

AGENDA ITEM 10

FALKIRK COUNCIL

Subject: KINNEIL ESTATE, BO'NESS
Meeting: EXECUTIVE
Date: 17 MARCH 2015
Author: DIRECTOR OF DEVELOPMENT SERVICES

1. INTRODUCTION

- 1.1 The purpose of this report is to present a masterplan for the continued effective management and stewardship of Kinneil Estate for consideration.
- 1.2 The masterplan has been produced by Falkirk Community Trust in conjunction with Council officers and aims to provide a platform to manage and help secure external funding to support development of the Estate over a 10 year period.
- 1.3 The draft masterplan is attached to this report (Appendix 1) together with a copy of consultation feedback (Appendix 2).

2.0 BACKGROUND

- 2.1 Kinneil Estate is owned by the Council and managed and operated on its behalf by Falkirk Community Trust under the terms of a lease agreement granted by the Council.
- 2.2 The Council's previously approved Corporate Asset Management Strategy encompasses all six asset classes, including open space, to which Kinneil Estate relates.
- 2.3 A summary of the key points covered by the masterplan in terms of ongoing management and development of this strategic open space asset is provided in the following section of the report.

3. KINNEIL ESTATE MASTERPLAN - SUMMARY

- 3.1 The Kinneil Estate masterplan has been drafted by the Falkirk Community Trust in consultation with stakeholders including Falkirk Council, Historic Scotland, Central Scotland Green Network Trust, Friends of Kinneil, and Bo'ness Community Council.

3.2 The purpose of the non-statutory masterplan is to provide a framework to conserve, enhance and develop the estate over the ten year lifetime of the plan and to help in attracting external funding. While promoting the strategic conservation of key aspects of the estate, the masterplan also highlights the need for change and transformation. The starting point has been that the site does not presently optimise its location and does not fully reflect the changing role of parks for local people and visitors alike. Part of the intended transformation is to include a series of innovative and well marketed visitor experiences and informed and inspired reinterpretation of the estate's unique heritage.

3.3 Vision and Objectives

The masterplan describes and maps the overall development concept, including present and future land use, design and landscaping, built form, infrastructure, circulation and service provision. It is based upon an understanding of the Estate and its setting and is intended to provide a structured approach to creating a clear and consistent framework for development. The plan is supported in a policy context by e.g. the Council's Open Space and Green Network strategies, Inspiring Active Lives and the Local Development Plan.

The masterplan objectives are stated as:

- to respect the integrity of the place and its people;
- to implement best practice for greenspace and World Heritage Site management;
- to conserve the Estate's natural and built heritage;
- to capitalise on the Estate's location and connectivity;
- to improve orientation within and interpretation of the Estate;
- to improve and develop the Estate's infrastructure; and
- to inspire the community to enter into collaborative management of the site.

These objectives are to be taken forward within a vision of '*an invigorated landscape brought to life, where people enjoy, explore and understand its natural and built history*'.

4.0 CONCLUSION

4.1 Implementation of the Kinneil Estate masterplan will be key to securing effective management and development at this important open space asset over forthcoming years.

It is considered that implementation will also be integral to attracting necessary funding required to maximise the opportunities afforded by the Estate.

5.0 RECOMMENDATIONS

It is recommended that the Executive –

- i) approves the final draft of the Kinneil Estate Masterplan as attached at Appendix 1.
- ii) notes the consultation undertaken with key stakeholders.
- iii) invites annual progress reporting on delivery of the Masterplan.

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Director of Development Services

Date- 23 February 2015

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BACKGROUND PAPERS

Nil

**Kinneil Estate Masterplan
2015-25
Final Draft
February 2015**



Foreword

DRAFT

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Executive Summary

1. Purpose of the Plan

The Kinneil Estate masterplan has been drafted by the Falkirk Community Trust (FCT) in consultation with stakeholders including Falkirk Council, Historic Scotland, Central Scotland Green Network Trust, Friends of Kinneil, and Bo'ness Community Council.

The purpose of the non-statutory masterplan is to provide a framework to conserve, enhance and develop the estate over the ten year lifetime of the plan by attracting external funding since at the time of writing, little confirmed funding is in place. While promoting the strategic conservation of key aspects of the estate, the masterplan also highlights the need for change and transformation. Presently the site is confusing for visitors, does not optimise its location and does not fully represent the changing role of parks for locals and visitors alike. Part of the transformation will include a series of innovative and well marketed visitor experiences and informed and inspired reinterpretation of the estate's unique heritage.

2. Vision and Objectives

The masterplan describes and maps the overall development concept, including present and future land use, design and landscaping, built form, infrastructure, circulation and service provision. It is based upon an understanding of place and is intended to provide a structured approach to creating a clear and consistent framework for development, supported in a policy context e.g. Inspiring Active Lives, Greenspace Strategy *etc.*

The masterplan objectives are:

- to respect the integrity of the place and its people;
- to implement best practice for greenspace and World Heritage Site management;
- to conserve the Estate's natural and built heritage;
- to capitalise on the Estate's location and connectivity;
- to improve orientation within and interpretation of the Estate;
- to improve and develop the Estate's infrastructure;
- to inspire the community to enter into collaborative management of the site

within a vision of 'An invigorated landscape brought to life by the imaginative interpretation of its history'.

3. Context

Kinneil Estate lies west of Bo'ness and covers 76 hectares with 55 ha of woodland. Remaining land is largely amenity grassland, two ponds and areas associated with historic buildings. The woodland is in overall poor condition and is subject to a Long Term Forest Plan which will improve the estate's biodiversity value. As well as 11km of paths in the estate, the National Cycle Route 76 and John Muir Way both pass through. The Bo'ness and Kinneil Railway abuts the northern edge, and the estate hosts the Annual Bo'ness Hill Climb Revival. Walking, horse-riding and mountain biking are all popular within the site. The site is owned by Falkirk Council and managed by Falkirk Community Trust.

Kinneil House is central to the estate: a largely roofless 15th century tower and 16th century palace block, it holds the most important examples of 16th-17th century mural decoration in Scotland, discovered in 1936. The House is under the guardianship of Historic Scotland, is held in great affection by the local community, and open to the public six to eight times a year. Part of the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site runs

through the Estate, and it also has associations with notable historic figures e.g. the Dukes of Hamilton, James Watt, John Roebuck. Several listed buildings in varying states of repair also feature.

4. Analysis and Principles

Data for the masterplan was gathered by a variety of means: consultation, site analysis and policy context. The plan highlights projects to create opportunities for enjoyment, learning, and training, and to generate tourism, including multi-use path, signage and interpretation improvements; biodiversity enhancement; developing Kinneil House and other under-used properties; and general infrastructure improvement. On the basis of the information gathering, these opportunities contribute at varying extents to four themes for development: Protection, Conservation, Discovery and Growth. The themes all acknowledge the potential of the site and the aspirations placed on it by stakeholders and the local community, and highlight the strengths and opportunities together with acknowledgement of weaknesses and constraints. The themes are explained through essential and desirable principles for development and are also laid out spatially in the estate, outlining areas where activities within each theme can be carried out at varying levels of priority and/or impact.

5. The Masterplan

The thematic principles describe how stated opportunities will contribute to aspects of sustainable development at Kinneil and why they should be carried out. Principles for setting up management processes, defining infrastructure work (e.g. trails, play areas, and signage) and landscape-scale projects are equally important and are described in the plan. An advisory group will be required to guide the masterplan and will appoint a chair and members before establishing a remit including role and purpose, terms of reference and governance.

Following research and consultation, 18 opportunities and projects have been identified at differing stages of development, from in progress to the pre-brief stage. The masterplan presents data on each project e.g. status, description, relationship to the themes, cost estimates and plans on the necessary next steps. An action plan then places each opportunity within the timescale of the masterplan on a prioritised basis. Prioritisation is based upon the thematic criteria, impact, funding opportunity / feasibility and stage of development.

Kinneil House will be central to developing the estate and is included in the list of opportunities. Potential sustainable development options for Kinneil House have been outlined in a recent feasibility study and at the time of writing are being explored by the Falkirk Community Trust. The Estate sits at the heart of a very active community and so the options gave consideration to understanding the community aspirations for the building in the context of its location in a public park. The development of a visitor attraction is the preferred option due to the potential to present an interesting experience, achieve capital funding and operate successfully without the risk of finding additional partners.

A. Introduction

A.1 Background

Kinneil Estate is one of three strategic parks in the Falkirk Council area managed by Falkirk Community Trust (FCT) on behalf of Falkirk Council. The estate is located on the edge of Bo'ness and is highly valued by the local community. It is a mix of parkland and woodland, contains a section of the Antonine Wall World Heritage site (which forms the central spine), Kinneil House, James Watt's cottage, medieval village and church remains as well as Kinneil Museum and privately occupied dwellings.

The Antonine Wall was declared a World Heritage Site in 2008 and is part of the trans-national Frontiers of the Roman Empire World Heritage Site. The estate tells the story of 5000 years of history and there is visible evidence of occupation from Mesolithic and Roman times to the present day in buildings (and ruins), and the routes which traverse the Estate (Antonine Wall, John Muir Way footpaths, cycle paths, bridleways, roads, desire lines) and connect it to the town and foreshore. However, over the years, like many parks, there is a sense that the estate has decayed; amenities have been removed (pitch and put, pets' corner, play equipment, the restricted opening of Kinneil House).

The Estate (Map I and II) is west of Bo'ness and originally established around Kinneil House. The designed landscape around Kinneil House is made up of large green open spaces, ponds and woodland areas providing opportunities for a wide variety of leisure and cultural pursuits. Throughout its history Kinneil Estate has been associated with innovative ideas regarding technology, arts and philosophy. This spirit of innovation should continue and create Kinneil's heritage of the future. The landscape should be used to connect outwards, encourage public access, celebrate the history, and deliver on the estate's contemporary mission: to celebrate access to a high quality green space; promote fitness and activity; enhance biodiversity; encourage events in the large grounds; and overall enhance the quality of life for the people of Falkirk area.

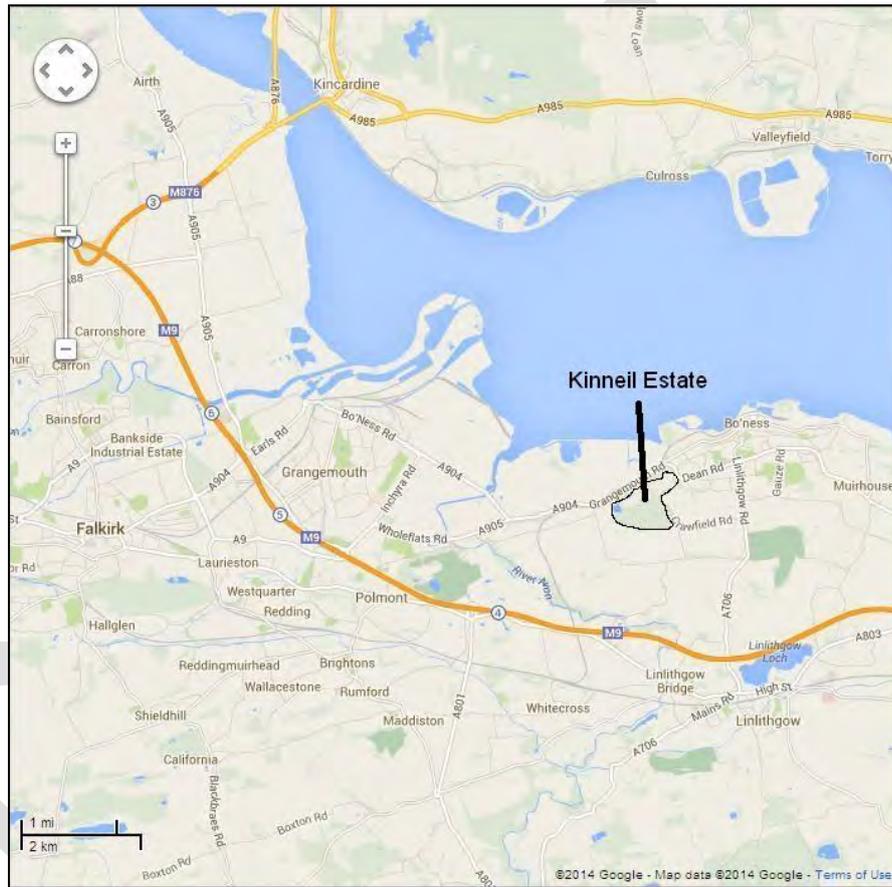
The challenge for Kinneil Estate is to find the right balance between preserving the past and making the best use of its assets. The landscape vision can therefore be defined as conserving and interpreting the layered history of the site together with a new contemporary layer representing the role of the estate in the 21st century.

A further major challenge is that of funding: the current budget for the site is inadequate to maintain the site. Large funding bids will obviously be required but there are also constraints around capital development funding in terms of eligibility, partner buy-in *etc.* Furthermore, there will be revenue consequences of capital development e.g. generating income streams, management and maintenance of the developments over the long term.

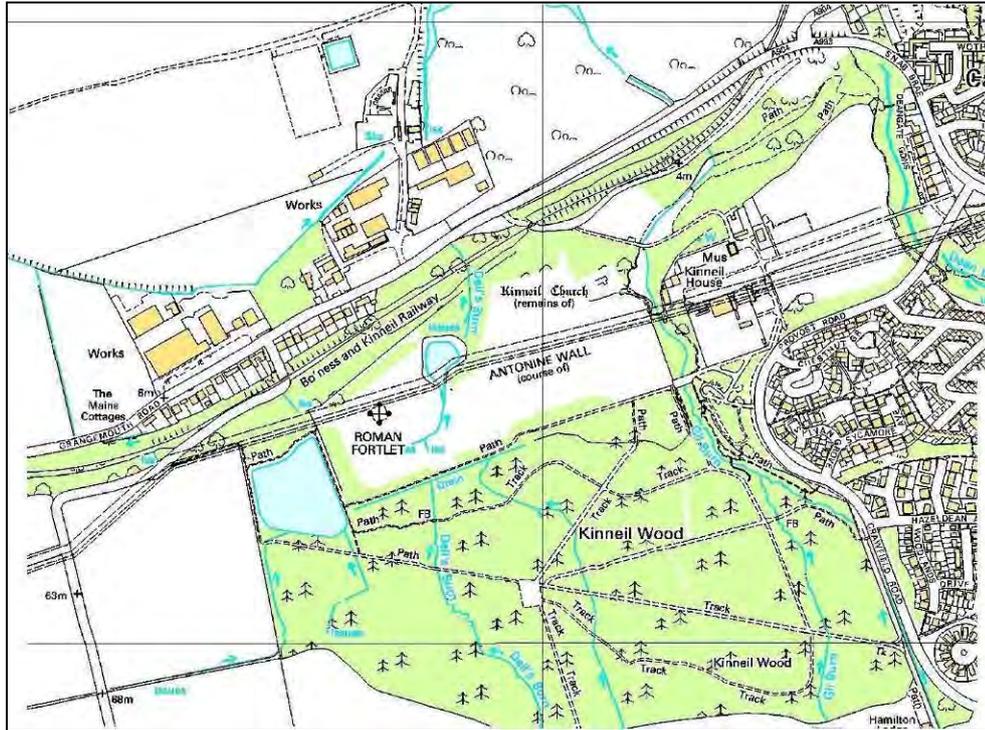
The purpose of the masterplan is to provide the framework to conserve, enhance and develop the historic fabric of the estate for future generations. Whilst the masterplan promotes the strategic conservation of key aspects of the estate there is also a need for change and transformation. At present the estate is confusing to the visitor, does not optimise its location and has been neglected. The vision should be reflected within the estate by means of a series of innovative and well marketed visitor experiences as well as informed and inspired reinterpretation of the estate's own unique heritage.

The masterplan maps out over ten years (2014 – 2024) an integrated approach to the management and future development of Kinneil Estate. Masterplans can help us design strategic projects which:

- Package opportunities and aspirations into discrete funder friendly packages;
- Identify feasible sources of funding (the masterplan does not currently hold any funding);
- Adhere to site-specific principles for development;
- provide the appropriate physical environments to support strong communities;
- support a rich and pleasurable quality of life for inhabitants and visitors;
- connect people and places by providing ease of movement within, and through, developments; and
- create places of distinction and enduring quality.



Map I: Location of Kinneil Estate



Map II: Kinneil Estate, Bo'ness. Scale 1:5,000

A.2 The Site

A.2.1 Ownership

Robert the Bruce granted the lands that now form Kinneil Estate to Walter Fitz Gilbert, an ancestor of the Hamilton family in 1323, and the Dukes of Hamilton owned the estate until 1922 when Bo'ness Town Council purchased the property to form a Public Park. Falkirk Council took over ownership in 1975. The estate is still largely owned by Falkirk Council but was leased to the FCT in July 2011 and managed by them. Kinneil House is owned by the Council but under Historic Scotland guardianship; it is A-listed and a Scheduled Ancient Monument. There are also several privately owned residential properties within the estate and the walled garden and ancillary buildings are operated by the Council's Corporate and Neighbourhood Services. The range and variety of assets and ownership / leasehold / management responsibilities make for a complex management regime.

A.2.2 Location and setting

Kinneil Estate lies to the western edge of Bo'ness, occupying a section of the scarp slope above the Forth Estuary foreshore, and part of the gently sloping plateau above the escarpment. The residential areas of Kinneil and Castleloan lie immediately to the east, with Bo'ness town centre approximately 1.5 km from the estate. Grangemouth is located 4 km to the west and Linlithgow 4km to the south east in West Lothian (Map I).

The A904 Bo'ness to Grangemouth road lies to the north, with its southward turn forming a short stretch of the Estate's north-east boundary. Provost and Crawfield Roads form the remainder of the eastern boundary. The Bo'ness and Kinneil Railway line also takes up much of the northern boundary. Agricultural land lies to the south and west of the Estate,

and largely industrial land lies to the north along the foreshore, although this abuts the new Kinneil Foreshore Local Nature Reserve, also to the north (Map II).

The estate covers 76 hectares, and includes 55 ha of woodland habitat (with 40 ha in a southern, largely coniferous woodland and 15 ha in a northern escarpment section). The remaining land is largely amenity grassland and areas associated with the buildings (Map III). There are also two artificial ponds. The open area east of Kinneil House contains a range of parkland trees laid out in avenues and other patterns, including a narrow strip of amenity woodland by the public road, while the area to the west is largely grassland with patches of poor quality scrub and young woodland on its margins.

Due to the woodland's overall poor condition, FCT commissioned the Central Scotland Green Network Trust (CSGNT) to prepare a Long Term Forest Plan¹ for the next 20 years; felling and replanting is due to start in autumn 2014. The overall aims of the plan are to restructure the coniferous woodlands to create more sustainable woodland and to improve the overall biodiversity value by increasing structural, age class and species diversity through implementing a phased programme of selective felling followed by replanting with native species. This will also add recreational and amenity benefits to the local community and visitors.

A.3 Connection and Access

A.3.1 Management Access

Vehicular access is available off Provost Road at the end of the driveway to Kinneil House and *via* two entrances connecting to the car park. There is also vehicle access at the north of the estate off the A904 *via* a tunnel beneath the railway. However this entrance is gated to prevent unauthorised vehicular access.

There is a good network of tracks throughout the southern woods; much of it is accessible to four wheeled drive vehicles and tractors, but only the track along the internal edge of the woods is accessible to larger vehicles. The southern half of these woods is inaccessible to vehicles. Similarly, management access to and through the northern woods is very poor due to the steep terrain and woodland cover.

A.3.2 Public Access and Recreational Usage

There are two small car parks, both accessible from Provost Road or the House driveway, in the north eastern edge of the southern woods. Parking is also available in the Museum courtyard. Pedestrian access is available at a further two locations off Provost Road, *via* the tunnel under the Crawyett railway bridge off the A904, and *via* a section of steps in the north-western corner of the estate from a minor road servicing Nether Kinneil.

