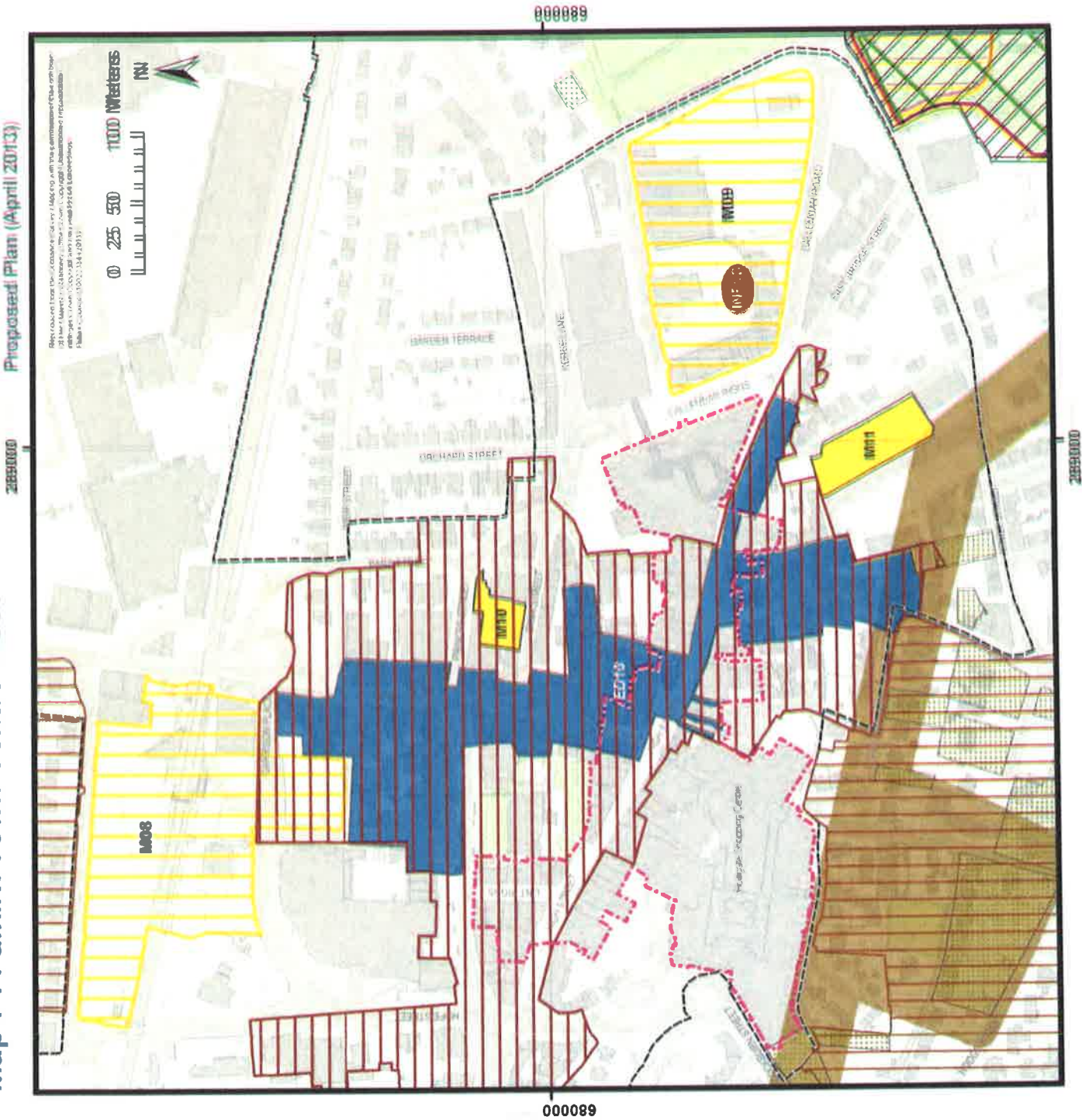


Map 7 : Falkirk Town Centre Inset

Falkirk Local Development Plan -  
Proposed Plan (April 2013)



**Policies - Town Centres and Retailing**

- Urban/Village Limit (CG01)
- Green Belt (CG02)

**Policies - Open Space**

- Open Space (INF03)

**Policies - The Green Network**

- Tree Preservation Order (GN04)

**Policies - Town Centres and Retailing**

- Town/District/Local Centre Boundaries (TC01/TC02)
- Core Retail Area (TC01/TC02)

