging panel included innovation in the project; the impact that the project has had; transferability of the project and the lessons learned from it.

Carron Dams Local Nature Reserve won two awards – the award for People's Choice, with communities coming out in force to vote for their project - as well as the award for Overall Winner. The Inner Forth Landscape Initiative picked up an award in the Partnership Category, and Falkirk Town Centre Townscape Heritage Initiative won the award for the Place Category.

The Carron Dams project, working with Larbert High School, Communities Along the Carron, and other partners, has transformed a former industrial site with new paths and interpretive artworks into a "Dam Fine" place for visitors to enjoy a Local Nature Reserve at the heart of Carron, Larbert and Stenhousemuir.



Falkirk THI was a £5.5m programme that ran between 2013 and 2018. Heritage grants were awarded within Falkirk town centre to help preserve and enhance the town centre's attractive historic environment.



The Inner Forth Landscape Initiative was a £4m partnership programme that between 2014 and 2018 delivered 50+ projects to conserve, enhance and celebrate the natural, built and cultural heritage of the unique landscape at the upper reaches of the Firth of Forth.



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