There are *ca.* 11 km of multi-use paths through the estate. These range from little used woodland paths to wide, tarred roads. The path network is most notably developed in the southern wood and largely follows the paths of the original designed woodland, with many converging on a central clearing. Of the 91 Core Paths within the Bo'ness area, 20 lie within Kinneil Estate, including the National Cycle Route 76 (N76), and account for *ca.* 6.5 km of path within the estate. Core Paths are offered further protection by the Land Reform (Scotland) Act 2003.

¹Central Scotland Green Network Trust, 2012. *Kinneil Woods Long Term Forest Plan*. Falkirk Community Trust.

The N76 and the John Muir Way, running between Dunbar and Helensburgh, connect the estate to a wider path network. The Way enters Kinneil on the A904 at the railway bridge, heads up to Kinneil House and then out of the estate onto Provost Road towards Linlithgow. The Bo'ness and Kinneil Railway also runs along the north edge of the estate. There are also footpaths connecting the Estate to the Kinneil Foreshore Local Nature Reserve, marked by blue pedestrian signs.

There are no statistics to confirm the levels of public access at Kinneil (although the Museum receives ca. 3000 visitors per year). However the large majority of park users participate in informal recreation e.g. walking and dog walking. Kinneil House, which holds open days several times per year; the Church, Museum and Antonine Wall attract visitors from further afield, but the majority of users are local residents who frequently use the estate. Other activities include running, fishing (on the western pond) and horse-riding. There are annual gymkhanas held in the Meadows; the paths seem to be used by horse-riders at only a low level, although some are specifically waymarked for that purpose. Mountain biking is also very popular within the southern woods, with a series of established but informal trails. The Bo'ness Hill Climb Revival organise an annual vintage car race through the grounds of the estate.

A.4 Historical Context

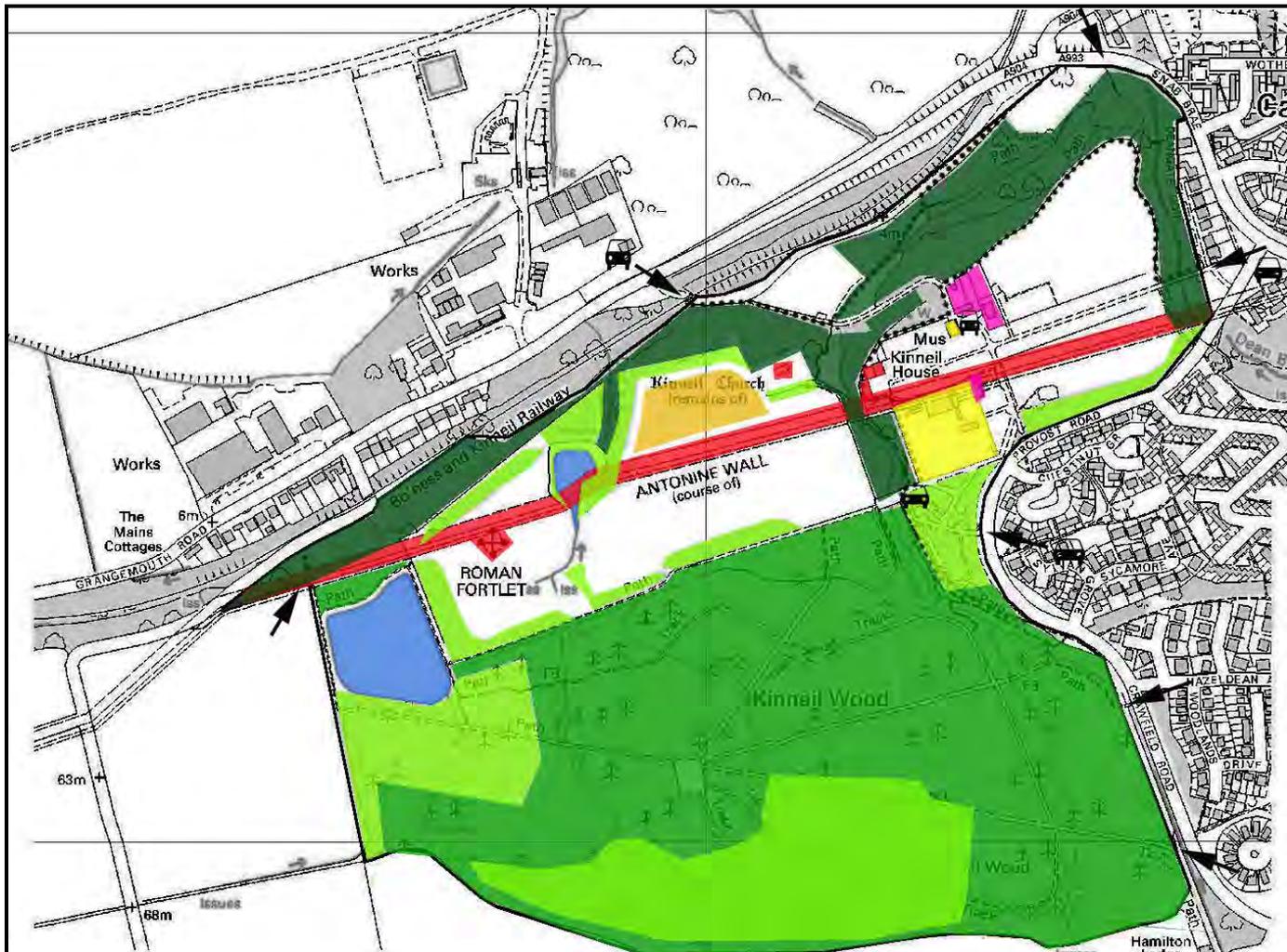
Kinneil House is a 15th century tower with an associated 16th palace block which was much altered in the 17th century before being condemned in 1936. The main tower was gutted but saved from total demolition when, during the process, wall paintings were found in the palace block. The ground floor of the palace block is divided into barrel-vaulted cellars, while the first floor has two rooms which are not open to the elements. Both are decorated with 16th- and 17th century wall paintings of biblical scenes, armorial panels, naturalistic and stylised designs, which are considered to be the most important *in situ* examples of early domestic mural decoration in Scotland so far discovered². The House also hosts a collection of objects which tie in with many aspects of the site e.g. early tomb slabs removed from Kinneil Church, fragments of painted plaster from the House, architectural stones from the Estate and an historic plaque from James Watt's steam engine cylinder. To the south of the tower stands a steam engine cylinder and a roofless cottage used by James Watt while he was experimenting with steam power.

Other Scheduled Monuments and Listed Buildings in the Estate are:

- Antonine Wall and Fortlet – buried deposits and visible earthworks dating to the mid-2nd century AD in the Estate form part of the World Heritage Site;
- Kinneil Church and graveyard – medieval church and the site of the village of Kinneil, one of very few known medieval village sites in Scotland;
- Kinneil Museum – museum occupying the B-listed old estate coach house;
- Shell middens at Nether Kinneil and west of Kinneil House – extensive Mesolithic and Neolithic shell middens along the former Forth shoreline;
- 2-4, 6-8 Duchess Anne Cottages, including boundary walls – late 18th century B-listed buildings;

²Richardson J.S., 1941. Sixteenth and seventeenth century mural decorations at the house of Kinneil, Bo'ness, West Lothian. *Proceedings of the Society of Antiquaries of Scotland* **75**: 184–204 (http://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-352-1/dissemination/pdf/vol_075/75_184_204.pdf)

- Walled Garden – also late 18th century, C-listed;
- Non-designated features:
 - Remains of bell pits;
 - The Estate itself retains many features of the original designed landscape e.g.
 - Walled ha ha;
 - Rectangular glade in the centre of the southern woods – historic site for estate aviary and kennels;
 - The path network radiating outwards from the central glade.



Map III: Land Use and Access in Kinneil Estate: arrows denote access points; arrows with car icons denote vehicular access; car icons represent public car parks; areas marked ■ highlight Scheduled Ancient Monument Sites e.g. Kinneil House and Church, Antonine Wall and Roman Fortlet; ■ highlight mature broadleaved woodland; ■ represent largely mature coniferous plantation; ■ represent other woodland types (e.g. mature mixed conifer / broadleaved, regeneration, windblown areas); ■ highlight low maintenance grassland areas; ■ represent amenity grassland with parkland trees; ■ represent water bodies; ■ represent Council owned properties e.g. the walled garden, Kinneil Museum; ■ represent privately owned properties. The solid line denotes the site boundary, and the dotted line denotes the boundary of the Wildlife Site.

A series of background papers are also available which provide more in-depth analysis which has helped inform the masterplan.

B. Community Consultation

Consultation carried out for this masterplan showed a high level of interest and enjoyment of the whole site. In addition to consultation and research carried out with Council and Trust officers, elected members, Historic Scotland, Central Scotland Green Network Trust and the Inner Forth Landscape Initiative, more informal consultation was carried out with the Friends of Kinneil, Bo'ness and Kinneil Railway, White Lady Mountain Biking, Bo'ness Hill Climb Revival, Estate residents and site users to find out community views on the estate, and is summarised below.

The masterplan consultation agreed strongly with other consultations carried out over the past few years (the Bo'ness and Blackness Community Action Plan (2013-2018)³, a Friends of Kinneil consultation⁴ based around the estate and foreshore, a Falkirk Parks signage⁵ consultation, and a consultation carried out as part of the Kinneil House feasibility study⁶), in that:

- there is strong public support for Kinneil House and estate, but concern as to how future projects could be delivered;
- the estate is used primarily by local people to walk, walk their dogs and to take children to play *etc.* There was strong public support to bring the House back into use with public access as a visitor attraction, but with the *proviso* that the House and estate both be invested in, since the natural heritage of the estate is at risk of loss;
- the estate should be promoted as a key place to interpret the Antonine Wall, the area's Roman heritage and other heritage assets (e.g. James Watt cottage);
- the woods and ponds should be better managed;
- paths, signage, and promotion need improving, with new signage incorporating the existing Antonine Wall branding in use along the WHS;
- there could be improvements to support access e.g. café, adventure play area, improvements to bridges *etc.*;
- mountain bike tracks could be developed;
- the expansion of the John Muir Way through the area should be supported;
- there is a lack of signage directing visitors from the motorway;
- mapping for visitor orientation could be improved;
- current lack of appropriate signage means some visitors think the estate is private / no access, so there is a need to highlight public access;
- movement of visitors of the Bo'ness and Kinneil Railway to the estate should be encouraged; and
- people place a high value on the site, the importance of attracting more visitors to Bo'ness and there is a willingness for potentially competing attractions to work together.

The Friends of Kinneil report⁴ outlined responses from 64 (out of 250) completed questionnaires delivered locally (Deanfield), drop in events at Kinneil Bowling Club and the Old Kirk, and two local primary schools.

³<http://www.coalfields-regen.org.uk/wp-content/uploads/2012/11/Boness-Blackness.pdf>

⁴<http://kinneil.files.wordpress.com/2012/03/deanfieldreport-final-hires.pdf>

⁵Ironside Farrar. 2012. *Falkirk Parks Signage Study Strategy Report*. Falkirk Community Trust

⁶Jura Consultants, 2014. *Kinneil House Feasibility Study*. Report prepared for Falkirk Community Trust

Those consulted felt that creating public spaces where people feel safe should be considered a priority in any development at Kinneil. Of developments, the priority issue raised by both the questionnaires and the drop in events was the need for better play facilities for children in the estate. Another prevalent issue was the aspiration for bike trails in the woods (over half the respondents to the questionnaire viewed this favourably) and/or a skate park. However, if taken as one category, the various requests for sports facilities would have been the highest priority issue. Data from the drop in events demonstrated a demand for sporting facility access from young people in Bo'ness e.g. football pitches, tennis courts and basketball nets, some of which can be accessed at Bo'ness Recreation Centre.

Of existing uses, most people who visit the estate do so for a walk (over 80 % of respondents). Main points locals would like to see addressed within this are: a lack of seating to make access easier for the elderly and infirm; path improvement and management; a picnic area; and better signage and promotion. Furthermore, 60 % of locals surveyed have visited both Kinneil House and the museum, with 61 % wishing to see investment in both buildings and more regular access. Over half of the respondents (62 %) were also positive about a coffee shop and garden centre in the estate.

C. Policy and Strategic Context

C.1 Falkirk Council and Falkirk Community Trust

Falkirk Council is a unitary authority which provides all local government services for the Falkirk Council area. Covering 112 square miles, it has a population of 157,000 and extends from Banknock in the west to Blackness in the east and from South Alloa in the North and as far as Limerigg in the south.

The area contains varied countryside, including areas of considerable landscape quality. It also contains the port of Grangemouth and depends for its prosperity on a broad industrial base which includes sizeable industrial areas in Falkirk and Grangemouth. The Council owns Kinneil House and Kinneil Estate, excepting several private properties within the estate (Map III). Kinneil Estate is one of four strategic parks managed by Falkirk Community Trust on behalf of the Council.

In July 2011 the Trust assumed responsibility for the management and operation of a range of community-facing sport, recreation, arts, heritage and library services on behalf of Falkirk Council. As a not-for-profit organisation its' main purpose is to deliver culture and recreation services and experiences to support Falkirk communities' aspirations with a focus on ensuring equality of opportunity and access for all.

The Trust manages over 80 sites across the Falkirk Council area and offers a huge range of programmes and activities for a wide variety of customer groups. FCT is responsible for the operation and management of strategic parks, golf courses, sports facilities and pitches, libraries, museums, archives, arts venues and town halls. It provides sports, heritage and arts development programmes, health and fitness and outdoor learning as well as delivering the Active Schools programme.

Of relevance to the Estate, the Trust is responsible for implementing Inspiring Active Lives - the Culture and Sport Strategy for Falkirk (2014 – 2024)⁷. Its' two main strategic aims are to

⁷Inspiring Active Lives: A Culture and Sport Strategy for Falkirk 2014 – 2024
(http://www.falkirkcommunitytrust.org/about/docs/strategies/Culture_and_sport_strategy_2014-2024.pdf)

increase and broaden participation in culture and sport; and to help secure recognition for the Falkirk area as a vibrant place. These aims will be delivered through four themes: participation, motivation, venues and partnership, to which Kinneil Estate as a whole can greatly contribute by:

- Improving a sense of well-being and ensuring co-ordinated structures are in place to enable participation;
- Connecting with people and motivating them to take part in relevant, accessible and affordable opportunities;
- Providing a focal point for participation, community cohesion, attracting visitors and enhancing the image of the area; and
- Aligning relevant plans with partner expectations.

Delivery Plans to implement the Strategy are currently being drafted. Development of Kinneil Estate and the Antonine Wall World Heritage Site are proposed as two of the six signature projects in the Heritage Delivery Plan for Falkirk 2013-2018⁸, and which this non-statutory masterplan will contribute to. These projects will create opportunities to generate tourist visits to the area, opportunities for enjoyment, learning, training and research are key to creating a new self-identity for the local communities, and form the spine of heritage activity during the forthcoming plan period. Kinneil Estate and Museum, the Antonine Wall WHS, John Muir Way, and the Inner Forth Landscape Initiative are all embedded within the Plan's objectives.

Within the Partnership theme of Inspiring Active Lives, there are expectations to ensure that culture and sport services contribute to local outcomes developed by strategic stakeholders across the Falkirk area; that there will be engagement with national and regional agencies and partnerships to seek inward investment; and national strategies will be supported through local action.

The development of the estate will align with a range of national and regional policies e.g:

- Scottish Planning Policy⁹ - promotion, protection and enhancement of the natural and built environment, encouraging learning and promoting long term management and access to green infrastructure;
- the Local Development Plan¹⁰ states that Kinneil will be one of several nodes in the Falkirk area which provide focal points for people to experience the green network, and exploiting key themes of the Antonine Wall and the Central Scotland Green Network e.g. the John Muir Way;
- Scottish Historic Planning Policy¹¹ states that access and promotion of Properties in Care lies at the heart of their sustainable management;
- The Falkirk Council Built Heritage Strategy¹² affords protection to the Scheduled Monuments in the Kinneil Estate area, and Falkirk Council is one of six signatory Partners to the Antonine Wall Management Plan (2014-2019)¹³. These Partners are accountable for ensuring that the aims and objectives within the Management Plan are delivered appropriately:

⁸Heritage Delivery Plan for Falkirk 2013-2018

⁹ <http://www.scotland.gov.uk/Resource/0042/00421076.pdf>

¹⁰ http://www.falkirk.gov.uk/services/development/planning/planning_and_environment/falkirk_local_development_plan/docs/fldp_proposed_plan_0413.pdf

¹¹ <http://www.historic-scotland.gov.uk/shep-dec2011.pdf>

¹² http://www.falkirk.gov.uk/services/development/planning/planning_and_environment/conservation_and_design_guidance/pdfs/Built%20Heritage%20Strategy.pdf

¹³ <http://www.historic-scotland.gov.uk/antoninewallplan13.pdf>

- The Wall and its curtilage is a Scheduled Ancient Monument with a boundary defined as a 50m-wide corridor, except in a few places where key features extend it beyond this. The corridor includes: the rampart, ditch and upcast mound, military way, forts, fortlets, expansions and small enclosures, civilian settlements and labour camps. A Buffer Zone beyond the corridor has been designated to protect the amenity and setting of the Wall (see Map IV);
- The Falkirk Area Antonine Wall Local Action Plan has due regard to the overarching Antonine Wall Management Plan 2014-19, with the aim being to develop the social and economic potential of the Antonine Wall. Central to this will be:
 - continuing to enhance and promote the Wall for the benefit of local people and visitors;
 - ensuring that the Falkirk Council sections of the Wall are well managed and maintained; and
 - supporting and developing new initiatives that add significantly to the appreciation of the Wall's local heritage and tourism value;
- The Falkirk Open Space Strategy (2010-2015)¹⁴ proposes that the regional level open spaces of Kinneil, nearby Carriden and the foreshore be developed as strategic facilities for the Council area, allied to its tourism profile, whilst improving the connectivity of the open space network generally. It also states that there are significant opportunities to develop visitor facilities in Kinneil Estate to make the most of the many assets of the park (e.g. architectural interest, landscape distinctiveness and cultural history) with the appropriate habitat management of the woodland for natural heritage and biodiversity benefits, with opportunities to improve open space linkages into the estate from adjacent, urban greenspaces (e.g. Dean Glen);
- The Falkirk Greenspace Strategy (2013)¹⁵ reinforces the above by aiming to develop strategic priority projects through:
 - working with Historic Scotland and other partners to deliver an Antonine Wall Trail to promote the Falkirk Council sections of the Antonine Wall: Frontiers of the Roman Empire World Heritage Site;
 - assisting Scottish Natural Heritage (SNH) and the CSGN in the delivery of the section of the John Muir Way within the Falkirk Council area;
 - working with partners to improve access as part of the Inner Forth Landscape Initiative (IFLI) project;
 - habitat creation within Council-owned land, particularly where there is currently mown grassland (e.g. Kinneil Meadows);
 - implementing Woodland Management Plans created through the Urban Woodland Strategy 2006-2011¹⁶, by carrying out woodland management works at Kinneil *inter alia*; and
 - prioritising areas where there are existing community groups or where there may be some community interest in managing a woodland site, e.g. the Friends of Kinneil, White Lady Mountain Bike Group;
- The Estate also lies within Green Belt, an Area of Great Landscape Value (Special Landscape Area) and is a local designed landscape. Recent Supplementary Guidance 09 'Landscape Character Assessment and Landscape Designations'

¹⁴http://www.falkirk.gov.uk/services/development/planning/planning_and_environment/open_spaces_strategy/docs/draft_open_space_strategy.pdf

¹⁵http://www.falkirk.gov.uk/services/development/planning/planning_and_environment/falkirk_greenspace/PDFs/falkirk_greenspace_strategy.pdf