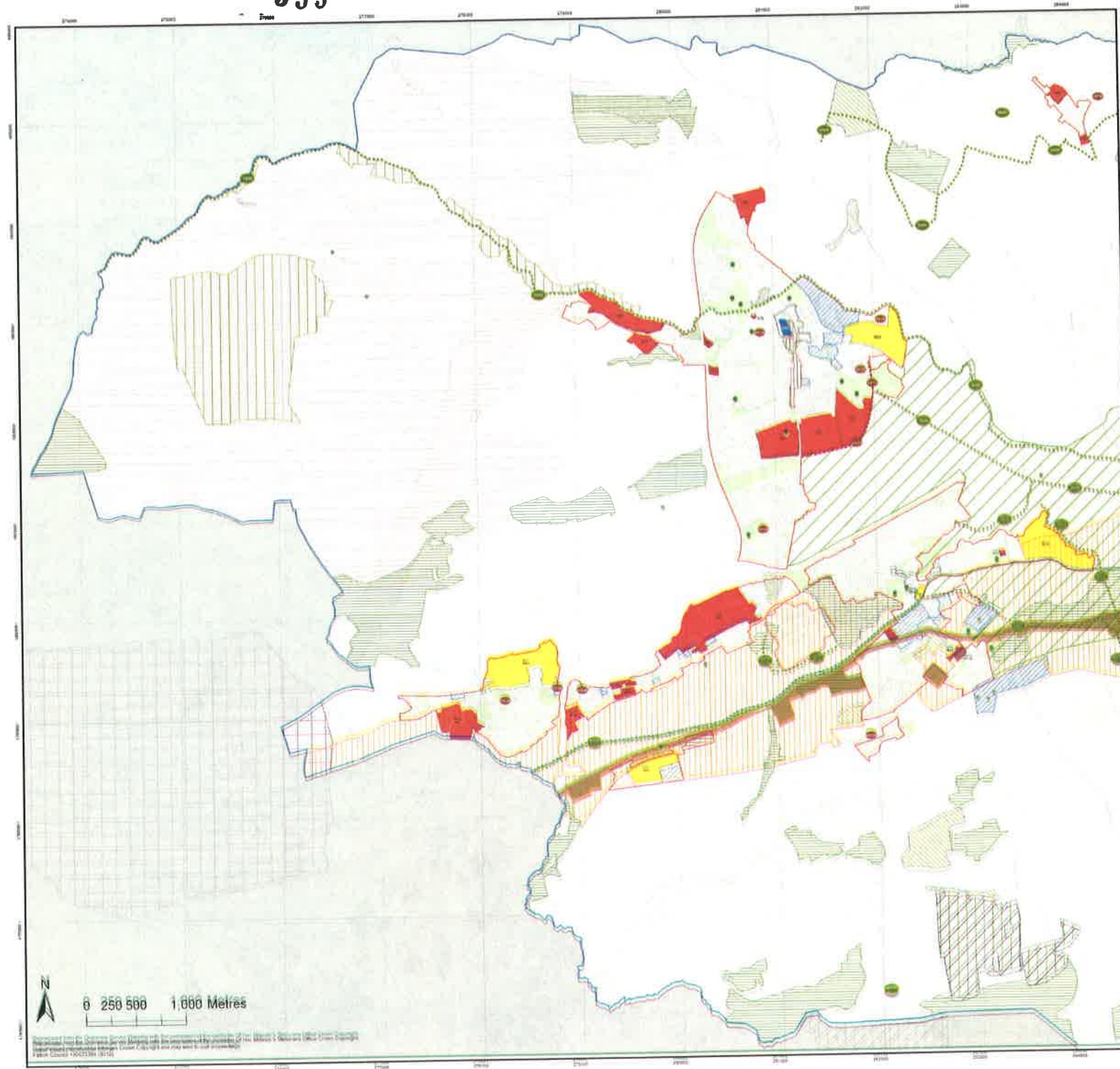
**Policies - The Historic Environment**

- Antonine Wall World Heritage Site (D107)
- Antonine Wall World Heritage Site Buffer Zone (D107)
- Conservation Areas (D110)
- Areas of Townscape Value (D111)
- Historic Gardens & Designed Landscapes (D112)

**Proposals/Opportunities**

- Mixed Use
- Economic Development
- Town Centre Opportunity Area
- Infrastructure





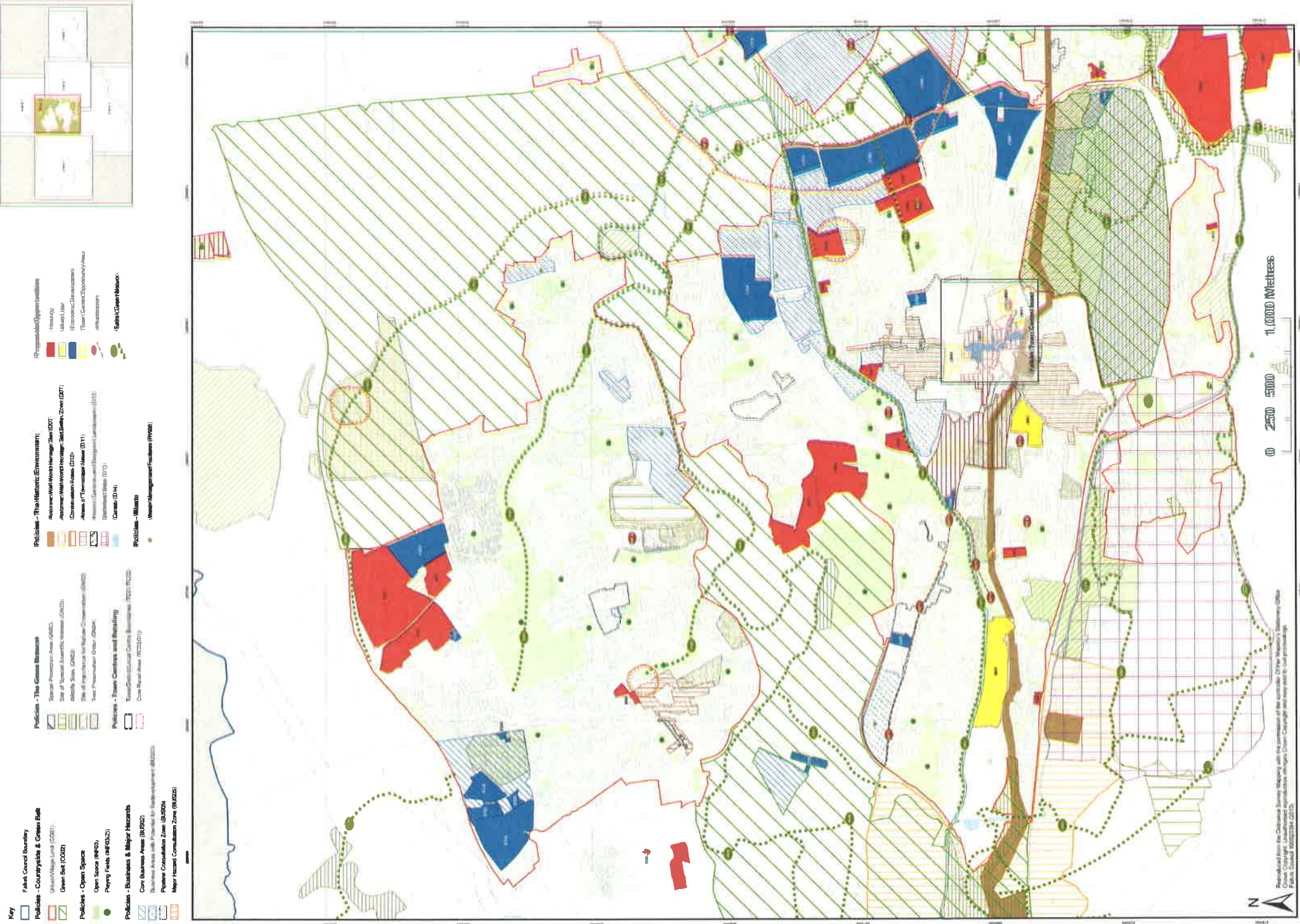
Map 1 : Banknock, Bonnybridge, Denny, Allandale, Greenhill & Torwood