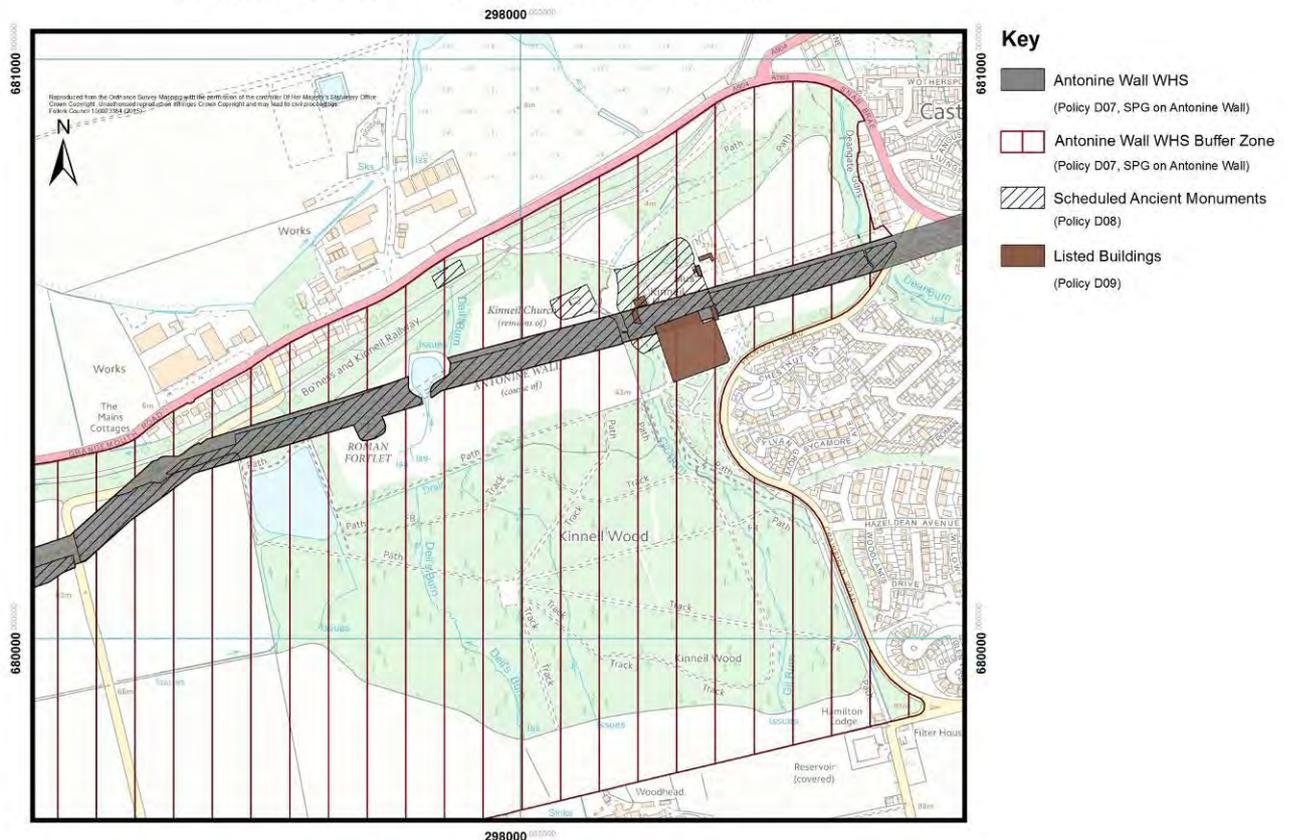
¹⁶http://www.falkirk.gov.uk/services/development/planning/planning_and_environment/planning_initiatives/PDFs/falkirk_urban_woodland_strategy.pdf

provides general guidance for development and land management to ensure landscape protection¹⁷ (see Map V).

- The northern part of the Estate lies within the pipeline consultation zone associated with the BP Forties pipeline which runs along the foreshore (Map V);

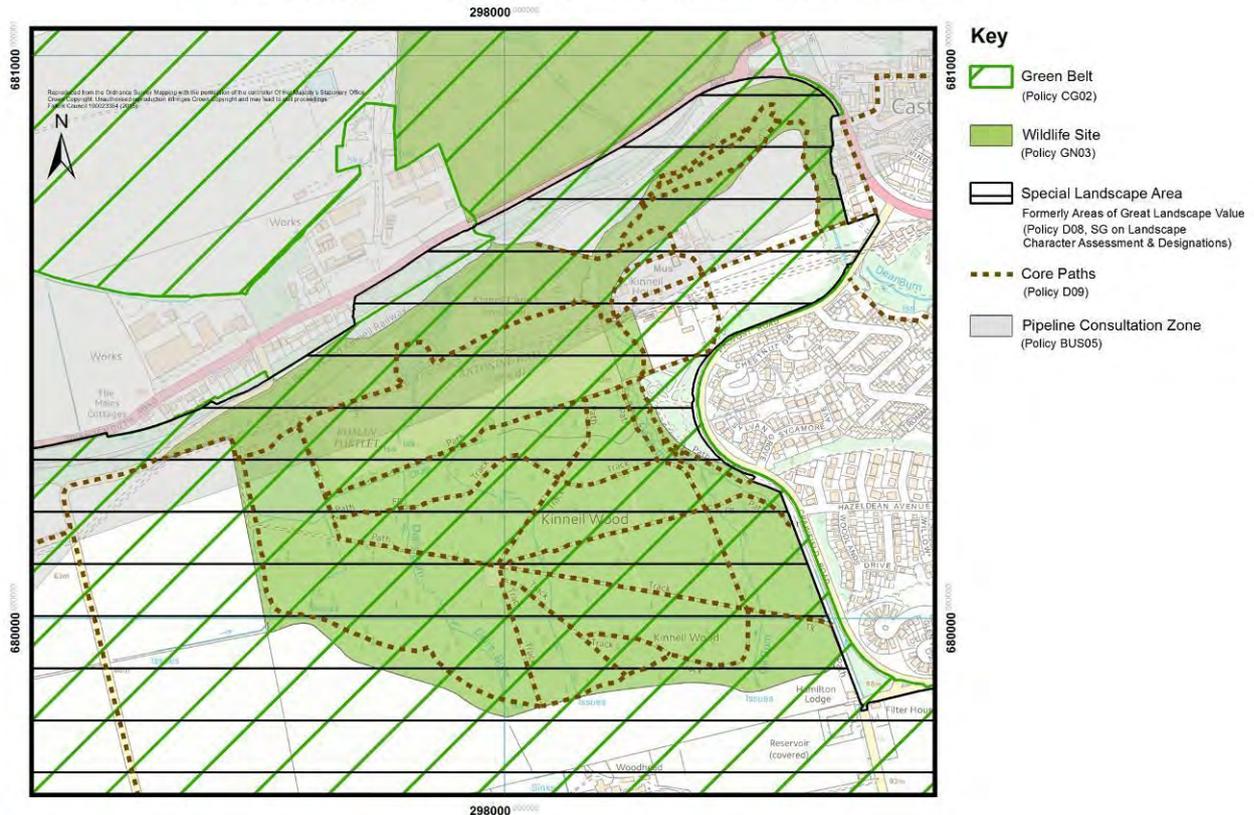
As a Strategic Park, Kinneil Estate is part of the visitor attraction portfolio for the Falkirk area. Development of connections and the built and natural environment as outlined in this masterplan will materially contribute to the Bo'ness tourist offer and the emerging Falkirk Tourism Strategy.

Map IV: Kinneil Estate - Historic Environment



¹⁷<http://www.falkirk.gov.uk/services/planning-building/planning-policy/local-development-plan/docs/supplementary-guidance/Supplementary%20guidance%20documents/09%20SG09%20Landscape%20Character%20Assessment%20%26%20Landscape%20Designations.pdf?v=201502041335>

Map V: Kinneil Estate - Natural Heritage, Access & Pipelines



C.2 Local Context

Kinneil is a well-used asset by the local community, reinforced by the establishment of the 'Friends of Kinneil' charity in 2006. The Friends aim to encourage better provision of services and facilities at the estate and better utilisation of the House and estate from a recreational, educational and tourism perspective. The Friends are also members of a representative body for local community groups in Bo'ness called 'Bo'net', a forum to discuss ideas and develop projects.

Bo'ness Community Council also maintains a high interest in the estate, while the general public pay close attention to proposals for the estate, most notably the recent Long Term Forest Plan, which underwent extensive consultation.

In addition to historical and policy contexts, the estate and its masterplan must also be seen in the context of local economic opportunity. Most of the 15,000 population of Bo'ness live in areas below 40 % of the average in terms of the Scottish Index of Multiple Deprivation, with the two main housing estates near the Estate, Castleloan and Kinneil, below 30 % of the Scottish average. Kinneil Estate is the only large park within walking distance of most of Bo'ness, and it's size and range of features has led to its designation as a Strategic Park, one of only three within the Falkirk area.

Within Bo'ness, a heritage-led programme of regeneration has taken place as part of 'My Future's in Falkirk'¹⁸, a plan launched in 2002 to transform the Council area from economic

¹⁸<http://www.myfuturesinfalkirk.co.uk/>

decline to sustainable growth. A Townscape Heritage Initiative (THI) has restored derelict buildings in the town centre, stimulating the local economy and creating jobs.

In addition to the above, visitor numbers for Bo'ness have been growing as existing tourism attractions invest in their assets. The Bo'ness and Kinneil Railway has opened a new stop (at Manuel) and has annual visitor numbers of ca. 65,000, who all pass through Kinneil Halt. Furthermore, the opening of the John Muir Way through Kinneil Estate in April 2014 provides a unique opportunity to maximise economic benefits through skills development, enhancing tourism assets and further invigorating the area: it is estimated that the Way will attract 9,300 users in the first year, generating £2.9m of direct expenditure and supporting 127 FTE jobs. The Bo'ness Hill Climb Revival annually receives 5,000 visitors to the estate in a single weekend in September.

In comparable attractions throughout the Falkirk area, there were 31,000 visits to nearby Callendar House in 2012-13, 51 % of which were from out with the local area. It is estimated that there are 300,000 visitors per annum to the wider Callendar Park, and there were 46,677 vehicle visits to Muiravonside Park in 2012-13, up 4 % on the previous year.

The newest park, The Helix, is a public outdoor space between Falkirk and Grangemouth operated by Falkirk Community Trust. The Helix consists of 350 hectares of green space and miles of safe, family friendly cycling and walking paths. Helix Park boasts a large lagoon for water sports, a lawn for events and activities, a splash play area and a café. Once complete, facilities will also include a new link into the Forth & Clyde Canal and The Kelpies visitor centre. The main attraction at the new visitor centre will be the public art sculptures 'The Kelpies'. The Kelpies are sculptures of horses heads, designed by Andy Scott and inspired by the area's rich equine history. The Helix is anticipated to attract 350,000 visitors per year. The Falkirk Wheel, also relatively close and the world's only rotating boatlift, attracts ca. 514,000 visitors per year, and is the most popular visitor attraction in the Loch Lomond, Trossachs, Stirling and Forth Valley tourism area.

Mountain biking in the area is growing in popularity, with new bike trails at nearby Callendar Estate and 11 % of the Falkirk area population estimated to own a bicycle (ca. 16,860 people). The N76 National cycle route passes through the estate and the local White Lady Mountain Bike group and the West Lothian Clarion cycling club already use the estate on an informal basis.

The walled garden and vacant 6 Duchess Anne Cottage are significant sites of under-developed infrastructure within the estate, and may be suitable for e.g. café and toilet provision, allotments, or a garden centre / commercial nursery in the long term. Kinneil House is still a significant asset, will be central to any development of the Estate and several options for its development have been put forward in the feasibility study.

Kinneil Estate is a significant asset to the local and wider area and must be seen as having significant long term opportunities to develop visitor facilities due to its mix of large open spaces, woodland areas, museum and historic features.

D. Analysis

D.1 Strengths, Weaknesses, Opportunities and Threats

Identifying Strengths, Weaknesses, Opportunities and Threats within the estate helps to specify the objectives of the plan and identifies the internal and external factors that are

favourable and unfavourable to achieve those objectives. Under two headings, 'People' and 'Place', various non-exhaustive factors are identified in Table I below.

Table I: SWOT analysis for Kinneil Estate

	Strengths	Weaknesses
People	Volunteers: people prepared to be active and involved; stakeholder base	Lack of casual user data; Diverse groups/conflicting ideas
Place	History – 5000 years; Visible architecture and archaeology; Meets a variety of interests; Within the Antonine Wall WHS; Wild/unstructured areas ripe for discovery	Layout and access; Signage; Tired infrastructure; Visible under-investment; Disproportionate lack of public facilities for size and strategic importance of site; Periphery (on edge of Bo'ness, Council area, frontier, transport (road and train) networks)
Financial	Some projects have attracted funding	Under-investment
	Opportunities	Threats
People	Stewardship development	Multiple ownership; Multiple interest groups with 'competing' interests
Place	Multiple uses so multiple potential audiences/users; Size of site – big enough to spend time exploring; Spatial mix (parkland, woodland, built heritage); Interest mix (history, routes and trails, activities); Location - on strategic networks (JMW, IFLI); Falkirk Area Strategic Park	Confusing offer/too much choice; Potential development constraints due to Antonine Wall Buffer Zone
Financial	External funding for right project(s)	Lack of funding for basic infrastructure

D.2 Needs Analysis

Needs or Gap Analysis consists of:

- listing of characteristic factors (such as attributes, physical features, performance levels) of the present situation ("what is");
- listing factors needed to achieve future objectives ("what should be"); and then
- highlighting the gaps that exist and need to be filled.

Such analysis, in tandem with the identified strengths and weaknesses of the site, should allow the Trust and partner stakeholders to generate essential and desirable criteria within several themes for development. Aspirational and future projects or activities can then be tested for suitability against these criteria.

D.2.1 People: Strengths and Weaknesses

Bo'ness has an active local community with interests across a range of areas (e.g. heritage, recreation) which generates opportunities for long-term stewardship development but this is constrained by a number of single interest groups with little current consensus on development opportunities. Furthermore, there is also a perception within some sections of the community that the site is inaccessible, private and/or unsafe.

There is a need to:

- extend engagement further (but including specific interest groups) to develop a collaborative approach to the management and development of the site with the aim of creating a mixed use site that meets a range of local aspirations in the wider community.
- develop recreational opportunities designed to encourage wellbeing;
- ensure adequate resources (financial, staff and volunteers) to manage and develop the estate and its services, including training programmes;
- recognise the need to build community capacity with requisite support mechanisms for participants;
- develop a suite of operational and maintenance standards.

D.2.2 Place: Strengths and Weaknesses

The Estate is physically very varied with potential for multiple interests to be met; it contains 5000 years of history which is evident in the buildings, landscape and the stories that sit behind the physical evidence. The heritage core of the site is surrounded by locally important countryside and biodiversity which has the potential to attract self-directed physical recreation and informal learning. However, the landscape and infrastructure require investment and the site has relatively poor access and connectivity being on the periphery of the road and rail network.

There is a need to:

- work in partnership, and support partners who come forward with projects, to reinvigorate the Estate, create a richer landscape and encourage increased biodiversity through:
 - Effective signage to and within the estate;
 - Architecture and facility design that complements the built heritage and natural environment;
 - Facilities that allow community and visitors to use and enjoy the estate based on known and future needs;
 - Well-designed and maintained roads and car parking;
 - Well-designed and maintained paths, trails and cycle routes;
 - Effective interpretation designed to encourage knowledge and understanding of the estate;
 - Stepwise improvements to the whole estate as funding allows with short term aims of consolidating assets, medium term aims of enhancing and interpreting the overall landscape and long term aims of developing Kinneil House and other physical assets as visitor attractions;
- Develop marketing to inspire visits to and use of the estate;
- Evaluate site work annually to inform future actions and development programmes.

D.3 Conclusions to Analysis

Three areas of learning inform the masterplan: consultation, site analysis and policy context. It is apparent that the learning outputs have much in common e.g. built and natural heritage, aspirations for development, routes, and stories. To allow the masterplan to focus activity over the next ten years, it will be necessary to group these many opportunities and outputs into discrete headings for development with underlying principles founded on the learning outcomes. On the basis of the learning outlined in sections A, B and C, outputs arising from the masterplan should be categorised under four headings: **Protection, Conservation, Discovery and Growth.**

E. The Vision and Masterplan

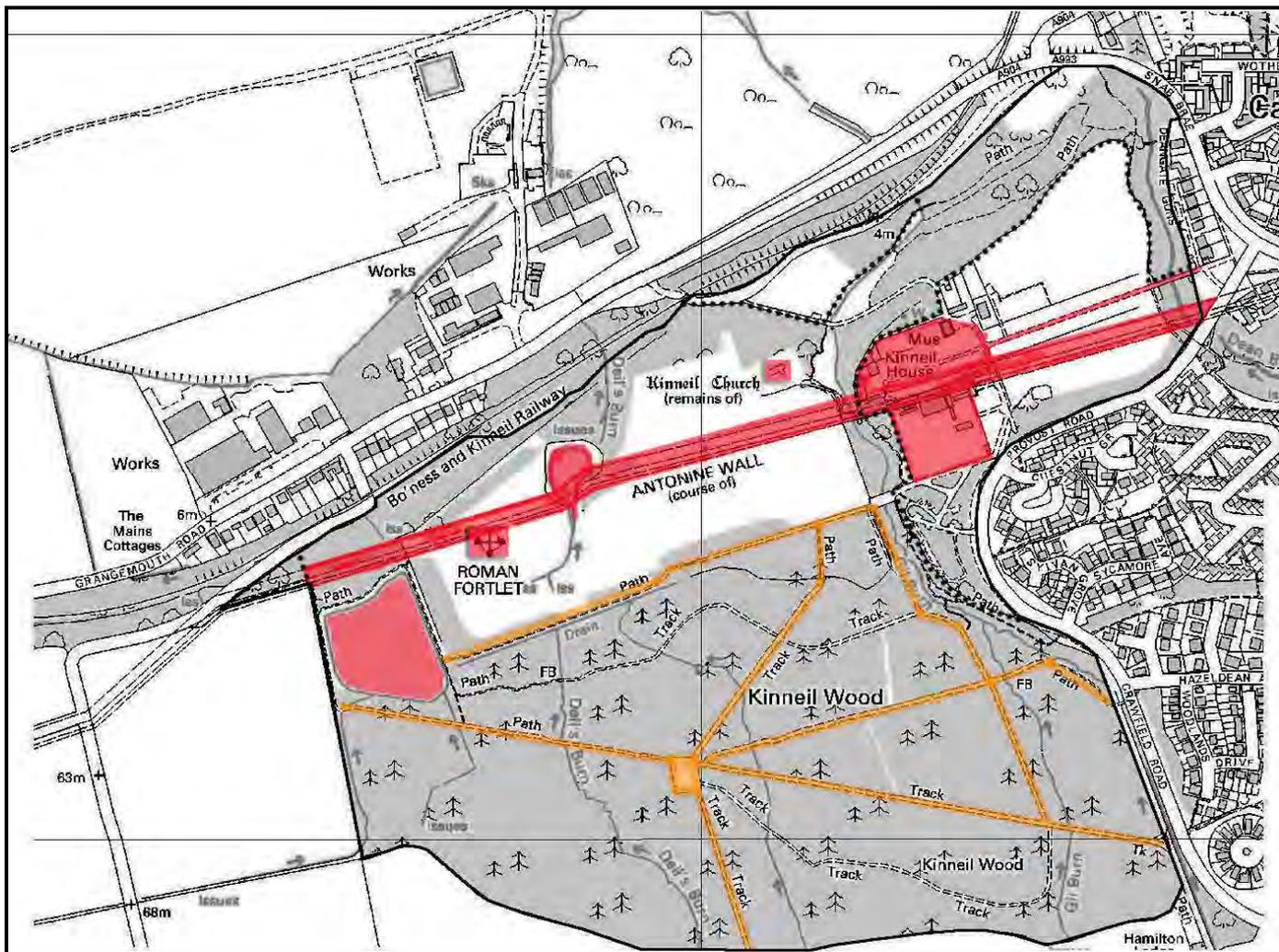
E.1 Themes

Four key themes for the site emerge from the above analysis against which design principles, plans and proposals for Kinneil Estate should be assessed: Protection and Conservation (Place), and Discovery and Growth (People). These themes highlight the strengths of the site and the opportunities it offers together with knowledge of the weaknesses and constraints. The themes also acknowledge the range of community aspirations which demonstrate the value that local people place on the Estate and the potential it offers: as a greenspace, as a space for recreation and as a place for informal learning about the site's stories, buildings, wildlife and landscape. The themes and underlying principles for proposal testing are expanded on in Table II.

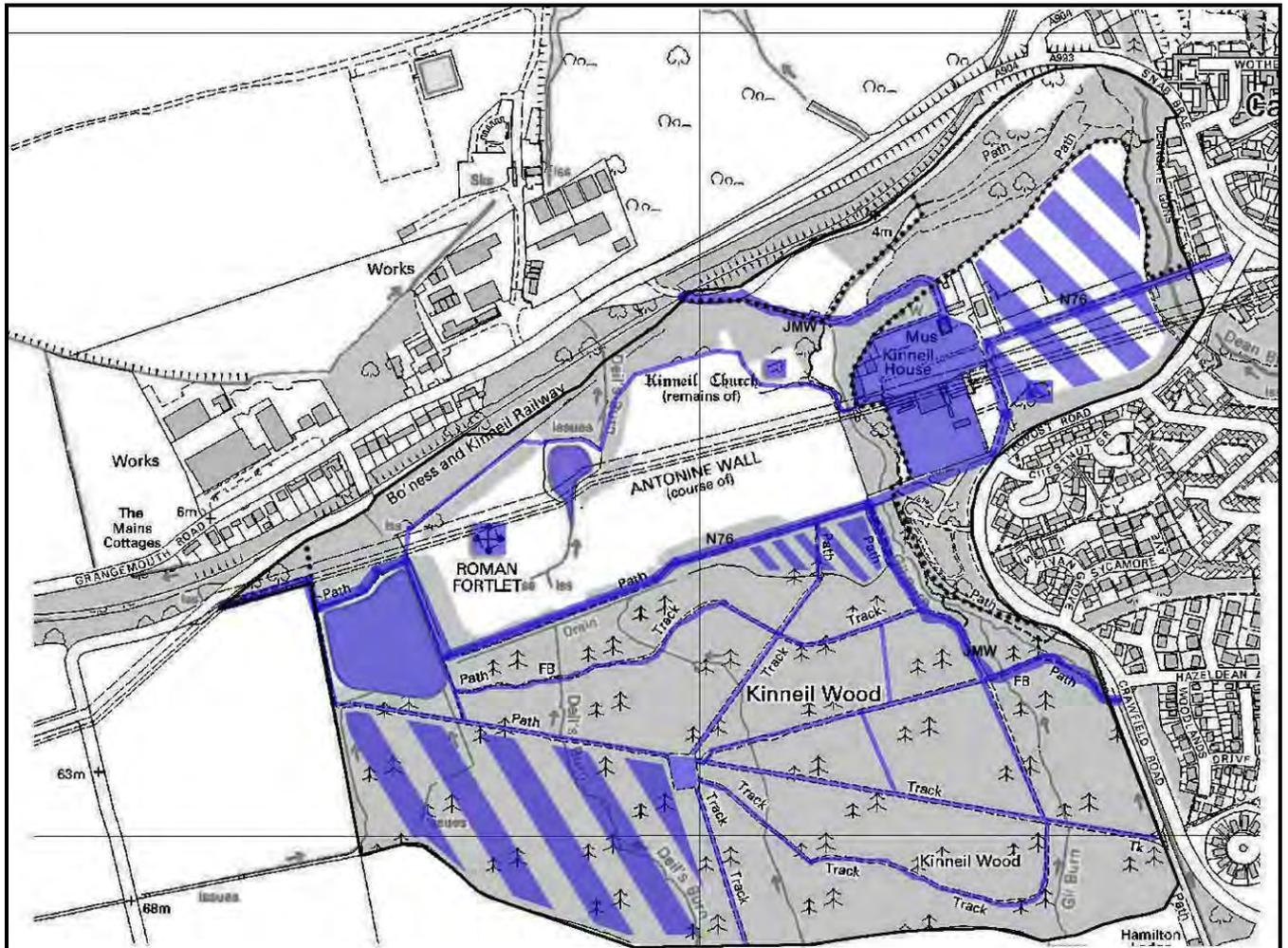
Furthermore, there is a strong spatial component to the site themes, given their association with greenspace and recreation spaces *etc.* Therefore maps for each theme are also presented (Maps VI – IX), outlining areas of the estate where projects and activities within each theme could be carried out at varying levels of priority and / or impact. The spatial component will add an additional layer of rigour in assessing future projects and activities together with the essential and desirable criteria of each theme.

Table II: Key themes and criteria against which projects in Kinneil Estate can be assessed, with illustrative examples

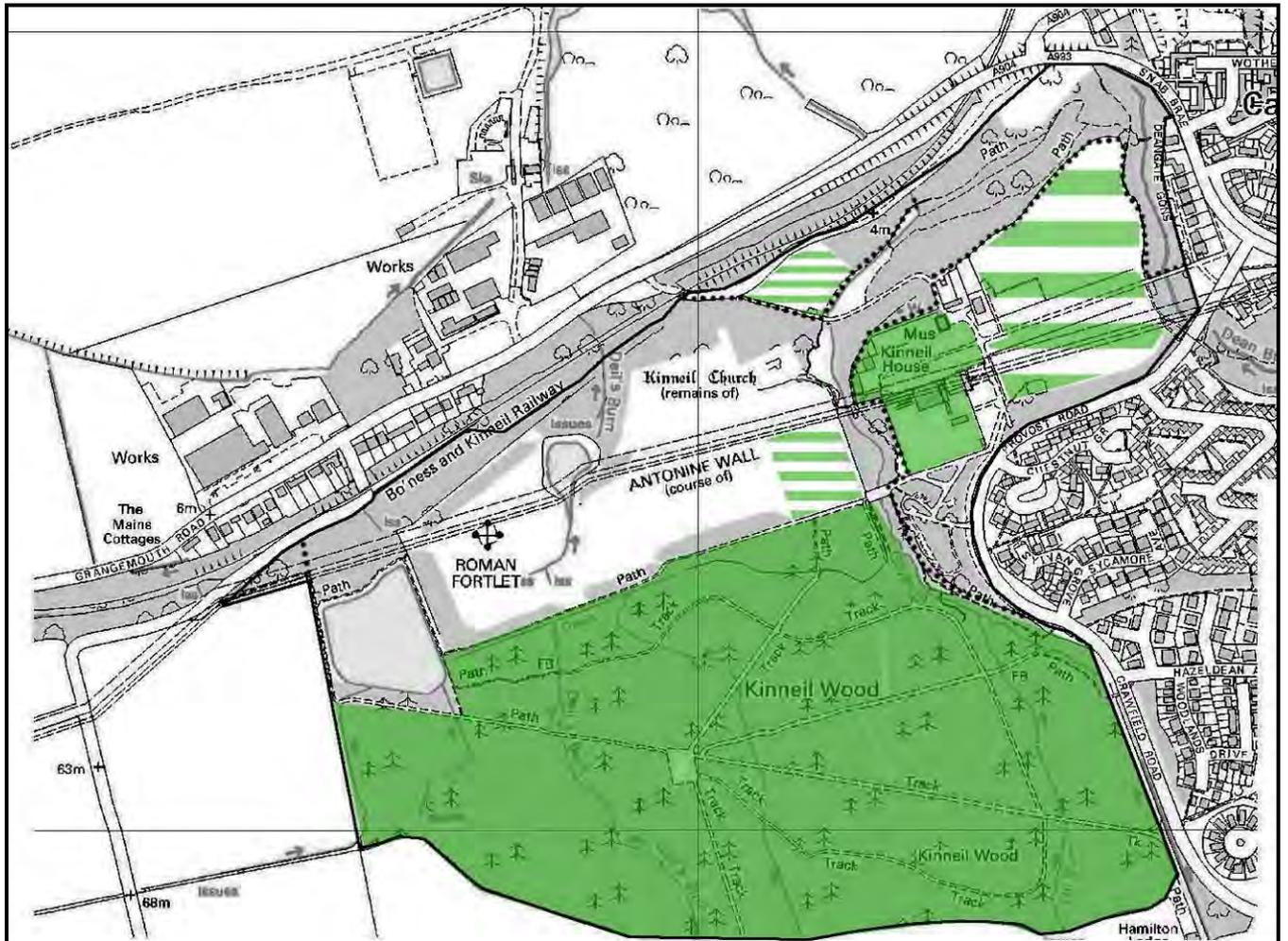
	Themes	Essential Criteria	Desirable Criteria	What Projects Might Look Like
PLACE	Protection <i>Safeguarding the heritage and unique qualities of Kinneil's built heritage and landscape</i>	<ul style="list-style-type: none"> • Maintains the integrity of the site (historic core and wider outskirts); • Retains publicly accessible greenspace. 	<ul style="list-style-type: none"> • Prevent further deterioration of built and natural features; • Training, employability, apprenticeships; • More attractive to visitors. 	<ul style="list-style-type: none"> • Maintaining condition of Kinneil House, Church and fortlet; • Preventing further encroachment of ponds by woodland vegetation; • Maintaining paths; • Well-spaced woodland offering safer access.
	Conservation <i>Enhancing and interpreting built and natural heritage through sensitive interventions</i>	<ul style="list-style-type: none"> • Enhances built heritage and natural heritage through informed maintenance; • Improves interpretation and understanding of site; • Contributes to the stories of the site. 	<ul style="list-style-type: none"> • Training, employability, apprenticeships; • Volunteering; • More attractive to visitors. 	<ul style="list-style-type: none"> • Developing public access to Kinneil House; • No inappropriate development of or near Kinneil House; • A woodland with a range of appropriate native species; • We will see new species in the improved ponds and protect rarer ones; • Small number of interpretive panels at key locations.
PEOPLE	Discovery <i>Encouraging self-exploration, physical recreation and informal learning</i>	<ul style="list-style-type: none"> • Contributes to community health and well-being; • Improves interpretation and orientation; • Enhances local connectivity. 	<ul style="list-style-type: none"> • Enhance regional connectivity; • Volunteering; • More attractive to visitors. 	<ul style="list-style-type: none"> • Network of paths useable in all weathers by walkers, cyclists and horse riders; • Better links to adjacent greenspaces and wider landscape; • New opportunities for children to play integrated throughout estate; • Developing digital and physical information delivery to help discover and use site; • Fitness activities.
	Growth <i>Growing connections to the local community and businesses and beyond; promoting sustainable enterprise and community stewardship for future generations</i>	<ul style="list-style-type: none"> • Contributes to community development / social inclusion; • Contributes to local economy; • Initiatives will be financially and socially sustainable. 	<ul style="list-style-type: none"> • Training, employability, apprenticeships; • Volunteering; • More attractive to visitors. 	<ul style="list-style-type: none"> • Site will help support itself financially e.g. café provision, allotments; • Create enhanced attraction to Kinneil House e.g. relocating museum; • Sections of woodland for sustainable timber production; • People will develop skills in e.g. forestry, land management, stonemasonry, hospitality; • Regular organised camping/caravanning events in paddocks; • Events infrastructure in place; • A site where partners can organise and run commercial and community events to attract people to the estate.



Map VI: Protection areas to safeguard the heritage and unique qualities of Kinneil's landscape, maintain site integrity and accessible greenspace. The highlighted areas are divided into two designations of protection: orange for a high local priority and red for high local or national priority. The heavy black border denotes the site boundary; the dotted line represents the Wildlife Site boundary.



Map VIII: Discovery areas to encourage self-exploration, physical recreation and informal learning. The highlighted areas emphasise sites and routes where opportunities for this should be encouraged; solid and hatched blue denote areas of high and lesser opportunity respectively. The heavy black border denotes the site boundary; the dotted line represents the Wildlife Site boundary.



Map IX: Growth areas where activities and projects should be encouraged to make connections to the local community and businesses whilst promoting sustainable enterprise and community stewardship for future generations. Solid green areas denote areas of high opportunity and also potential impact with regard to the above; hatched areas also denote development opportunities but to a lesser extent.

E.2 A Vision for Kinneil Estate

An invigorated landscape brought to life by the imaginative interpretation of its history.

E.3 Masterplan Objectives

- to respect the integrity of the place and its people;
- to implement best practice for greenspace and World Heritage Site management;
- to conserve the Estate's natural and built heritage;
- to capitalise on the Estate's location and connectivity;
- to improve orientation within and interpretation of the Estate;
- to improve and develop the Estate's infrastructure;
- to inspire the community to enter into collaborative management of the site.

E.4 The Masterplan

The masterplan is intended as a non-statutory planning framework to describe and map the overall development concept, including present and future land use, design and landscaping, built form, infrastructure, circulation and service provision over the next ten years. It is based upon an understanding of place and is intended to provide a structured approach to creating a clear and consistent framework for development, supported in a local and national policy context¹⁹.

To drive the masterplan forward, management, activities and projects will adhere to several overarching principles in addition to meeting the thematic objectives to give confidence to funders, user groups and site owner and managers. Key principles to inform future development are outlined below and highlight requirements for planning, considering design and infrastructure of projects, and landscape principles.

E.4.1 Key Principles

E.4.1.1 Planning Principles and Process

Consultation has identified aspirational opportunities within the estate. Such potential projects would require scrutiny regarding further consultation, impact (on site heritage, setting and economically), funding eligibility *etc.* and prioritised accordingly. Furthermore, projects currently in progress will generate further opportunities which are out with the scope of this masterplan.

An advisory group will be required to guide the masterplan and actions arising from it over the long term, including the preparation of further necessary plans outlined below. The advisory group should be made up of members from, *inter alia*, the Trust, Falkirk Council, interested agencies e.g. Historic Scotland, SNH and RSPB (as lead partners in the Inner Forth Landscape Initiative), and local community stakeholders e.g. Friends of Kinneil, Bo'ness Community Council. It will not be a management group; routine running of the estate will lie with the Trust.

Chaired by the Trust, one of the first tasks in the action plan will be appointing members, followed by actions below. The advisory group will:

¹⁹Scottish Government (2008); Planning Advice Note (PAN) 83, Masterplanning

- deal solely with the non-statutory masterplan;
- establish a well-defined remit, including
 - role and purpose;
 - Terms of Reference;
 - Governance; and
 - Development of a monitoring framework;
- coordinate, facilitate and communicate between all interested parties;
- manage interfaces between projects;
- consider implications for stakeholders; and
- ensure consistency of approach and style to delivering projects, while the Trust as site manager will prioritise projects.

The monitoring framework will measure success based on several parameters e.g. number of projects completed and programmes developed, capital investment and community perception *etc.*

Prioritisation will be driven by an opportunity-led approach based on the availability of funding and how projects fit in with other Trust and stakeholder priorities outwith Kinneil. Opportunities outlined in sections E 4.2. and E.5. have been ordered and grouped to point to potential packages for funders.

All physical works, including new proposals and alteration and repair to existing structures and buildings within the Estate will be discussed at the earliest stages with Planning Services and Historic Scotland to highlight planning issues and statutory consent requirements.

E.4.1.2 Infrastructure Principles

General Use Trails

The major principle for Kinneil access is to maintain all routes and their infrastructure as fit for purpose. Any improvements will enhance the existing estate network, and realise links to other recreational facilities and initiatives. However the network must recognise that:

- access is divided into primary, secondary and tertiary routes on the basis of management requirements and resources will be allocated prudently;
- primary routes will be capable of use by management vehicles, be soundly surfaced and well drained, include access to Kinneil House and Church, the northern parts of the southern woods and western pond, and connect with park entrances to public roads;
- secondary routes will be surfaced and well drained but not suitable for vehicles, and provide good linkages to main features of interest and wider parts of the estate;
- tertiary routes will be unsurfaced but with bridges and handrails, only suitable for able bodied walkers, and allow access to more remote and rugged parts of the estate.

Any aspects in the delivery of masterplan actions which may affect public access rights e.g. temporary closures will be fully discussed with the Council's Planning Department as the Access Authority at an early planning stage to facilitate the necessary procedures relating to the Land Reform (Scotland) Act 2003.

Play areas

Open spaces within Falkirk have recently been surveyed for Falkirk Council's open space strategy and data has been collected about the types of open space available, their quality

and their distribution throughout each ward. Therefore any changes to existing formal play equipment at Kinneil will be underpinned by the following principles:

- changes made with reference to the Open Space Strategy once this is produced;
- influenced by the other play provision within the ward and overall comparison with the rest of Falkirk;
- provided in an innovative manner by enmeshing natural play elements across the landscape linked to some of the discovery routes which will be planned throughout the site, enabling long-term planning for outdoor learning;
- maintenance of these areas to encourage children to explore the wilder parts of the estate in relative safety whilst being mindful of the setting and sensitivities of the site;
- adaptable to suit a wider range of ages; and
- low impact, natural and reversible.

Signage, Access and Links

The Signage Inventory and Appraisal Report clarified that current signage within the estate is poor quality and does not provide key information for visitors. Key principles for signage will therefore be:

- Improving quality and cohesion of signs within Kinneil;
- Developing a hierarchy of information provision;
- Creating a co-ordinated approach to signage and site use by multiple stakeholders;
- Removing outdated signage;
- Highlighting the key attractions and facilities on both map and directional signage;
- Maximising community and stakeholder involvement in content development;
- Developing an identifiable branded suite of signs, taking into account the existing Antonine Wall brand where necessary;
- Incorporating public art when possible and appropriate;
- Providing interpretive information to enrich visitor experience; and
- Linking with other site initiatives.

The above principles contribute to overarching signage principles of cohesion, design and navigability. The signage report proposes a family of signs: entrance sign, event flags, orientation points, interpretive signs, facility signs, fingerposts and waymarkers. Further details can be found in the report.

Key destinations and facilities within the estate for signposting and interpretation are: Kinneil House, Kinneil Woods, Antonine Wall, the medieval village, John Muir Way, N76 cycle route, links to the Bo'ness and Kinneil steam railway, James Watt Cottage, Ponds, Roman fortlet, Kinneil Church, Core Paths; Car Parks, Kinneil Museum, WCs.

Landscape Principles

The most striking landscape element of the estate is the two distinct woodland types separated by extensive meadows: the large, mainly coniferous and derelict southern woodland and the northern broadleaved, more inaccessible scarp woodland. The woodlands form a key part of the setting of heritage assets within the Estate. General issues with these woodlands are declining management, and overall deterioration and loss. To reverse this, woodland-specific principles will be followed by the Forest Plan and subsequent work and are:

- reversing the decline in the designed landscape through restocking with appropriate woodland species mixes;

- visible woodland margins will be retained by the selective retention of wind firm trees on the edges, and by phased felling to allow restocking in particular areas to become established before felling elsewhere;
- the historic designed landscape of paths will be retained for access purposes, although restocking with broadleaved trees will create woodland groups with less regimented edges;
- visual impact through clear-felling will be minimised by compartmentalising and phasing the work required in areas scheduled for clearfelling (however, it may be necessary to bring forward phases depending on future wind blow events);
- the more varied, visually prominent and inaccessible northern woods will be managed under a low impact silvicultural system to ensure that continuous cover is maintained by a gradual increase in the proportion of native woodland through selective felling, thinning, and manipulation of natural regeneration and planting; and
- where felling may conflict with Scheduled Ancient Monument sites e.g. trees on the Antonine Wall, Scheduled Monument Consent will be sought. This will preclude mechanical timber extraction in some instances; rather, on-site processing, stacking and chipping may be used.

Following woodland, the next most abundant landscape features are grassland and the two ponds. These are not visually prominent from outside the estate; it is only when the meadows west of Kinneil House are physically reached that their broad visual sweep east-west can be appreciated. Similarly, the well maintained parkland with several mature specimen trees east of the House are only appreciated once within the estate. General principles to oversee any work in these areas are:

- prior to any planned recreational use, a detailed survey of the trees should be carried out to assess their current condition and management and to identify ways by which the area could be developed for recreational / event / community use without diminishing the parklands' historical and visual appeal;
- Any developments to improve biodiversity and / or events infrastructure in the meadows / ponds area must be planned in recognition of their high cultural and archaeological heritage value and natural desire lines towards the western end of the estate.