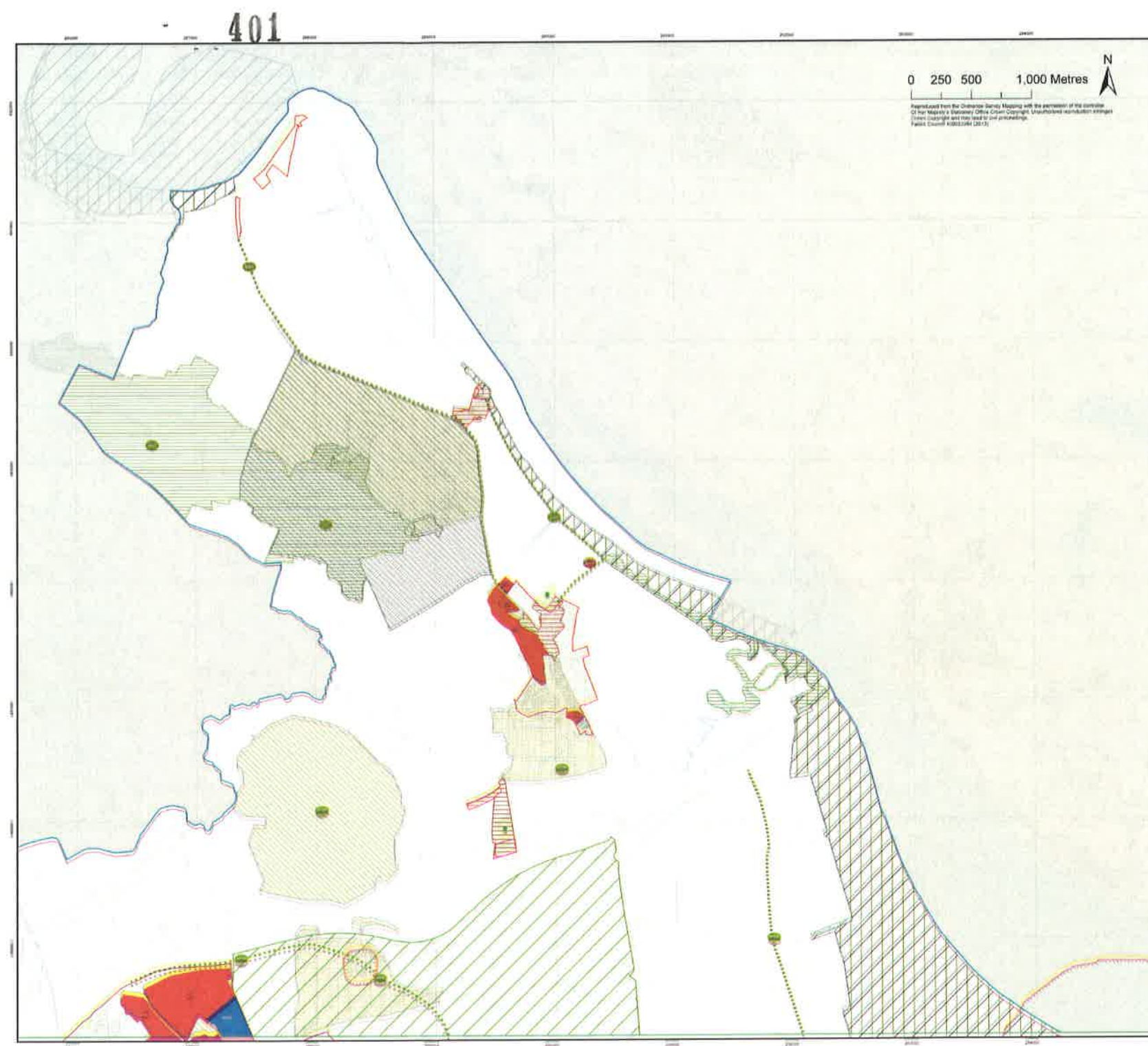
Falkirk Local Development Plan - Proposed Plan (April 2013)

- Key**
- Policies - Countryside & Green Belt**
- Urban/Edge Line (G01)
  - Green Belt (G02)
- Policies - Open Space**
- Open Space (NF03)
  - Playing Fields (NF03.2)
- Policies - Business & Major Hazards**
- Green Business Areas (BU02)
  - Business Areas with Potential for Redevelopment (BU03)
  - Pipeline Green/Redden Zone (BU05)
  - Major Hazard Contamination Zone (BU06)
- Policies - The Green Network**
- Areas of Great Landscape Value (GMR)
  - Special Protection Area (GMR3)
  - Site of Special Scientific Interest (GMR4)
  - Wildlife Sites (GMR5)
  - Sites of Importance for Nature Conservation (GMR6)
  - Local Nature Reserve (GMR7)
  - Tree Preservation Order (GMR8)
- Policies - Town Centres and Retailing**
- Town/Urban Local Centre Boundaries (TCB1/TCB2)
- Policies - The Historic Environment**
- Antiquarian World Heritage Site (H01)
  - Antiquarian World Heritage Site Buffer Zone (H02)
  - Conservation Areas (H03)
  - Areas of Townscape Value (H04)
  - Landmark Sites (H05)
  - Conservation (H06)
- Policies - Waste**
- Waste Management Facilitator (W01)
- Proposals/Opportunities**
- Housing
  - Local Use
  - Economic Development
  - Infrastructure
  - Fairer Green Network









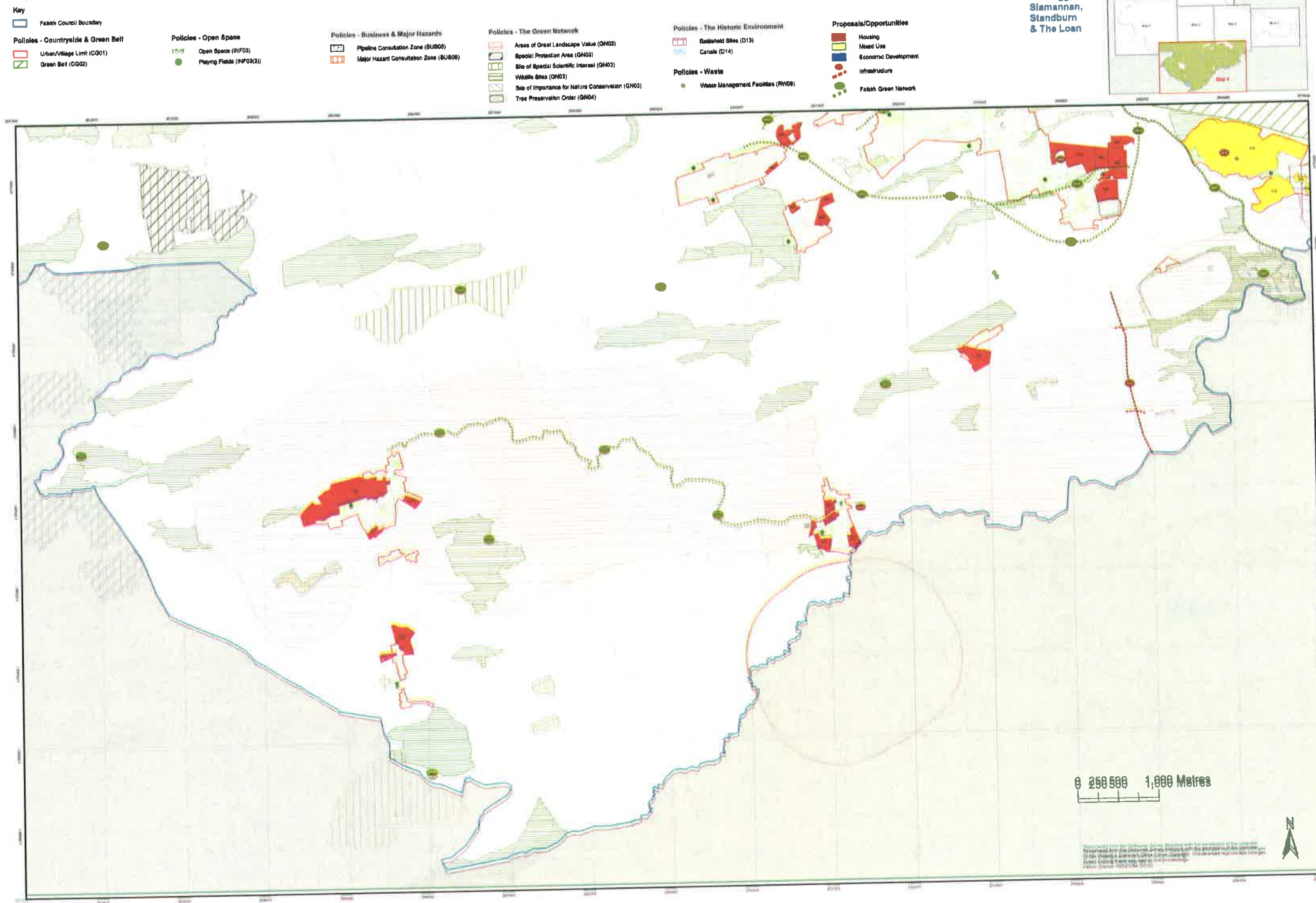
**Map 3 : Rural North - Airth, Dunmore, Leitham & South Alloa**



**Falkirk Local Development Plan - Proposed Plan (April 2013)**

- Key**
- Falkirk Council Boundary
- Policies - Countryside & Green Belt**
- Urban/Village Limit (C081)
  - Green Belt (C008)
- Policies - Open Spaces**
- Open Space (NP03)
  - Playing Fields (NP04/05)
- Policies - Business & Major Hazards**
- Core Business Areas (BU002)
  - Proposed Consultation Zone (BU005)
  - Major Hazard Consultation Zone (BU004)
- Policies - The Green Network**
- Areas of Great Landscape Value (SAB02)
  - Special Protection Area (SAB03)
  - Site of Special Scientific Interest (SAB04)
  - Wildlife Sites (SAB05)
  - Site of Importance for Nature Conservation (SAB06)
  - Tree Preservation Order (SAB07)
- Policies - The Historic Environment**
- Ancient Wood Way Heritage Site (SAB08)
  - Ancient Wood Way Heritage Site (SAB09)
  - Conservation Areas (SAB10)
  - Historic Gardens and Parks (SAB11)
- Proposals/Opportunities**
- Housing
  - Economic Development
  - Infrastructure
  - Falkirk Green Network