E.4.2 Development Opportunities

The development opportunities drawn from stakeholder consultation and elaboration of the above themes can be broadly separated into four categories: built and natural heritage stories; signage and interpretation; recreation and play; and opportunities for enterprise and are presented in the tables below. A range of projects at differing stages of development (from pre-brief stage, in progress, to funded) are outlined. The tables describe the project, status (i.e. progress, funding *etc.*), how their aims relate to the criteria in Table II, cost estimates, partners and plans to take each project forward.

The projects will be self-selecting based on the lead organisation's capacity (including funding) to deliver, and also on the impact and consequences of delivery e.g. ongoing management and maintenance costs. The opportunities will be considered by the advisory group and the Trust against the thematic criteria, impact, funding opportunity, timescales and other relevant issues.

In addition to assessing opportunities, the advisory group and Trust will assess creating a Kinneil 'brand', and consider the implications for other stakeholders in the estate with their own brand and identity e.g. Falkirk Council, Historic Scotland, Inner Forth Landscape Initiative.

The opportunities listed below are colour coded: green for in progress; yellow denotes projects that are ready to go once funding is in place; and red means projects that are in early stages of development or a pre-brief stage. Opportunity no. 3 (the Inner Forth Landscape Initiative and the Forest Plan, gateway and access improvements within) are fully or partially funded and are due to commence between autumn 2014 and spring 2015, although Access Improvements (3d) is scheduled to deliver only two out of 11 km of access improvements.

Opportunity no. 1 (Kinneil House Development), although likely to be the most expensive and long term, should be made a priority since the House is central to the successful development of the estate as a whole and has the potential to add significant value to the estate, offer an interesting experience and be attractive to a range of likely funders (e.g. Heritage Grants Programme, Parks for People, existing partners). Moreover, the project has already undergone preliminary development and consultation through the feasibility study.

The Kinneil House development will take several years from consensus building to final development of the visitor attraction. Within this timescale, and that of the masterplan, several other identified opportunities can reach fruition for an overall interesting and marketable mix of estate-wide offers. In terms of progress, Estate Signage, Interpretation and Mountain Bike Trails have completed strategy reports and design plans respectively, so are more developed than the remaining identified opportunities. Therefore, it may be sensible to concentrate short term efforts around these projects.

Opportunity no. 8 (Meadows Biodiversity Improvement and Enhancement) is anticipated to be low cost, in that it would require a change in an existing management regime. This would qualify as a short term, low cost project to be discussed by the advisory group. The remaining opportunities outlined here are currently aspirational, operate at a range of operational, time and funding scales, and would require further discussion by the group.

Advisory Group discussions must be expected to also highlight other opportunities not represented here over the lifetime of the masterplan. However, they should still be assessed on the basis of the themes, criteria and thematic maps outlined in Section D.1.

It is worth noting with regard to funding that the Heritage Lottery Fund 'Parks for People' programme has recently awarded grants to two comparable sites in Scotland with similar issues of underinvestment and decay: Levengrove Park, West Dunbartonshire has received £2.5m and Dalkeith Country Park, Midlothian has received £3.5m to restore historic buildings and improve infrastructure.

Furthermore, the Heritage Lottery Fund recently published a report on the state of British public parks²⁰ and called for urgent and coordinated action on five key areas: renewed local authority commitment; establishing new partnerships; getting communities more involved; collecting and sharing data; and developing new finance models and rethinking delivery.

Opportunity no. 1	Title: Kinneil House Development
Description	Falkirk Community Trust commissioned a study in 2014 to explore potential sustainable development options for Kinneil House. The aims of the study

²⁰ *The State of UK Parks, 2014*, Heritage Lottery Fund
http://www.hlf.org.uk/aboutus/howwework/Documents/StateOfUKParks2014_full_report.pdf

	<p>were to analyse viable development options for the future operation of the House, and to assess the economic feasibility and sustainability of each option. The study concluded that the development of a visitor attraction is the preferred option due to the potential to present an interesting experience, achieve capital funding and operate successfully without the risk of finding additional partners.</p> <p>The feasibility study suggests that the house be developed as a core to interpretation carried out estate-wide at a variety of scales: the rich history of the site, from Neolithic and Roman times to the Industrial Revolution could best be told at a landscape scale; the story of Kinneil Village and Church could best be presented at that site; the lost designed landscape could be interpreted in the remaining open spaces. This could allow the House to concentrate on stories directly relating to the House: Scottish and art history, characters, steam power <i>etc.</i> Interpretation acting at different scales within the site could allow the offer to develop over time, complementing the phased roll-out of activities envisioned in the masterplan. As a visitor attraction, and considering the estate's other assets, the House could be developed as part of the wider interpretation of the estate by relocating Kinneil Museum to the House.</p>
Status	Pre-brief Stage; Feasibility Study complete; funding to be sought.
Aims	<ul style="list-style-type: none"> • to protect and conserve the building fabric (<i>Protection, Conservation</i>); • encourage informal learning through interpretation (<i>Discovery</i>); • contribute to local economy (<i>Growth</i>); and • be financially sustainable (<i>Growth</i>).
Indicative Cost	ca. £1.5 million
Lead Organisation	Falkirk Community Trust
Supporting Organisations	Falkirk Council, Historic Scotland, Friends of Kinneil (partners' input will be critical for success)
Next Steps	<ul style="list-style-type: none"> • Achieve a consensus on development from partner organisations and stakeholders; • Set up a steering group to develop plans and a business case; • Apply to the Heritage Lottery Fund for either a Heritage Grant or a Parks for People Grant; • Develop a local fundraising campaign to attract funds from individuals, businesses, grant giving bodies <i>etc.</i>
Opportunity no. 2	Title: Coach House Development
Description	<p>The Kinneil House feasibility study suggests that the museum could be relocated from its' present location in the old coach house to Kinneil House. This will free up this building for alternative uses. However, this will be a long term opportunity, with investment and raising community awareness of the Museum in its' current location continuing.</p> <p>The future use of the building requires discussion and consultation with partners, and should also be considered in the light of potential uses for the vacant Duchess Anne Cottage (Opportunity 10).</p>
Status	Pre-brief Stage
Aims	<ul style="list-style-type: none"> • to protect and conserve the building fabric (<i>Protection, Conservation</i>); • contribute to local economy (<i>Growth</i>); and • be financially sustainable (<i>Growth</i>).
Indicative	To be confirmed

Cost	
Lead Organisation	Falkirk Community Trust
Supporting Organisations	Falkirk Council, Historic Scotland, Friends of Kinneil
Next Steps	<ul style="list-style-type: none"> • TBC; dependent on opportunities around Kinneil House being progressed.

Opportunity no. 3: **Inner Forth Landscape Initiative (IFLI)**

A partnership programme developed to conserve, enhance and celebrate the landscape of the Inner Forth Estuary. It focusses on the River Forth and the land within a few miles of the river between Stirling and the Forth bridges. The scheme includes the estuary and inter-tidal zone, the floodplain, coastal margins and the settlements on both sides of the Forth, and Kinneil features as one of several nodes of activity. The following opportunities (3a – d) are funded or part funded through this initiative.

Opportunity no. 3a	Title: Kinneil Woods Long Term Forest Plan (LTFP)
Description	The Long Term Forest Plan will develop multi-purpose, structurally diverse woodlands, primarily managed to deliver recreational, amenity and biodiversity benefits to the local community and visitors within the overall framework of Kinneil Estate. The work will be carried out over 20 years in four phases.
Status	To commence autumn 2014
Aims	<ul style="list-style-type: none"> • restructure the coniferous woodlands to create a more sustainable woodland and to improve the overall biodiversity value by increasing structural, age class and species diversity through implementing a phased programme of selective felling / replanting of native species (Conservation, Growth); • add recreational and amenity benefits to the local community and visitors (Discovery, Growth); • Derive income from sustainable timber production (Growth).
Indicative Cost	ca. £168,000 (Phase I)
Lead Organisation	Central Scotland Green Network Trust
Supporting Organisations	Falkirk Community Trust, Inner Forth Landscape Initiative, Falkirk Council
Next Steps	<ul style="list-style-type: none"> • Carry out Phase I capital works of clearing windblown trees, selective felling and replanting from autumn 2014 to spring 2015; • Plan for funding for subsequent phases.
Opportunity no. 3b	Title: Consolidation of Kinneil Church and Heritage Recording
Description	The remains of Kinneil Church are in poor repair. The remaining low stone walls have been vandalised, and stones are strewn over the internal floors and scattered further afield. Broken glass on the solid floor makes the area unsafe for walkers and the loose stones are damaging the grave markers. The project will consolidate the remains and record historical features with the help of volunteers.
Status	In progress
Aims	<ul style="list-style-type: none"> • To consolidate the remains of the church in a manner more in keeping with the original (Protection, Conservation); • To present an authentic monument that is in a fit condition to be

	<p>preserved into the future with little short-term maintenance. It will be safe for the public to visit and its place in local and national history will be understood (Protection, Conservation);</p> <ul style="list-style-type: none"> The gravestones that have been re-used to pave the nave will be manually cleaned of soil and stone so that they can be recorded with the help of local volunteers (Discovery, Growth).
Indicative Cost	£17,000
Lead Organisation	Falkirk Community Trust
Supporting Organisations	Inner Forth Landscape Initiative, Falkirk Council, Historic Scotland, Friends of Kinneil
Next Steps	<ul style="list-style-type: none"> Commence Kinneil Church consolidation project with the Falkirk Museum Keeper of Archaeology & Local History.
Opportunity no. 3c	Title: Gateway Enhancements
Description	None of the existing vehicular and pedestrian gateways effectively promote the presence of the estate, and most are overgrown and unwelcoming. Both types of entrance require redesign and upgrading. Work will involve vegetation management, construction or repair of stone walls, resurfacing and signposting. Major upgrading is required for three gateways (at the main vehicular access points and the car parks) and minor upgrading is required for an additional six gateways.
Status	Funding secured through IFLI.
Aims	<ul style="list-style-type: none"> Gateway enhancements will result in increases in visitors (Conservation, Growth); address physical and perceptual barriers currently experienced by visitors (Discovery); increase recreational potential of the site in the context of e.g. the John Muir Way (Discovery, Growth); improve connectivity to nearby communities and links to adjacent greenspace (Discovery); enable the site to be marketed and promoted more widely as a visitor attraction (Growth).
Indicative Cost	£13,000
Lead Organisation	Inner Forth Landscape Initiative
Supporting Organisations	Falkirk Community Trust, Falkirk Council
Next Steps	<ul style="list-style-type: none"> Enhancements to commence in spring 2015.
Opportunity no. 3d	Title: Access Improvements
Description	<p>There is a high level of demand for functional and accessible recreational access routes within the estate, but also concerns about the current conditions of the paths. There is a wide variety of path types (e.g. red shale, earth hardcore, beaten earth, tarmacadam, mown grass, whindust) and path widths, with the majority for recreational use but with short stretches capable of vehicular traffic and therefore management use.</p> <p>A detailed survey of path routes within the estate was carried out for the LTFP.</p>

	There are ca. 11 km of established routes in varied condition. The LTFP path survey noted that 32, 38 and 30 % of total path distance were good, moderate or poor respectively. With such an extensive network of existing trails in various states of repair, it is recommended that any available resources are concentrated on maintaining and improving these trails, especially with regard to the immediate management aims of the LTFP, and carried out in a phased manner to take into account those woodland management works.
Status	Funding secured for first phase; access improvements to be made to 2 km out of a total 11 km of track.
Aims	<ul style="list-style-type: none"> • Better quality and better managed access network will result in increases in visitors and a decrease in anti-social activity (Protection, Discovery, Growth); • address physical and perceptual barriers currently experienced by visitors (Discovery); • increase health and well-being of visitors (Discovery); • increase recreational potential of the site in the context of e.g. the John Muir Way (Discovery, Growth); • improve connectivity to nearby communities and countryside (Discovery); • enable the site to be marketed and promoted more widely as a visitor attraction (Growth); and • Skills training by creating 100 m of drystone wall with drystone dyke apprenticeships (Conservation, Growth).
Indicative Cost	£18,000; to upgrade the remaining network may cost a further £77,000.
Lead Organisation	Central Scotland Green Network Trust
Supporting Organisations	Falkirk Community Trust, Inner Forth Landscape Initiative, Falkirk Council
Next Steps	<ul style="list-style-type: none"> • Improvements to commence in spring 2015.
Opportunity no. 4	Title: Kinneil Wood Mountain Bike Trails
Description	<p>It is planned to develop 9 km of a range of trails in the southern woods, suitable for all ability levels and with links to other local projects and access infrastructure e.g. the John Muir Way and N76 National Cycle Route. They will help promote a healthy lifestyle and stimulate local businesses and other attractions, in time hosting events at national level.</p> <p>The trail building will be in multiple phases, aligned with forest plan operations, with Phase I consisting of 350 m of new track to develop skills.</p>
Status	Trail design complete; White Lady Mountain Biking has submitted funding applications with various funding bodies and is seeking lease arrangements with FCT.
Aims	<ul style="list-style-type: none"> • satisfy a local demand for mountain bike trails and encourage local take-up of the sport (Discovery, Growth); • create a core loop of trails that could be used by local schools and outdoor activity groups (Discovery, Growth); • provide a facility for existing and new riders to learn mountain biking skills (Discovery, Growth); • help the local mountain biking group to make the existing <i>ad hoc</i> singletrack safer and more weatherproof (Conservation, Discovery, Growth); • offer skills progression (Discovery, Growth); and • manage user conflict by providing dedicated trails that will draw mountain

	bikers away from more multi-use paths (Protection, Discovery, Growth).
Indicative Cost	Phase I is anticipated to cost ca. £35,000; the full plan is estimated at £220,000.
Lead Organisation	White Lady Mountain Biking
Supporting Organisations	Falkirk Community Trust, Central Scotland Green Network Trust, Falkirk Council, Bo'ness Community Council
Next Steps	<ul style="list-style-type: none"> • White Lady Mountain Biking to pursue planning, leasing and funding issues; • Implement Phase I whilst co-ordinating with Forest Plan activities.

Opportunity no. 5	Title: Estate Signage
Description	<p>There is limited good quality signage in the estate, with few markers to direct visitors. The estate needs to be promoted to a wider audience with particular aspects of the estate highlighted by standardised, branded signage, whilst at the same time keeping signage to a minimum.</p> <p>A suite of orientation point, fingerpost and waymarker signs is recommended, whilst removing existing outdated or vandalised signage.</p>
Status	Pre-brief Stage; Strategy report complete; funding to be sought.
Aims	<ul style="list-style-type: none"> • Improve visitor orientation (Discovery); and • Promote recognised routes (Discovery, Growth).
Indicative Cost	ca. £60,000
Lead Organisation	Falkirk Community Trust
Supporting Organisations	Falkirk Council, Friends of Kinneil.
Next Steps	<ul style="list-style-type: none"> • Partners to agree on sign locations and type; • Draft funding proposals.

Opportunity no. 6	Title: Interpretation
Description	<p>A recent consultation carried out on Falkirk parks signage highlighted stakeholder aspirations for Kinneil Estate in terms of signage, interpretation and visitor movement. As with Opportunity no. 5, the consultation reinforces the need to promote the estate to a wider audience, to promote particular aspects of the estate, whilst keeping panels to a minimum. This project aims to improve interpretation throughout with ca. six new interpretation panels, possibly with QR technology, especially where little remains of particular assets e.g. James Watt Cottage and the fortlet.</p>
Status	Pre-brief Stage; Strategy report complete; funding to be sought.
Aims	<ul style="list-style-type: none"> • Improve interpretation and understanding of the site (Conservation); and • Encourage informal learning (Discovery).
Indicative Cost	ca. £17,000
Lead Organisation	Falkirk Community Trust
Supporting Organisations	Falkirk Council, Historic Scotland, Friends of Kinneil.
Next Steps	<ul style="list-style-type: none"> • Partners to agree on panel locations, type and content; • Draft funding proposals.

Opportunity no. 6a	Title: Antonine Wall World Heritage Site Interpretation and Access
Description	<p>The Antonine Wall Management Plan 2014-19 sets out the management of the World Heritage Site, which includes safeguarding the site, promoting awareness, increasing its potential as an educational resource and the need to manage and develop its landscape in an environmentally sustainable way. The accompanying Interpretation Plan and Access Strategy sets out more specific proposals for Kinneil, including using the Fortlet as a site for an interpretive milestone, upgrading interpretation panels, improving road signposting and upgrading access. An Antonine Wall mobile app is also in development, which will include Kinneil.</p> <p>In addition to planning by the Antonine Wall network, the present redisplay of the ground floor under development in Kinneil Museum will include a feature on World Heritage.</p>
Status	Pre-brief Stage; management plan complete; funding to be sought.
Aims	<ul style="list-style-type: none"> • Develop content on Kinneil for new Antonine Wall website; • Install Kinneil Museum World Heritage display; • Upgrade Kinneil-Polmont trail; • Upgrade two interpretive panels; • Kinneil Fortlet is proposed as one of the sites for interpretive milestones, an artistic series of interventions at key points along the Wall each covering a different theme; the theme for Kinneil being sentry duty; and • Motorway and direction signage within local area.
Indicative Cost	TBC
Lead Organisation	Falkirk Council
Supporting Organisations	Falkirk Community Trust, Historic Scotland, Friends of Kinneil
Next Steps	<ul style="list-style-type: none"> • Web pages – launched in September 2014 with in-kind support from FCT; • Kinneil Museum World Heritage display – due for completion 2014/ 15 with HLF funding; • Upgrade Kinneil-Polmont trail – planned for 2017-19; • Upgrade interpretive panels – planned for 2017-19; • Interpretive milestones – described as a long-term aspiration; and • Motorway and direction signage within local area – no specifics given within Antonine Wall Management Plan.
Opportunity no. 7	Title: Biodiversity Improvement and Enhancement (Ponds)
Description	<p>The western and eastern ponds both suffer from vegetation encroachment, with the eastern pond in particular suffering from water level fluctuations due to leaks and outflows. Both issues compromise the biodiversity and amenity value of these locally important water bodies. However, <i>approx.</i> 50 % of the biodiversity value of the estate is located around the ponds. The ponds could be improved by managing the surrounding land better for wildlife, some engineering works to fix leaks and installing interpretation panels. Planning will acknowledge that the eastern pond is on the line of the Antonine Wall and is flanked by Scheduled and WHS areas.</p>
Status	Pre-brief Stage; previous management recommendations to be refreshed;

	costings to be established and funding sought.
Aims	<ul style="list-style-type: none"> • Conserve and enhance both ponds by removing surrounding vegetation to open up the areas for more biodiverse lagoons (Conservation); • Improve the surrounding poor quality wet grassland to wetland marsh (Conservation); • Install scrapes for amphibian habitat (Conservation); • Repair leaks in the eastern pond (Protection, Conservation); and • Install interpretation panels to encourage informal learning (Discovery).
Indicative Cost	ca. £50,000
Lead Organisation	Falkirk Community Trust
Supporting Organisations	Falkirk Council, Friends of Kinneil, Scottish Natural Heritage
Next Steps	<ul style="list-style-type: none"> • Refresh management proposals from 2000 and 2005 report recommendations and obtain costings; • Consult with partners on proposed work; • Put together funding package.
Opportunity no. 8	Title: Biodiversity Improvement and Enhancement (Meadows)
Description	<p>Meadows can be a haven for wildlife if they are properly looked after. Without care, dead plants will build up allowing bramble, thistles and scrub to take over. Cutting a meadow in late summer and removing the clippings is an important part of meadow management. The aim is to retain low nutrient levels in the soil, and to suppress coarse grasses which would otherwise out-compete the wildflowers. The clippings should be left <i>in situ</i> for a few days and ideally turned before removal to allow the hay to dry and the seeds to drop out.</p> <p>Sections of Kinneil meadows are already managed on this basis, but there may be scope in extending this practice to cover a larger area or manage the existing area more effectively, possibly highlighting the line of the Antonine Wall. Implementing good management can sometimes be sufficient to increase the diversity of flowers that a meadow supports.</p>
Status	Pre-brief Stage.
Aims	<ul style="list-style-type: none"> • Improve wild flower and invertebrate diversity in selected meadow areas by appropriate mowing regimes (Conservation).
Indicative Cost	Cost-neutral: change in existing management regime.
Lead Organisation	Falkirk Community Trust
Supporting Organisations	Falkirk Council, Friends of Kinneil, Scottish Natural Heritage, Scottish Wildlife Trust.
Next Steps	<ul style="list-style-type: none"> • Liaise with Falkirk Council and other stakeholders as to feasibility of reviewing current management regime.
Opportunity no. 9	Title: Biodiversity Improvement and Enhancement (Orchard)
Description	The estate historically had an orchard between Kinneil House and what is now the museum. The site is presently amenity grassland. Forth Environment Link, who partner FCT in orchard activities at Callendar House, run an orchard programme, the Forth Valley Orchards Initiative, which aims to develop orchards in the Forth area. If there was an aspiration to develop a Kinneil