### Countryside

- 3.56 Although perceived to be mainly urban in character, the Falkirk Council area has an extensive and varied countryside, the quality of which has a major influence on the image of the area. It is an environment where people live, work, and visit for recreation and tourism, and which is subject to increasing development pressures for housing, business and infrastructure.
- 3.57 Structure Plan Policy ENV.1 sets out a policy approach of restricting development in the countryside unless a countryside location is essential or the activity is an appropriate form of agricultural diversification.
- 3.58 Within this context, Policy EQ19 defines the countryside by reference to a system of Urban and Village Limits, and establishes the overall policy approach to development within it, cross-referring to the other policies listed in Table 3.3 which give guidance on specific uses in the countryside. The objective is to encourage bone fide rural economic activity, whilst resisting sporadic development which would compromise the open character of the countryside. It will also encourage development to locate, where possible, within the rural villages, in order to sustain their vitality. It should be noted that in two of the areas identified for Special Initiatives for Residential-led Regeneration (SIRRs)- Banknock and Whitecross - the Urban/Village Limit is a provisional one pending redefinition of the urban area through the relevant development framework or masterplan.
- 3.59 Policy EQ19 also sets out design considerations which will be particularly relevant to the satisfactory integration of development into a countryside setting, and requires compliance with the 'Design Guide for Buildings in the Rural Area'. Reference should also be made, where appropriate, to PAN 36: Siting and Design of New Housing in the Countryside and PAN 39: Farm and Forestry Buildings.

3.60

### EQ19 COUNTRYSIDE

- (1) The Urban and Village Limits represent the desirable limit to the expansion of settlements for the period of the Local Plan. Land outwith these boundaries is designated as countryside and will be subject to the detailed policies for specific uses indicated in Table 3.3. Development proposals in the countryside for uses not covered by these policies will only be permitted where:
- it can be demonstrated that they require a countryside location;
  - they constitute appropriate infill development; or
  - they utilise suitable existing buildings.
- (2) In circumstances where development meets the relevant countryside policy criteria, the scale, siting and design of development will be strictly controlled to ensure that there is no adverse impact on the character of the countryside. In particular:
- the siting should be unobtrusive, making use of natural features to integrate development into the landform and avoiding skylines;
  - building design should be sympathetic to vernacular building styles and comply with the design principles contained within the Council's 'Design Guide for Buildings in the Rural Areas'; and
  - boundary and curtilage treatments should be sympathetic to the rural area, with a preference for stone walling and hedging using native species.

### 3.61 Table 3.3 Detailed Policies for Specific Uses in the Countryside

<b>Housing</b>	<b>SC3</b>	Housing Development in the Countryside
<b>Business</b>	<b>EP5</b>	Business and Industrial Development in the Countryside
<b>Leisure and Tourism</b>	<b>EP16</b>	Leisure and Tourism Development in the Countryside
<b>Minerals</b>	<b>EQ31- 39</b>	Mineral Policies
<b>Waste Management</b>	<b>ST17</b>	Landfill
<b>Facilities</b>	<b>ST18</b>	Waste Management Facilities
<b>Telecommunications</b>	<b>ST13</b>	Telecommunications Development
<b>and Infrastructure</b>	<b>ST14</b>	Pipelines
	<b>ST15</b>	Overhead Power Lines
<b>Renewable Energy</b>	<b>ST20</b>	Renewable Energy Development
<b>Development</b>	<b>ST21</b>	Wind Energy
<b>Gypsy/Travellers' Sites</b>	<b>SC4A</b>	Gypsy/Traveller Sites



### Windfall Housing Development within the Urban and Village Limits

- 4.10 In addition to the housing proposals identified specifically in the Local Plan, other housing development within the Urban or Village Limits will be supported where it meets the criteria set out in Policy SC2. Such windfall development will generally be on brownfield sites and will assist in meeting the general objective of recycling redundant land and minimising take up of greenfield sites. However, sites must meet requirements in terms of accessibility, amenity and infrastructure availability. An estimate of the output from windfall sites has been built into the housing land requirement calculation, and monitoring will take place to check the actual output against the estimate.

4.11

#### **SC2 WINDFALL HOUSING DEVELOPMENT WITHIN THE URBAN/VILLAGE LIMIT**

Housing development within the Urban and Village Limits, in addition to proposals identified within the Local Plan, will be supported where the following criteria are met:

- (1) The site is a brownfield one, or comprises urban open space whose loss can be justified in terms of Policy SC12;
- (2) The proposed housing use is compatible with neighbouring uses and a satisfactory level of residential amenity can be achieved;
- (3) The site enjoys good accessibility by public transport, walking and cycling to shopping, recreational and other community facilities;
- (4) Existing physical infrastructure, such as roads and drainage, water supply, sewage capacity, and community facilities, such as education and healthcare, have the capacity to accommodate the increase in use associated with the proposed development, or can be upgraded through appropriate developer contributions as required by Policy SC11;
- (5) In the case of small gap sites and sub-divided plots, Policy SC8 is satisfied; and
- (6) There is no conflict with any other Local Plan policy or proposal.