	Orchard, assistance could be sought from this group, whilst respecting the setting of the House.
Status	Pre-brief Stage.
Aims	<ul style="list-style-type: none"> • To restore a historic orchard in Kinneil Estate (Conservation); • Contribute to community health and well-being (Discovery); and • Contribute to community development / social inclusion (Growth).
Indicative Cost	ca. £5000
Lead Organisation	To be confirmed (there is significant potential for a Community Interest Group).
Supporting Organisations	Falkirk Community Trust, Falkirk Council, Friends of Kinneil, Forth Environment Link
Next Steps	<ul style="list-style-type: none"> • Dependent on identifying a lead organisation.
Opportunity no. 10	Title: 6 Duchess Anne Cottages Renovation
Description	No. 6 Duchess Anne Cottages, adjacent to the walled garden, is currently a vacant Council-owned property. A number of options exist for its development, and must be considered within the context of the masterplan and in tandem with potential uses for the coach house when it ceases to house the museum (Opportunity 2).
Status	Pre-brief Stage
Aims	<ul style="list-style-type: none"> • Enhance built heritage through informed maintenance (Conservation); • Deliver visitor amenities in the estate (Discovery, Growth); • Deliver training and educational programmes (Growth); • Contribute to community development and social inclusion (Growth); and • Contribute to local economy (Growth).
Indicative Cost	ca. £50,000 capital funding.
Lead Organisation	TBC (there is potential for a social enterprise)
Supporting Organisations	Falkirk Council, Falkirk Community Trust, Friends of Kinneil, Bo'ness Community Council, White Lady Mountain Biking
Next Steps	<ul style="list-style-type: none"> • Dependent on identifying a lead organisation; • If a community use is not found by 2016, the property would be refurbished to a standard that would allow it to be let as a mainstream social rented property.
Opportunity no. 11	Title: Walled Garden Development
Description	<p>Currently used as a base for the team which provides the maintenance service in the estate, the walled garden is an asset which could be made more of. There is potential for a number of possible developments, which might include use as a Garden Centre, the provision of horticultural training, toilet provision, or allotments. A Falkirk Allotment Society already exists, which leases allotment sites from Falkirk Council.</p> <p>The Friends of Kinneil have been active in identifying some other possible uses for existing buildings and are interested in investigating the potential for a café and toilet facilities in the Park, along with making improvements to some of the small-scale landscape features e.g. the walled garden infrastructure. A priority for any walled garden development would be repair of the walls, possibly in partnership with the Council's Employment Training Unit, and</p>

	discussion with Corporate and Neighbourhood Services regarding the future of the site.
Status	Pre-brief Stage.
Aims	<ul style="list-style-type: none"> Enhance garden appearance through informed maintenance (Conservation); Contribute to community development and social cohesion (Growth); Contribute to local economy (Growth); and Be financially and socially sustainable (Growth).
Indicative Cost	Unknown; will depend on extent of repairs and potential new uses for site.
Lead Organisation	TBC; dependent on identifying clear opportunity.
Supporting Organisations	Falkirk Council, Falkirk Community Trust, Friends of Kinneil, Historic Scotland
Next Steps	<ul style="list-style-type: none"> To consult with Falkirk Council, Friends of Kinneil and other community organisations on uses for the walled garden; Approach Corporate and Neighbourhood Services to discuss and get agreement in principle to allow the use of the site, either whole or in part; Form a short term working group to develop and cost a proposal, including listed building consent, and ensure a strategic fit with conservation plans <i>etc.</i> stemming from this masterplan; and Consult near neighbours.
Opportunity no. 12	Title: Developing Play and Exercise Areas
Description	Existing formal play facilities are confined to a small children's area containing several pieces of traditional play equipment. This area is currently inspected and maintained by the Council. Some consideration could be given to possible re-development of the area, as the play value and quality of the equipment is comparatively poor and fenced in, with possible development of play and exercise areas throughout the estate, in conjunction with e.g. interpretation and paths.
Status	Pre-brief Stage.
Aims	<ul style="list-style-type: none"> Enhance community health and well-being (Discovery).
Indicative Cost	ca. £150,000
Lead Organisation	Falkirk Community Trust
Supporting Organisations	Falkirk Council, Friends of Kinneil, Bo'ness Community Council
Next Steps	<ul style="list-style-type: none"> Develop plans to upgrade existing play area with community consultation; Explore possibility of dispersing play equipment throughout the estate; Scope out heritage constraints for play provision.
Opportunity no. 13	Title: Car Parking Improvements
Description	<p>The existing parking at Kinneil is in poor condition and poorly signposted. The main car park by the Gil Burn Bridge is generally in good condition but would benefit from drainage works and some woodland clearing around the edges. The car park off Provost Road is badly laid out and poorly surfaced. Its appearance, capacity and functionality could be markedly improved by a redesign and reconstruction.</p> <p>An entirely new car park could also be considered in the Estate whilst</p>

	respecting setting and site sensitivity; this would manage traffic during events e.g. the gymkhana. Currently, spectators for the Hill Climb park in the paddock at the foot of the escarpment (NW of Kinneil House) and in the grounds immediately east of the House. As the popularity of the event may improve, and awareness of the Estate increases in general, there will be a requirement to upgrade not only the existing parking provision but also to create a new parking area. This would benefit not only the Hill Climb event but also others e.g. gymkhanas, family days, heritage events on the Meadows etc. To blend in with the surroundings, sympathetic surfaces e.g. grasscrete should be used.
Status	Pre-brief Stage
Aims	<ul style="list-style-type: none"> • Better quality and better managed access infrastructure will result in increases in visitors and a decrease in anti-social activity (Conservation, Discovery, Growth); • address physical and perceptual barriers currently experienced by visitors (Discovery); • increase recreational potential of the site in the context of e.g. the John Muir Way (Discovery, Growth); • improve connectivity to nearby communities and countryside (Discovery); and • enable the site to be marketed and promoted more widely as a visitor attraction (Growth).
Indicative Cost	ca. £150,000
Lead Organisation	Falkirk Community Trust
Supporting Organisations	Falkirk Council, Bo'ness Hill Climb Revival
Next Steps	<ul style="list-style-type: none"> • Develop location and costings for redesigned and extended parking facilities; • Develop business case for new parking.
Opportunity no. 14	Title: Northern Paddock Development
Description	The existing paddock area to the north west of Kinneil House is currently used by the Bo'ness Hill Climb Revival as a mustering point for the vintage cars, spectator area, exhibitor area, a temporary office and Hill Control site and is immediately adjacent to the start of the Hill Climb. However, drainage needs to be markedly improved and existing gravelled parking areas extended. Moreover, the paddock is vacant for the rest of the year; there may be potential to turn it into a camping / caravanning site, at discrete times of the year initially.
Status	Pre-brief Stage.
Aims	<ul style="list-style-type: none"> • Improved facility for outdoor events (Growth); • Additional caravanning facilities for Falkirk Area in general (Growth); and • Contribute to the local economy (Growth).
Indicative Cost	ca. £10,000
Lead Organisation	Falkirk Community Trust
Supporting Organisations	Falkirk Council, Bo'ness Hill Climb Revival, Friends of Kinneil, Bo'ness Community Council, Scottish Caravanning Club
Next Steps	<ul style="list-style-type: none"> • Consult with stakeholders on feasibility and economic case for developing ground as a caravan park; • Investigate constraints on development in historic setting.

Opportunity no. 15	Title: Hill Climb Revival Infrastructure
Description	Currently, the vintage cars muster at the far end of the race course in one of the car parks adjacent to the southern woods (see Map III). This eliminates a section of parking to the general public. It is suggested that vehicular access be laid between the two existing car parks, since they are currently not connected. This would permit both parking areas to be used by the public and to safely allow race cars to muster at the triangular section of roadway immediately south of the walled garden (Map III) without impeding public traffic. The road would be ca. 40m in length, and would require some tree thinning in that area consistent with the Forest Plan.
Status	Unfunded plan.
Aims	<ul style="list-style-type: none"> • Enhance Health and Safety during the Hill Climb Event (Conservation); • Increase parking and spectator provision (Discovery, Growth); • Contribute to local economy (Growth).
Indicative Cost	ca. £4,000
Lead Organisation	Bo'ness Hill Climb Revival
Supporting Organisations	Falkirk Community Trust, Falkirk Council.
Next Steps	<ul style="list-style-type: none"> • Obtain accurate costings for access development.

Opportunity no. 16	Title: Relocate Kinneil Halt Railway Station
Description	One of the masterplan's objectives is to capitalise on the Estate's location and connectivity, possibly by attracting more visitors from the Bo'ness and Kinneil Railway. This is currently difficult due to the location of the existing station at Kinneil Halt being a 20 minute walk away from the Estate, with unclear access and few passengers alighting here for the Estate. A new station, immediately adjacent to the A904 and closer to the Estate, with new pathways into the Estate could be considered. This could improve synergies between the Railway and event offers, and the Estate in general.
Status	Unfunded plan.
Aims	<ul style="list-style-type: none"> • Better quality and better managed access infrastructure will result in increases in visitors (Conservation, Discovery, Growth); • address physical and perceptual barriers currently experienced by visitors (Discovery); • increase recreational potential of the site (Discovery, Growth); • improve connectivity to nearby communities and countryside (Discovery); and • enable the site to be marketed and promoted more widely as a visitor attraction (Growth).
Indicative Cost	ca. £1.5m
Lead Organisation	Scottish Railway Preservation Society
Supporting Organisations	Falkirk Council, Falkirk Community Trust.
Next Steps	<ul style="list-style-type: none"> • Obtain accurate costings for station development. • Establish planning requirements for a new station location.

E.5 Action Plan

ID	Actions	Context / Detail	Partners (lead in bold)	Milestone / Output
D4.1.1	Establish regular meetings of Kinneil Estate Advisory Group.	Potential projects will require scrutiny regarding further consultation, impact, funding eligibility <i>etc.</i> and prioritised accordingly. An advisory group will be required to implement the masterplan and actions arising from it. The group should be made up of members from, <i>inter alia</i> , the Trust, Falkirk Council, interested agencies e.g. Historic Scotland, SNH and RSPB, and local community stakeholders e.g. Friends of Kinneil, Bo'ness Community Council. The advisory group will coordinate, facilitate and communicate between parties, prioritise actions and monitor the delivery of a management plan.	Falkirk Community Trust , Falkirk Council, Historic Scotland, Friends of Kinneil, RSPB, Bo'ness Community Council, Scottish Natural Heritage	Advisory Group established and preparing plans for delivery of masterplan by end of 2014 .
	Implement Review Strategy	The advisory group will ensure that appropriate monitoring and evaluation is in place, that outputs contribute to local, regional and national objectives and are reported back to Falkirk Council.		Partnership progress is reported to stakeholders quarterly; Positive contribution to Culture and Greenspace strategies.
Opp. 3	Deliver landscape-wide improvements under the Inner Forth Landscape Initiative.	A partnership programme developed to conserve, enhance and celebrate the landscape of the Inner Forth Estuary. It focusses on the River Forth and the land within a few miles of the river between Stirling and the Forth bridges. The scheme includes the estuary and inter-tidal zone, the floodplain, coastal margins and the settlements on both sides of the Forth, and Kinneil features as one of several nodes of activity.	Inner Forth Landscape Initiative , Falkirk Community Trust, Falkirk Council, Historic Scotland, Central Scotland Green Network, Friends of Kinneil	As 3a, b, c & d.
Opp. 3a	Deliver Phase I of the Long Term Forest Plan.	The Plan will develop multi-purpose, structurally diverse woodlands, managed to deliver recreational, amenity and biodiversity benefits to the local community and visitors. The work will be carried out over 20 years in four phases.	Central Scotland Green Network , Falkirk Community Trust, Falkirk Council, Inner Forth Landscape Initiative	Clear windblown trees, selectively fell and replant with native broadleaves by March 2015 ; Carry out Phase I maintenance of above capital works through to 2019 ; Apply for funding for subsequent phases by 2019 .
Opp. 3b	Consolidate Kinneil Church and record heritage	The remains of Kinneil Church are in poor repair. This project will consolidate the remains using appropriate methods and record historical features e.g. gravestones with the help of volunteers.	Falkirk Community Trust , Inner Forth Landscape Initiative, Falkirk Council,	Kinneil Church consolidated and heritage recording complete by Oct 2014

			Historic Scotland, Friends of Kinneil	
Opp. 3c	Upgrade three main vehicular access gateways and six pedestrian access gateways.	None of the existing vehicular and pedestrian gateways effectively promote the presence of the estate, and most are overgrown and unwelcoming. Both types of entrance require redesign and upgrading. Work will involve vegetation management, construction or repair of stone walls, resurfacing and signposting.	Inner Forth Landscape Initiative , Falkirk Community Trust, Falkirk Council, Historic Scotland	Tenders prepared, contractors appointed and three gateways improved between April 2015 – Dec 2015 .
Opp. 3d	Upgrade 2 km of path.	There is a high level of demand for functional and accessible recreational access routes within the estate, but also concerns about the current conditions of the paths. Following Phase I of the Forest Plan, 2 km of path intensively used for those capital works will be upgraded.	Central Scotland Green Network Trust , Falkirk Community Trust, Inner Forth Landscape Initiative, Falkirk Council,	2 km of popular routes upgraded following Phase I of Forest Plan work to be done by Dec 2015 ;
Opp. 1	Develop Kinneil House as a visitor attraction.	The house should be developed as a core to interpretation carried out estate-wide, with the House concentrating on stories directly relating to the House: Scottish and art history, characters, steam power <i>etc.</i> The House would be developed as part of the wider interpretation of the estate by one of two methods: relocate Kinneil Museum to the House, or create an experience within the House whilst retaining the museum in its current location. For both options, the House will develop a unique selling point of interpretation within the void of the tower block. This will include interpretation space on the ground and first floors made accessible by a lift; walkways to provide access and circulation; roofing over the area adjacent to the Painted Rooms to interpret these rooms; managed access to the Painted Rooms to ensure their preservation; and changing projections which would deliver interpretation in addition to traditional printed means.	Falkirk Community Trust , Falkirk Council, Historic Scotland, Friends of Kinneil, Bo'ness Community Council	Achieve consensus on development and draft plans from steering group by Dec 2014 ; Submit funding bids by June 2015 . When awarded grant, develop programme of development up to 2020 .
Opp. 2	Develop Coach House	The museum could be relocated from its present location in the old coach house to Kinneil House. This will free up this building for alternative uses. However, this will be a long term opportunity, with investment and raising community awareness of the Museum in its' current location continuing. The future use of the building requires discussion and consultation with partners, and should also be considered in the light of potential uses for the vacant Duchess Anne Cottage.	Falkirk Community Trust , Falkirk Council, Historic Scotland, Friends of Kinneil, Bo'ness Community Council	
Opp. 4	Develop Mountain Bike Trails	Mountain biking is very popular within the southern woods, with a series of established but informal trails. White Lady Mountain Biking, a local organisation which promotes mountain biking, works towards the development of formal, constructed and promoted trails within the estate. It	White Lady Mountain Biking , Falkirk Community Trust, Central Scotland	Obtain licence to operate by autumn 2014 ; Pursue successful funding bids by Dec 2014 ;

		is planned to develop 9 km of a range of trails in the southern woods, suitable for all ability levels and with links to other local projects and access infrastructure. The trail building will be in four phases, aligned with forest plan operations, with Phase I consisting of 500 m of new track to develop skills.	Green Network, Falkirk Council, Bo'ness Community Council	Implement Phase I work by spring 2015 .
Opp. 5	Deliver improved signage	There is limited good quality signage in the estate, with few markers to direct visitors. The estate needs to be promoted to a wider audience with particular aspects of the estate highlighted by standardised, branded signage, whilst at the same time keeping signage to a minimum.	Falkirk Community Trust , Falkirk Council, Historic Scotland, Friends of Kinneil	Steering group to agree on sign locations and type by Dec 2014 ; Submit funding bids by June 2015 ; Install signage by March 2016 .
Opp. 6	Deliver improved interpretation	A consultation carried out on Falkirk parks signage highlighted stakeholder aspirations for Kinneil Estate in terms of signage, interpretation and visitor movement. The consultation reinforces the need to promote the estate to a wider audience, to promote particular aspects of the estate, whilst keeping panels to a minimum. This project aims to improve interpretation throughout with ca. six new interpretation panels, possibly with QR technology, especially where little remains of particular assets e.g. James Watt Cottage and the fortlet.	Falkirk Community Trust , Falkirk Council, Historic Scotland, Friends of Kinneil	Consult with stakeholders on location and content of interpretation panels by Dec 2014 ; Pursue funding bids by June 2015 . Install suite of panels by June 2016 .
Opp. 6a	Deliver Kinneil aspects of Antonine Wall Management Plan	The Antonine Wall Management Plan 2014-19 sets out the management of the World Heritage Site. The accompanying Interpretation Plan and Access Strategy sets out more specific proposals for Kinneil, including using the Fortlet as a site for an interpretive milestone, upgrading interpretation panels, improving road signposting and upgrading access. In addition to planning by the Antonine Wall network, the present redisplay of the ground floor under development in Kinneil Museum will include a feature on World Heritage.	Falkirk Council , Historic Scotland, Falkirk Community Trust, Friends of Kinneil	Kinneil Museum display and web pages complete by April 2015 ; Upgrading access between Kinneil and Polmont by Dec 2019 ; Upgrade interpretive panels by Dec 2019 .
Opp. 7	Improve and Enhance Ponds Habitat	The two ponds both suffer from vegetation encroachment, with the eastern pond in particular suffering from water level fluctuations due to leaks and outflows. Both issues compromise the biodiversity and amenity value of these locally important water bodies. The ponds could be improved by managing the surrounding land better for wildlife, some engineering works to fix leaks and installing interpretation panels.	Falkirk Community Trust , Falkirk Council, Friends of Kinneil	Obtain funding to refresh management recommendations by March 2015 ; Consult with partners on proposed work by June 2015 ; Prepare funding bids to enhance ponds by Dec 2015 ; Carry out pond works in spring / summer 2016 .
Opp. 8	Improve and Enhance Meadow Habitat	Cutting a meadow in late summer and removing the clippings is an important part of meadow management. The aim is to retain low nutrient levels in the soil, and to suppress coarse grasses which would otherwise	Falkirk Community Trust , Falkirk Council, Friends of Kinneil,	Obtain consensus on making changes to service level agreement to enhance

		<p>out-compete the wildflowers. The clippings should be left for a few days and ideally turned before removal to allow the hay to dry and the seeds to drop out.</p> <p>Sections of Kinneil meadows are already managed on this basis, but there may be scope in extending this practice to cover a larger area or manage the existing area more effectively. Implementing good management can sometimes be sufficient to increase wildflower diversity.</p>	Scottish Wildlife Trust	<p>biodiversity in the meadows for implementation in summer 2015;</p> <p>Monitor success annually thereafter.</p>
Opp. 9	Explore potential for Kinneil Orchard	<p>The estate historically had an orchard between Kinneil House and what is now the museum. The site is presently amenity grassland. If there was an aspiration to redevelop Kinneil Orchard, assistance could be sought from Forth Environment Link, who partner FCT in orchard activities at Callendar House.</p>	Community Interest Group, Falkirk Community Trust, Friends of Kinneil, Forth Environment LINK	<p>Explore level of commitment with partners and feasibility of restoring Kinneil Orchard by autumn 2015.</p>
Opp. 10	Develop vacant Duchess Anne Cottage	<p>No. 6 Duchess Cottages, adjacent to the walled garden, is currently a vacant Council-owned property. A possible project would be to develop a training kitchen / café in the cottage. Adjacent to the garden is the Council's garden nursery. Space in here could potentially be utilised to establish e.g. a cycle repair / hire project subject to Council approval. The combined project could deliver a range of skills development and work experience in catering, cycle repair, decorating and horticulture as well as providing an amenity for local people and visitors to the area.</p>	Social Enterprise, Falkirk Council, Falkirk Community Trust, Friends of Kinneil, Bo'ness Community Council, White Lady Mountain Biking	<p>Consult with partners on preferred use and feasibility for the cottage by June 2015;</p> <p>Develop proposals on preferred use and build business case by December 2015;</p> <p>Prepare funding proposal by June 2016.</p>
Opp. 11	Explore potential in developing walled garden	<p>Currently used as a base for the team which provides the maintenance service in the estate, the walled garden is an asset which could be made more of. There is potential for a number of possible developments, which might include use as a Garden Centre, the provision of horticultural training, toilet provision, or allotments. A priority for any walled garden development would be repair of the walls, possibly in partnership with the Council's Employment Training Unit, and discussion with Corporate and Neighbourhood Services regarding the future of the site.</p>	Falkirk Council, Falkirk Community Trust, Friends of Kinneil, Historic Scotland	<p>Consult with partners on feasibility of repairing and developing walled garden, possibly allied with Duchess Anne Cottage work by June 2015;</p> <p>Form a sub-group to develop and cost a proposal and ensure a strategic fit with conservation plans <i>etc.</i> by June 2016;</p> <p>Submit funding bids by June 2016.</p>
Opp. 12	Develop play, exercise and sport areas	<p>Existing formal play facilities are confined to a small children's area containing several pieces of traditional play equipment. Some consideration could be given to possible re-development of the area, with possible development of play and exercise areas throughout the estate, in conjunction with e.g. interpretation and paths.</p>	Falkirk Community Trust , Falkirk Council, Friends of Kinneil, Bo'ness Community Council	<p>Explore aspirations for play and sport in the estate with stakeholders and community by September 2015;</p> <p>Prepare funding bids for</p>

				summer 2016.
Opp. 13	Improve car parking	<p>The existing parking is in poor condition and poorly signposted. The main car park is generally in good condition but would benefit from drainage works and some woodland clearing around the edges. The car park off Provost Road is badly laid out and poorly surfaced. Its appearance, capacity and functionality could be improved by a redesign and reconstruction.</p> <p>As the popularity of events may improve, and awareness of the estate increases in general, there will be a requirement to upgrade not only the existing parking but also to create a new parking area. This would benefit not only the Hill Climb event but also others e.g. gymkhanas, family days, heritage events on the Meadows <i>etc.</i></p>	Falkirk Community Trust , Falkirk Council, Bo'ness Hill Climb Revival	Prepare costings and business case for redesigning and possibly extending car parking by September 2015 ; Prepare funding proposals by August 2016.
Opp. 14	Develop the Northern Paddock	The existing paddock area to the north west of Kinneil House is mainly used by the Bo'ness Hill Climb Revival. Drainage needs to be improved and existing gravelled parking areas extended. The paddock is vacant for the rest of the year; there may be potential to turn it into a camping / caravanning site, at discrete times of the year initially.	Falkirk Community Trust , Falkirk Council, Bo'ness Hill Climb Revival, Friends of Kinneil, Bo'ness Community Council, Scottish Caravanning Club	Consult on feasibility and business case for developing ground as a caravan park by autumn 2015 ; Trial the area for caravanning during summer 2016 ;
Opp. 15	Improve Hill Climb Revival Infrastructure	The Hill Climb Committee aspires to improve pedestrian and vehicular management during the Hill Climb Revival weekend. Currently, the vintage cars muster at the far end of the race course in one of the car parks. This eliminates a section of parking to the general public. It is suggested that vehicular access be laid between the two existing car parks. This would permit both parking areas to be used by the public and to allow race cars to muster at the triangular section of roadway immediately south of the walled garden without impeding public traffic.	Bo'ness Hill Climb Revival , Falkirk Community Trust, Falkirk Council,	Hill Climb Committee to cost improvements by June 2015 ; Funding package to be put together by Jan 2016 ; Improvements in place by September 2016.
Opp. 16	Relocate Kinneil Halt Railway Station	To capitalise on the Estate's location and connectivity by attracting more visitors from the Bo'ness and Kinneil Railway is currently difficult due to the location of the existing station at Kinneil Halt being a 20 minute walk away from the Estate and with unclear access. A new station, immediately adjacent to the A904 and closer to the Estate, with new pathways into the Estate could be considered. This could improve synergies between the Railway and event offers, and the Estate in general.	Scottish Railway Preservation Society , Falkirk Council, Falkirk Community Trust	SRPS to continue scoping this project with regard to planning requirements through 2014.

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Q Is the masterplan sufficiently robust as a framework?

Appendix 2

Feedback	Comment
<p>Inner Forth Landscape Initiative</p> <ul style="list-style-type: none"> • There is some great content which showcases the wealth of opportunity at the site, but a lot of content is repeated, or important content is hidden. Could the document be slimmed down and made more focused so that the advisory group are clear what they are assisting to deliver and the community know this too? I suggest the document is not focused enough at present to guide the advisory group to clear decisions. 	Document amended to improve focus.
<p>Online Respondents</p> <ul style="list-style-type: none"> • 88 % agreed. 	

Q Has consultation to date been fairly represented?

Feedback	Comment
<p>Inner Forth Landscape Initiative</p> <ul style="list-style-type: none"> • Reading section B of the plan, I think you have covered the interest groups that IFLI is aware of in the area – pleased to see that you have acknowledged the outputs of the Community Action Plan. You mention the Culture & Sport Strategy for Falkirk – has the policy context within the Falkirk Greenspace Strategy been considered too? 	The themes and opportunities of the masterplan also address all nine thematic priorities of the Greenspace Strategy; text in Section C.1 amended to make more explicit.
<p>Online Respondents</p> <ul style="list-style-type: none"> • 82 % agreed. 	

Q Do you agree with the themes and principles that underpin the masterplan?

Feedback	Comment
<p>Inner Forth Landscape Initiative</p> <ul style="list-style-type: none"> • Themes – <ul style="list-style-type: none"> ○ I personally think that any interpretation outputs should sit within ‘Discover’ not ‘Conservation’ – this helps visitors understand the landscape – i.e. discovering its past and understanding why, how and when conservation management is undertaken to secure its future. This would also tie better into the statement in E.1 “Protection and Conservation (Place), and Discovery and Growth (People).” – Interpretation is for people to better understand place? ○ Growth – self-sufficiency is a great long term goal, but you will also need to be attractive to funders – might be worth mentioning explicitly • Principles – broadly yes, but I think this could be much more succinct and statement based so that evaluation is possible and the advisory group are clear what they are delivering/supporting <u>and</u> the community is clear what is being delivered. 	<p>Table II amended to reflect interpretation and orientation in several themes.</p> <p>Table II amended to make explicit mention of the sustainability of initiatives. Document amended to reflect this.</p>
<p>Online Respondents</p> <ul style="list-style-type: none"> • 100 % agreed. 	

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Q Do you agree with the vision and objectives and their ambition?

Feedback	Comment
<p>Inner Forth Landscape Initiative</p> <ul style="list-style-type: none"> Knowing the site, I can see how you can apply the vision, but I think it could equally apply to any heritage site that has growth opportunities. It's pretty standard and not terribly exciting, empowering, or ambitious. We suggest it needs improvement as it's what the planned and suggested projects will hang from – it needs to be clear, inspiring and specific to the place. Is there a reason why you have left people out of your objectives? They are all things that will happen to benefit people, but exclude people taking a lead or being a core element, e.g. 'to inspire the community to enter into collaborative management of the site'. 	<p>Vision refreshed.</p> <p>Additional objective to include people added</p>
<p>Online Respondents</p> <ul style="list-style-type: none"> 100 % agreed. 	

Q Are there any missed opportunities?

Feedback	Comment
<p>Corporate and Neighbourhood Services</p> <ul style="list-style-type: none"> We understand that Kinneil Estate is part of the larger Strategic Park which includes Kinneil Point and Bo'ness Foreshore. We recognise that the Masterplan is specifically about Kinneil Estate, but there could be more mention of linkages to the foreshore, and in particular to the Railway Station. 	<p>Addition to the areas' tourism portfolio and emerging Tourism Strategy acknowledged and detail added about linkages (also see SRPS comments).</p>
<p>Inner Forth landscape Initiative</p> <ul style="list-style-type: none"> Have you investigated how SWT and TCV use the Jupiter site in Grangemouth for training? It could be relevant to your thoughts here. <p>Have you investigated natural play? It is a great way to encourage children to interact with the natural environment. I think the Forestry Commission has some research regarding this. It may be cheaper and more sustainable.</p>	<p>Noted, and will be considered in delivery actions.</p> <p>Noted; natural play is a key approach and incorporated into consultative draft</p>
<p>Online respondents</p> <ul style="list-style-type: none"> Yes, many. In particular I am disappointed there are no plans outlined for an improved kids playpark and coffee shop/tearoom. I live 100 yds from Kinneil House, and have two young kids, but there is very little to interest them at the park, and it is such a waste of a beautiful space. Myself, and I know many others, regularly travel to Beecraigs, The Helix, Zetland Park, Calendar Park to entertain our kids, and more often than not take full advantage of the facilities there (i.e. excellent playparks, public toilets, kiosks, ice-cream vans, tearooms, picnic tables.) None of these are available at Kinneil Estate, so why would families go there? More made of public spaces & opportunities - the current museum could be a fantastic venue for events/weddings and generate revenue - for example, look at Wedderburn Barn. Kinneil could be amazing backdrop for such events! 	<p>Play is highlighted in opportunities; future plans will be informed by community consultation on natural play in the development phase.</p> <p>End use will be a consultation activity in due course.</p>
<ul style="list-style-type: none"> Open the House to disabled travellers. 	<p>Development plans for Kinneil House will include disabled access.</p>

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<ul style="list-style-type: none"> • I think all the potential opportunities have been fully explored and are clearly set out. • I feel that there could be potential use for the field south of the ruined church working with the Hippodrome to provide an outside / drive in cinema through the summer months; it is also a possible venue for a small fireworks display for November the 5th. 	<p>Comment welcome.</p> <p>Noted; the masterplan zones this area for events and activities.</p>
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Q Any other comments?

Feedback	Comment
<p>Friends of Kinneil</p> <ul style="list-style-type: none"> • Overall the Friends of Kinneil welcome this draft masterplan. It seems an extremely positive and very exciting development. Christopher Cutts has done an excellent job in joining the Kinneil project and pulling together the plan in a relatively short period of time. • In particular the Friends are delighted that the Trust has taken on board the ambitious visitor attraction concept at its core, presumably prompted by the feasibility study. The Friends would be very interested to see the report from the study as well. The Friends much appreciate this pre-consultation, and the opportunity to provide early feedback, comments and suggestions. In the time available we have not ourselves been able to consult all members, and would hope to contribute further comments as the consultation develops, and as some of the contents and ideas in the document become the subject of further and wider discussion. • The Friends would now be very pleased to continue working with the Trust in refining and progressing the masterplan, including through involvement in the proposed advisory group if that route is taken forward and we are invited to take part. Our joint aim will be the best possible for Kinneil and for the local community and economy. • To that end, it would be good to discuss and clarify the final vision or endpoint. The nature of the development and visitor attraction within Kinneil House is understandably sketchy at present. The masterplan would benefit from an ultimate strategic objective in terms of what scale or nature of visitor attraction might be possible. What is the maximum/optimum viable target for visitor numbers? The Friends believe that is what the whole of the masterplan should then aim at. The document does not specify as between 10,000, 50,000 or 100,000 visitors - a big difference to what is then achievable and to potential levels of funding, and on-going revenue generation. 	<p>Comments welcomed.</p> <p>The Friends will be invited to join the Advisory Group.</p> <p>This detail will be considered at the conceptual stage of development of the full business plan.</p>
<ul style="list-style-type: none"> • The masterplan refers only in passing to the opportunity to link up strategically with the railway (>54,000 passengers in 2013). The Friends suggest that if this is not explored to the utmost and at the highest levels at the outset, then it would be easily the largest missed opportunity which will always haunt the project. It is unclear what discussion has so far been held with the Railway and at what level. Consideration should be given to what more could be done to set up a meeting at the highest level to push Kinneil's future, the future development of the Bo'ness and Kinneil Railway, and the future growth of the Bo'ness/Falkirk economy, all together into one vision. It could be 'win-win' for everybody. The core development parts of the masterplan should not proceed or be finalised until this option has been thoroughly explored and exhausted, even if it requires another commercial study to look at it, since it could potentially make a difference of tens of thousands of visitors, and substantial amounts of overall visitor spend in the area, each year. If the ultimate 	<p>See SRPS comments.</p>

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<p>strategic objective is right at the beginning, then the rest will fit more easily into place along the way. If not, it would be very unfortunate to develop Kinneil in a particular way, only for someone to come back in 10-20 years' time and then suggest bolting in a railway link-up at that stage.</p> <ul style="list-style-type: none"> • If we were to be asked for the most important point which the plan is missing, the Friends would say it is that little element of conveying (especially to major funders) a sense of vision, excitement and passion. • There are however some references along the lines of 'Kinneil being held in great affection by the local community'. This is of course true but risks a reader then inferring that the document is perhaps implying that local enthusiasts are somehow over-rating Kinneil's qualities. We wonder whether the document covers local perspectives a little too much, and does not give readers – especially potential major funders – a true sense of the uniqueness, quality and importance of Kinneil as viewed from a national and international perspective. It would be good for example to quote Simpson & Brown's assessment of Kinneil and its relative architectural importance nationally and internationally. Other statements of the value of Kinneil from national and international commentators and visitors could be included - there must be plenty of quotes from the literature over the years - covering different aspects of the Estate – or current endorsements which could be collated relatively quickly. How do science experts at national level rate the importance of the James Watt Cottage? To give another small example, how would any unfamiliar reader of the document know of the significance of the Hill Climb in Scottish motor racing history, or the esteem in which it is held by enthusiasts from all over the UK? The document could also include comparisons, linkages, inspiration and best practice from historic estates and visitor attractions from all over the country/world. • Kinneil's uniqueness however also lies not only in expert assessments of objective qualities and features, but, through its 2,000 year (and more?) history, in the story of the people in and around the Estate, and connected to it. One suggestion for the overarching theme and vision is somehow to present and 'locate' the Estate within that story of its people – the narrative of the waves of history which shaped the Estate, and which the Estate itself helped to influence. • The plan for café, shop, toilets and associated facilities needs to be clear. The Friends believe that these must be in or adjacent to the House, and accessible to all users of the Estate and open – or with the flexibility for the manager/franchisee of the café to open it – at times when the House itself may not be open. One option recently suggested was a new structure which might connect to, or be located in, the walled garden in some way. • A strong community aspiration to be explored further is how to incorporate the use of a section of the House for events, functions, exhibitions, concerts etc. This would give the House and Estate renewed vitality at all times and seasons, not just peak visitor times, and put it at the heart of the community. • Reference could be added to the document to historical research to underpin the masterplan. This might be a requirement by Historic Scotland before agreeing to plans for the House and around the site. The Friends would like to see one or more historical research projects included among the plans, with proper evaluation and publication of Kinneil's unique and extraordinary history. • It would be good to see the masterplan include one or more early projects to fit in with the James Watt celebrations being planned for 2015-19. What plans does the Trust have to exploit these anniversaries and use them to raise Kinneil's profile and help lever in funding for the masterplan? The Friends have been invited 	<p>Vision refreshed (see IFLI comments).</p> <p>Final draft has been reviewed to take these points into account</p> <p>Narrative will be developed as part of an interpretation plan for the Estate.</p> <p>Comments on café etc. recur through the consultation, and opportunities will be considered in the development phase, when a full business case and project plan will be prepared.</p> <p>To be included in brief for interpretation strategy.</p> <p>This is out with the scope of the plan, but will be given due recognition in a Falkirk-wide project linked to the 2016 Year of Innovation,</p>
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<p>to another meeting in August about what is being done at national level on this – it is recommended that the Trust should fully participate, and consider what it can do in and around Bo'ness and the Falkirk area (we can provide details).</p> <ul style="list-style-type: none"> • Boldness is required in removing substantial areas of overgrown trees and vegetation, and restoring the main natural and designed landscape features and vistas through the Estate. • Education and schools are potentially a gap in the document. • If the masterplan included a vision to bring the Bo'ness Fair back to the front of the House, even if not every year, that is something which would seize the attention of everyone in the community even if not interested in other aspects of Kinneil, and help to engage the whole area in the plan. • Could the re-introduction of a pitch and putt course be considered? It might be another popular and publicity-friendly initiative and not too expensive for a funder to support compared with some of the bigger project ideas? 	<p>Architecture and Design.</p> <p>This will be achieved through the Long Term Forest Plan. Plan implementation will take full account of curriculum needs. The masterplan does not preclude such activity.</p> <p>The content of the existing masterplan will be the main focus of the first phase of development. <i>Note: additional generous input and feedback from the Friends will help particularly to guide the development of an interpretation plan.</i></p>
<p>Cllr Adrian Mahoney</p>	
<p>Kinneil House Development</p> <ul style="list-style-type: none"> • The first option (moving the museum into the House is generally supported). Most of the ideas are welcome. However Jura's suggestion of using "fire escape" type flooring on the first floor is questioned. I'd prefer wooden flooring and similar wooden flooring delivered to the further upper levels (even if they would not be used for now) to allow future development or gallery space. • The use of new technology is welcomed. This could tie into work by the Scottish Ten project, which is digitally scanning all Historic Scotland properties. Interested to see that Jura looked at a Roman site in Wales – but not any one of the new visitor centres along Hadrian's Wall (which is part of the same Frontiers' World Heritage Site as Kinneil). • In developing the House, it would be good to maintain some relationship with Historic Scotland. HS works hard – possibly more so than Falkirk Community Trust – to market Kinneil House and the surrounding estate to its large army of members and supporters. It would be a shame to lose this link. • The House benefits from strong support from The Friends of Kinneil. Any redevelopment must involve them as key partners. • The consultants and Trust have steered away from wedding development in the Estate. Think there is a huge market here. Worth re-considering. 	<p>Noted; there are constraints around the use of the House; detailed plans for the redevelopment of the House will be taken forward during the development phase of the project and will be subject to further consultation. Noted; to be considered at business case and project development stage.</p> <p>Agreed; A good relationship with HS will be essential to implement the masterplan.</p> <p>Agreed; the Friends will be invited to join the advisory group. Noted; a future action for FCT to consider as part of its wider conference and wedding offer.</p>