### Housing in the Countryside

- 4.12 There is continuing pressure for the development of individual houses or groups of houses in the countryside. Structure Plan Policy ENV.1 and Local Plan Policy EQ19 set out the broad approach of restricting new development in the countryside unless a countryside location is required. Policy SC3 contains detailed criteria for assessing the acceptability of proposals. In general, housing will be permitted where it is required to support a genuine rural economic activity. Further opportunities will arise from the rehabilitation of redundant properties and from appropriate infill sites.

4.13

#### **SC3 HOUSING DEVELOPMENT IN THE COUNTRYSIDE**

Housing development in the countryside will only be permitted in the following circumstances:

- (1) Housing essential to the pursuance of agriculture, horticulture or forestry, or the management of a business for which a countryside location is essential. In these instances, the applicant must demonstrate all of the following:
  - The operational need for the additional house in association with the business;
  - That no existing dwelling which might have served that need has been sold or otherwise alienated from the holding;
  - That there are no reasonable opportunities for reusing or converting redundant buildings rather than building a new dwellinghouse; and
  - That the business as a whole is capable of providing the main source of income for the occupant;
- (2) Proposals involving the rehabilitation of former residential properties, or the conversion of farm and other buildings to residential use, where all of the following criteria are met:
  - The building, by virtue of its existing character, makes a positive contribution to the rural landscape;
  - The building is in a reasonable state of repair, still stands substantially intact and is capable of beneficial restoration, as verified by a report and certificate from a qualified structural engineer;
  - The restored or converted building is of comparable scale and character to the original building; and
  - In the case of former non-residential buildings, the building is no longer required for the purpose for which it was built; or
- (3) Appropriate infill opportunities within the envelope of an existing group of residential buildings, where the development would not result in ribbon, backland or sporadic development, and the proposal satisfies Policy SC8.



### Infill Development and Plot Subdivision

- 4.30 The quality of residential areas can often be threatened by inappropriate infill development, sometimes termed 'town cramming'. Infill proposals, particularly where they involve the subdivision of the curtilage of existing houses, frequently take little account of the overall grain of the surrounding area, or of the setting and amenity of neighbouring properties. Policy SC8 seeks to prevent insensitive infill whilst allowing development where a legitimate opportunity exists and can be integrated successfully into the urban fabric.

4.31

#### **SC8 INFILL DEVELOPMENT AND SUBDIVISION OF PLOTS**

Proposals for the erection of additional dwellinghouses within the curtilage of existing properties or on small gap sites will only be considered favourably where:

- (1) the scale, density, disposition and design of the proposed houses respect the architectural and townscape character of the area;
- (2) adequate garden ground can be provided to serve the proposed houses without an unacceptable impact upon the size or functioning of existing gardens;
- (3) adequate privacy will be afforded to both the proposed houses and neighbouring properties;
- (4) the proposal would not result in the loss of features such as trees, vegetation or walls, such that the character or amenity of the area would be adversely affected;
- (5) the proposed vehicular access and other infrastructure is of an adequate standard; and
- (6) the proposal complies with other Local Plan policies.

### Extensions and Alterations to Residential Properties

- 4.32 There is a need to ensure that alterations and extensions to residential properties do not, individually or cumulatively, detract from the environment of residential areas. Policy SC9 sets out the key considerations in determining the acceptability of proposals, dealing with the impact of changes on the integrity of the property itself, on the amenity of neighbouring properties and on the character of the area as a whole. Detailed guidance may be found within the Council's SPG Note on House Extensions and Alterations.

4.33

#### **SC9 EXTENSIONS AND ALTERATIONS TO RESIDENTIAL PROPERTIES**

Extensions and alterations to residential properties will be permitted where:

- (1) the scale, design and materials are sympathetic to the existing building;
- (2) the location and scale of the extension or alterations will not significantly affect the degree of amenity, daylight or privacy enjoyed by neighbouring properties; and
- (3) it will not result in overdevelopment of the plot, thereby giving rise to adverse impacts on the functioning of garden ground, or the unacceptable loss of off-street parking.

4.34

#### **Creating and Maintaining Residential Amenity - Actions and Indicators**

##### **Actions:**

- Prepare development briefs for outstanding housing sites

##### **Indicators:**

- Quality as assessed through periodic audit of major built developments against sustainable development principles



### Re-Use of Unlisted Buildings

- 3.42 There are many traditional buildings in the Council area which, although not listed, are of architectural merit and make a contribution to the townscape or landscape. Policy EQ15 states the Council's more general support for retention and re-use of such buildings, where practical.

3.43

#### EQ15 RE-USE OF BUILDINGS

The Council will generally support the re-use or conversion of existing vacant buildings of architectural and townscape merit, provided that the building is structurally sound and capable of beneficial conversion, and an acceptable internal layout and level of amenity can be provided.

### Archaeology

- 3.44 There are around 100 Scheduled Ancient Monuments within the Council area, as listed in Appendix 4. A high proportion of these relate to the Roman period and are associated with the Antonine Wall. Other important sites include Blackness Castle, Kinneil House and the two canals. These sites of national importance are protected by the Scottish Ministers and Scheduled Monument Consent is required for any development affecting them. In addition, other sites of regional or local importance are recorded in the Sites and Monuments Record which is maintained by the Council's archaeologist.

- 3.45 The SPP sets out the Government's planning policy regarding archaeological remains. It is supplemented by PAN 42, which provides good practice to planning authorities on the handling of archaeological matters within the planning process. Policy EQ16 implements this advice, providing for the protection of archaeological sites and their settings, and for excavation and recording in the event of development being permitted on such sites.

3.46

#### EQ16 SITES OF ARCHAEOLOGICAL INTEREST

- (1) Scheduled ancient monuments and other identified nationally important archaeological resources shall be preserved in situ, and within an appropriate setting. Developments which have an adverse effect on scheduled monuments or the integrity of their setting shall not be permitted unless there are exceptional circumstances;
- (2) All other archaeological resources shall be preserved in situ wherever feasible. The Council will weigh the significance of any impacts on archaeological resources and their settings against other merits of the development proposals in the determination of planning applications; and
- (3) Developers may be requested to supply a report of an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording, analysis and publication, in advance of development.

- 3.47 The Antonine Wall, together with its associated camps and forts, is the most significant archaeological feature within the Council area, running from Castlecary in the west to Bo'ness in the east. The wall was constructed in the second century AD as the northern boundary of the Roman Empire, and the Council area contains some of the best preserved stretches.



## Archaeology

- 3.48 In 2008, the Antonine Wall was inscribed as part of the Frontiers of the Roman Empire World Heritage Site (WHS). The local authorities are committed to working with the Scottish Government, in particular Historic Scotland, in order to achieve the appropriate level of protection for the Wall, and have agreed a uniform planning policy for the Wall, which is contained in Policy EQ17. The policy has the intention of protecting the archaeological remains, the line and setting of the Wall, as an ancient monument of international importance.

3.49

### EQ17 ANTONINE WALL

The Council will seek to retain, protect, preserve and enhance the Antonine Wall, its associated archaeology, character and setting. Accordingly:

- (1) There will be a presumption against development which would have an adverse impact on the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' as defined on the Proposals Map;
- (2) There will be a presumption against development within the the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' buffer zones, as defined on the Proposals Map, which would have an adverse impact on the Site and its setting, unless mitigating action to the satisfaction of the Council in consultation with Historic Scotland can be taken to redress the adverse impact, and there is no conflict with other Local Plan policies; and
- (3) The Council, in association with partner Councils and Historic Scotland, will prepare Supplementary Planning Guidance on the criteria which will be applied in determining planning applications for development along the line, or within the setting, of the Antonine Wall.

## Historic Gardens and Designed Landscapes

- 3.50 In 1988, Historic Scotland and Scottish Natural Heritage compiled an 'Inventory of Historic Gardens and Designed Landscapes', and work to update this initial survey is continuing. Sites are selected on the basis of historical, horticultural, arboricultural, ecological and scenic interest. Development affecting such sites is subject to consultation with both agencies.
- 3.51 At present, three sites within the Council area are included in the Inventory - Callendar Park, Dunmore Park and the Pineapple, Dunmore. However, there may be others such as Larbert House which are also worthy of protection. Policy EQ18 therefore extends to all such sites which may have national, regional or local importance.

3.52

### EQ18 HISTORIC GARDENS AND DESIGNED LANDSCAPES

There will be a general presumption against development which would adversely affect the character or setting of sites identified in the 'Inventory of Gardens and Designed Landscapes in Scotland' and other historic gardens and landscapes of national, regional or local significance. The Council will seek to encourage sensitive management of historic gardens and designed landscapes.

3.53

## Protecting and Enhancing the Built Heritage - Actions and Indicators

### Actions:

- Produce Conservation Area Appraisals and Management Plans/Design Guidance/Enhancement Programmes where appropriate
- Appraise Areas of Townscape Value as candidate Conservation Areas

### Indicators:

- Number of Conservation Area Appraisals/Management Plans completed
- Investment in building restoration/public realm works in Conservation Areas
- Listed buildings brought back into use/demolished