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<p>Coach House Development</p> <ul style="list-style-type: none"> This could provide home for Trust staff, or a café – as the rear of this building (currently Kinneil Museum) opens out to a wonderful view of the House. The Community is keen to volunteer and staff a café/community hub; however not to take on the running of this type of business. Support (possibly from another charity) is required. 	<p>Comments on café <i>etc.</i> recur through the consultation, and will be included in the project development and business case phase.</p>
<p>Inner Forth projects</p> <ul style="list-style-type: none"> Welcome. Work already started. 	<p>Comments welcome.</p>
<p>Church and Heritage recording</p> <ul style="list-style-type: none"> Welcome. Work on-going. 	
<p>Gateway Enhancements</p> <ul style="list-style-type: none"> Long overdue. The park doesn't have a proper sign saying it is a public park or what it offers – like Callendar Park. Even a few simple signs at key gateways (and maps) would make a big improvement for visitors. (Some still think Kinneil is a private estate and they can't approach the House!). 	<p>Agreed.</p>
<p>Access Improvements</p> <ul style="list-style-type: none"> Welcome 	
<p>Mountain Bike Trails</p> <ul style="list-style-type: none"> The Mountain Bike group claims it has wide support for its plans to create extensive trails throughout the Estate. I would question this. The general principle of mountain bike trails is welcomed – but there has also been concern about trails crossing well used footpaths and disturbing walkers (who make up the vast majority of Estate visitors. See feedback at www.kinneil.org.uk/deanfield). I support the creation of a dedicated area for mountain bikers but have concerns about bikers taking over the whole of Kinneil Woods. 	<p>Development and management of the bike trail will require risk mitigation to ensure multiple activity use and will draw on best practice elsewhere. The masterplan proposes dedicated areas which will assist in managing use.</p>
<p><i>Please note error throughout report Bo'ness Community Council is separate from Blackness Area Community Council</i></p>	<p>Noted – draft amended.</p>
<p>Signage Again welcome. Key orientation maps would help. Cost seems high?</p>	<p>Good quality signage is important. Costs were prepared in 2012 and may now be out of date.</p>
<p>Interpretation</p> <ul style="list-style-type: none"> Again welcome. Again something could be achieved on modest budgets to improve park interpretation. 	<p>Noted.</p>
<p>Antonine Wall Welcome</p>	
<p>Biodiversity improvements/ponds</p> <ul style="list-style-type: none"> Again welcome. The pond area is often overlooked. The wildlife around these ponds are a big attraction to families – yet don't get marketed very much. 	<p>The plan highlights the ponds as key conservation sites and should be promoted more visibly.</p>
<p>Biodiversity – meadows</p> <ul style="list-style-type: none"> Again welcome. Worth also strengthening links to Kinneil Nature Reserve next to the Estate. 	<p>Comment welcome; action in masterplan.</p>

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<p>Orchard</p> <ul style="list-style-type: none"> • Very welcome. Would be a great opportunity to redevelop some of the designed landscape around Kinneil House. Possibly the fruit from the orchard could be made into chutney/jams and sold on the Estate. 	<p>Noted.</p>
<p>Duchess Anne Cottages Renovation (no. 6)</p> <ul style="list-style-type: none"> • The local community is keen to run a community café or hub in the Estate – but feel they don't have the capacity to take on running a social enterprise like this. • They are frustrated that the Community Trust put resources into running cafes/kiosks at the Helix, Callendar Park and Muiravonside – in fact all their strategic parks except Kinneil. • Local people need help to get a partner charity to support their ambitions. If they can't take over this building I would suggest the building is sold to provide some funding for the wider Estate development. 	<p>Noted; comments on café recur throughout the consultation and opportunities will be considered in the development phase with the full support of the Council. The masterplan notes that an end use needs to be found by 2016.</p>
<p>Walled Garden Development</p> <ul style="list-style-type: none"> • A key to getting private investment into the Estate. The walled garden could become a private or social enterprise garden centre and café – meeting the community's aspirations but at no/little cost to the Council/Trust. It would generate income. The idea of a garden centre was well supported in previous community consultations – www.kinneil.org.uk/deanfield 	<p>See above. It has been suggested that the Council may withdraw from the walled garden by 2016.</p>
<p>Developing Play and Exercise</p> <ul style="list-style-type: none"> • A strong aspiration from the community is to get a better play area within the Estate. I disagree that this should be spread around the site. This doesn't happen at Callendar Park, Muiravonside or the Helix. I think most parents would prefer one formal play area (close to any catering/toilets). • Please re-think this. 	<p>Noted: our approach to play is to help secure a distinct offer for Kinneil; see positive comments from IFLI. However play provision will require further testing with relevant groups.</p>
<p>Car Parking</p> <ul style="list-style-type: none"> • Don't like the idea of a car parking area at the Meadows area behind the House. This was the site of Kinneil village and is close to the line of the Antonine Wall. The addition of lots of cars would do nothing to improve the area. The site to the north of the main avenue to the House (once used for pitch and putt) is possibly a better (and less obtrusive) car park area. Alternatively car parking could be concentrated to the north of the Estate, beside the Craw Yett Bridge. 	<p>Noted; specific locations of future car parking has been removed from the masterplan and further work on identifying suitable locations will be required</p>
<p>Northern Paddock Development</p> <ul style="list-style-type: none"> • Like the idea of this becoming a caravan area. Is away from the main historic elements of the Estate – but close enough for people to visit key attractions and walk into Bo'ness town centre and local restaurants/pubs, etc. 	<p>Comment welcome.</p>

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<p>Hillclimb Revival Infrastructure</p> <ul style="list-style-type: none"> • The Hillclimb is a two-day event at Kinneil. It brings people to the area, but currently makes no contribution to the development of the Estate in terms of a fee payable to Falkirk Community Trust. The organisers' recent description of the estate as a "race track" in the national press is of concern. This is historic parkland that is part of a world heritage site. • Given some community concerns, would urge some caution on further development of the Hillclimb without wider discussion with local people. 	<p>The masterplan has been amended to clarify limited development scope due to recent infrastructure installed by BHCR</p> <p>Noted: see above</p>
<p>Action Plan</p> <ul style="list-style-type: none"> • Not sure who from Falkirk Council would be involved in the Kinneil Estate Advisory Group. Concerned that – as portfolio holder for heritage and one of the local members – have not felt very engaged in developing this masterplan. • Early draft copies were sent to the community reps – but not to me. Meetings have been organised with the community – but not with me. I felt I had to go to public meetings with Jura Consultants to hear about the plans they've come up with. • The Trust needs to engage properly with elected members not just Council staff in developing plans and policies. 	<p>Noted; the masterplan will require approval by Falkirk Council. Discussion will be required with the Council regarding involvement in the Advisory Group.</p>
<p>Falkirk Council, Planning</p> <ul style="list-style-type: none"> • The document reads well and gives a fairly robust prescription for the Estate in terms of access, egress and connections to other areas and agendas such as Antonine Wall (AW), John Muir Way (JMW) and IFLI as well as considering future direction to enhance the viability and increase the visitor experience to the Estate, maximising its potential for both local residents and visitors to the area too. • Opportunities to consider the connections to and routing of the JMW certainly exist, and a more direct connecting route (hopefully being part funded through the IFLI) would give connection via the track/road being utilised for the Hill climb Revival, which would be much more appealing than the route up Snab Lane, this can be looked into in more depth in due course. However, it is worth noting that SNH would have a key part to play in respect of any "diversions" or braided routes so worth noting for the draft document. • In terms of the general layout and hierarchy of paths within the Estate itself, it is worth noting at this time that there are key routes within the Estate which are core paths as noted in Falkirk Council's Core Paths Plan which was adopted in May 2010 and as such these routes are offered further protection by the Land Reform (Scotland) Act 2003. Again, it would be worth referencing this in the draft master plan. 	<p>Comment welcome.</p> <p>Masterplan amended to take account of this comment.</p> <p>Changes made to consultative draft.</p>
<p>Falkirk Council, Housing</p> <ul style="list-style-type: none"> • Could you remove the word 'derelict' in relation to Duchess Anne Cottage as this may give the wrong impression of its condition? May be better to put 'vacant' in its place. Also, I think it should be followed by '(Opportunity 10)' and not '13'. • I think it would be worth adding in that if a community use is not found; the vacant property would be refurbished to a standard that would allow it to be let as mainstream social rented property. 	<p>Masterplan amended.</p> <p>Masterplan amended.</p>
<p>Central Scotland Green Network Trust</p>	

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<ul style="list-style-type: none"> • In terms of the future of the woodland component of the Estate I feel the masterplan has interpreted the intent of the LTFFP accurately, and has appropriately recognised its role and importance within the overall site. • Advisory Group – I am unsure that CSGNT should be represented on the advisory group. CSGNT act on behalf of FCT as Agent in relation to woodland management. As such, I suggest a better option would be for CSGNT to provide advice and support on woodland management issues for the site directly to FCT throughout delivery/maintenance of Phase 1 of LTFFP. FCT could then feed this in to the advisory group. • It might be worth noting that although one of the aims of the woodland restructuring is to limit the visual impact of clear-felling through phasing, it may be necessary to bring forward phases depending on future wind blow events. 	<p>Comment welcomed.</p> <p>Noted and role welcomed.</p> <p>Masterplan amended.</p>
<p>Scottish Railway Preservation Society (SRPS) The Scottish Railway Preservation Society is pleased to see proposals to rejuvenate and improve Kinneil Estate.</p> <ul style="list-style-type: none"> • We note that one of the objectives is to capitalise on the Estate’s connectivity, and attract more visitors from the Bo’ness and Kinneil Railway. • We contend that it will be very difficult to achieve that using the existing station at Kinneil halt which is a 20 minute walk away. • We would like to see a statement of a desire to re-locate the station to a site adjacent to the A904 in conjunction with new pathways to provide a short and safe route into the Estate. • The map could show the line of the railway more clearly, and also indicate the potential new station and access point. • Finally the report in places mentions the “Kinneil Railway”; this should be replaced with the “Bo’ness and Kinneil Railway”. 	<p>Comment welcomed.</p> <p>Noted – incorporated into masterplan.</p> <p>Noted – plan amended.</p>
<p>Friends of the Charlotte Dundas</p> <ul style="list-style-type: none"> • Friends of the Charlotte Dundas are supportive of the steps which will hopefully be taken to upgrade Kinneil Estate and the way FCT is pursuing this. • There may be a place for Symington and/or the Charlotte Dundas as part of the development. In my opinion much depends on whether a link can be established between Symington and the Estate. I am making enquiries. • In the Consultation Document reference is made to an advisory group being set up in due course. Should we be maintaining an interest we may wish to be represented on that group. 	<p>Noted; there is potential for a Falkirk-wide project linked to the 2016 Year of Innovation, Architecture and Design.</p>
<p>Museums Galleries Scotland</p> <ul style="list-style-type: none"> • Museums Galleries Scotland (MGS) was delighted to see the consultative draft of the Kinneil Estate Masterplan, which clearly aims to make the most of the many opportunities open to the Estate, from the Antonine Wall’s World Heritage Site status to the support received from the Friends of Kinneil. • We applaud the extensive consultation process being undertaken by Falkirk Community Trust in relation to the plan. We particularly endorse the long term master planning approach. 	<p>Comments welcomed.</p>

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Corporate and Neighbourhood Services <ul style="list-style-type: none"> We note the Masterplan's recommendation to invest of £150K in play equipment. This investment would be (1) at the existing play park, and (2) play equipment dispersed throughout the Estate. As a rule of thumb, £100K is adequate for refurbishment of individual play parks, but the extra funding would be required if you propose additional play equipment in other locations. This level of investment might be appropriate for Kinneil's status as a Strategic Park, particularly if the £150K can be funded externally (i.e. not by Falkirk Community Trust) and if the Trust is prepared to accept the additional maintenance costs. As mentioned in the Masterplan, we would want to be involved in any discussion about the walled garden and the ancillary buildings which are still owned and used by Corporate and Neighbouring Services. We did talk briefly about (1) how the successful development of the walled garden at Mugdock Country Park could be used as a model, and (2) the on-going refurbishment of the Walled Garden at Dollar Park by the Criminal Justice Team. Both of these were major undertakings, and at Kinneil the cost of repairing the walls would be considerable. 			<p>Noted.</p> <p>Noted – input will be greatly appreciated.</p>
Bo'ness Community Council <ul style="list-style-type: none"> Bo'ness CC supports the Masterplan for Kinneil Estate and would be pleased if work could start soon, especially on the Cycle tracks as this has been on-going for 8 years. We also support the upgrade of Kinneil House as this is a great asset for Bo'ness that has been neglected for years. On a different note the paths round both ponds in Kinneil are in a bad state of repair and something needs to be done quickly to address this. 			<p>Comments welcomed.</p> <p>Noted.</p>
Historic Scotland <ul style="list-style-type: none"> There is a general tone throughout the text, Opportunities and the Action Plan that Option 1 of the House Feasibility Study is the preferred Option and things should proceed on this basis. Despite recognition that there is a lot of further discussion regarding possible future uses for the House, the Development Proposals and Actions tables seem to rather presuppose this outcome. It should be noted that no decisions have been taken to date on the preferred options within the House Feasibility Study to the knowledge of HS. This must be reflected throughout the text, Opportunities and Action Plan. There is little specific mention of the objects in the collection at Kinneil. These tie in with many aspects of the site discussed in the masterplan. They include early tomb slabs which were removed to the House for safe-keeping from the ancient parish church, fragments of painted plaster from the House, architectural stones from the Estate and an historic plaque from James Watt's steam engine cylinder. If the House was going to be made more accessible to the public the research, presentation/interpretation and on-going conservation needs of the collection would have to be taken into consideration. Note: HS have not seen the Appendices referred to in the document and would appreciate sight of these as soon as possible. 			<p>This detail will be helpful for a development phase to create a full business case and project plan, and masterplan text is amended accordingly.</p> <p>Noted.</p> <p>Noted.</p>
Page	Location	Comment	
4	Last para	Emphasis on 'but only' could be changed to a more positive and realistic description of open days and improved arrangements for opening over last few years. Close working between	Table comments noted.

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5	Last para	HS and Friends of Kinneil etc. Line 2: 'have been explored' – needs to be expanded to note that this has been through the Feasibility Study of May 2014 and is 'at time of writing currently being explored by Falkirk Community Trust'. No decisions have been made to date on the basis of the House Feasibility Study. This must be reflected throughout the text, Opportunities and Action Plan.	
6	Para 2, last line	'The closure' comes across v negative, restricted opening?? Also reference to Kinneil House being an 'under-used property' Page 5: Paragraph 4.	
6	Para 6 line 1	Clarity should be given re who manages the current budget for the site – FCT.	
8	A2.1	FCT – needs expanded as 1 st time used. The 'however' seems unnecessary? Could expand to include info that - The House is A-listed, a Scheduled Ancient Monument and a Property in the Care of Scottish Ministers.	
10	A.4	It may be clearer to separate out the Scheduled Monuments from the listed Buildings.	
11	Map III	The greens are v difficult to distinguish; White needs a colour to distinguish from surrounding fields; Keys to all maps gen v difficult to read – linear format might be easier.	
19	Place	Themes – top box Protection should include Built Heritage as well as Landscape?	
20-23	Maps	Key required to ref colour blocks	
27	Para 5	Opportunities- Colour coding – sorry, totally missed this first time round. Does this equate to short/ medium/ long term opportunities? Or are these categorised / colour coded by status of funding?? Perhaps they could be grouped into red/ orange/ green to make this obvious. A summary list/ table of the opportunity headings would also be helpful. A plan/ map showing the locations of the opportunities for those less familiar with the site would also be v useful.	
28	Opp 1	Costs of £1.5m appear low, comments HS made re Kinneil House Feasibility Study. 'would' should generally be substituted with 'could'.	
28	Opp 1	Create steering group and achieve consensus on development and draft plans by Dec 2014 - is this time scale too ambitious given scale and complexity of task?	
29	Opp 2	Description line 1: 'be' should be substituted with 'could be' Should be noted that Opportunity 2 is depended on outcome of Opp 1	
Gen		There is little specific mention of the objects in the collection at Kinneil. These tie in with many aspects of the site discussed in the masterplan. They include early tomb slabs which were removed to the House for safe-keeping from the ancient parish church, fragments of painted plaster from the House, architectural stones from the Estate and an historic plaque from James Watt's steam engine cylinder. If the House was going to be made more accessible to the public the research,	

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	presentation/interpretation and on-going conservation needs of the collection would have to be taken into consideration	
<ul style="list-style-type: none"> • Specific comments from HS Heritage Management: • Executive Summary - in the last line on page 4 it would be more accurate to say that part of the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site runs through the Kinneil Estate, as the WHS doesn't cover all of the Estate. • Executive Summary – the last paragraph on page 5 should perhaps be altered to indicate that sustainable options for Kinneil House are still being explored and discussed with Historic Scotland and the local community. 		Below comments noted, and responded to specifically where appropriate.
	<ul style="list-style-type: none"> • Introduction A.1 – The opening paragraph on page 6 could be rephrased to indicate that James Watt's cottage and Kinneil Church are also scheduled. Mention could also be made of the scheduled prehistoric shell middens in the wooded slopes of the northern edge of the Estate. In the second paragraph, taking the shell middens into account, the Estate tells a story covering the past 5000 years. In paragraph three, designed landscape might be the best term to describe the various elements of the Estate surrounding Kinneil House. • Section A.4 Historical Context – although remaining a summary this section should perhaps be a little more focussed on the wider landscape context – or full gamut of history and archaeology – rather than focus on the House. There are significantly important shell middens, the Wall, a church site which continued in use from the early to late middle ages and producing some fantastic sculpture, and a medieval village (we know very few medieval village sites in Scotland, so this is also important in its own right). Also the WHS designation really needs to be mentioned here and also that the Estate preserves many elements of the designed landscape created for the Dukes of Hamilton (although it is not included in the Inventory). • Maps III, IV and V, pages 11, 20 and 21 – the scheduled shell middens are not shown and the extent of the scheduled areas is not correct. It would also be useful to show the guardianship area and the boundaries of the World Heritage Site and WHS Buffer Zone, as the necessary protection of the archaeology of the monuments and their setting, may pose restrictions on development. On Map IV the ponds and walled garden are indistinct from the scheduled areas. Map V does not show the course of the Antonine Wall – protected by national and international designation. • B. Community Consultation – at top of the bullet points halfway down page 13, we would echo Tricia Weeks' comment that new signage should take into account/incorporate the Antonine Wall brand already being used along the length of the Wall. • Map VII, page 23 – discussion of development opportunities in the areas shaded will need to recognise the importance of preserving the archaeology and setting of the scheduled monuments and World Heritage Site. • D. Analysis – in Table 1 page 16 and at D.2.2 on page 17, if the shell middens are taken into account the visible architecture and archaeology on the Estate spans 5000 years. • Key Principles E.4.1.1 – in the first paragraph it would be worth mentioning the need to take setting into consideration, as well as the protection of the sites/monuments themselves. • Signage, Access and Links, page 25 – as mentioned above, we would echo Tricia Weeks' comment that new signage should take into account/incorporate the Antonine Wall brand already being used along the length of 	<p>See comments re: branding below.</p> <p>See comments re: branding below.</p>

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<p>the Wall.</p> <ul style="list-style-type: none"> E.4.2 Development Opportunities – Kinneil House Development, page 28-9 - despite recognition that there is a lot of further discussion regarding possible future uses for the House, the text in the table seems to rather presuppose the outcome. 	<p>See comments re: House above.</p>
<ul style="list-style-type: none"> Opportunity 6a (also an Action), page 33 – a number of actions are outlined here with HS named as the lead body, this is represented as delivering the Management Plan. Tricia Weeks has pointed out that this is not correct. 	<p>Text amended.</p>
<ul style="list-style-type: none"> Opportunity 7 Enhancement of Ponds, page 34 – it should be noted that the eastern pond is on the line of the Antonine Wall and is flanked by the scheduled and WHS areas. This should be taken into account in any enhancement works planned. 	
<ul style="list-style-type: none"> Opportunity 8 Enhancement of Meadows, page 35 – if a larger area of grassland was to be managed for biodiversity, the possibility of differential grass cutting regimes to highlight the line of the Antonine Wall could be considered. Opportunity 9 Orchard, page 35 – discussions about the re-establishment of an orchard to the east of Kinneil House should take into account the need to respect the settings of the Antonine Wall and Kinneil House. Opportunity 13 Car Parking Improvements, page 38 – will need to recognise the sensitivity of the site and setting of the Antonine Wall. We have some concern about proposed car parking in SE corner of the meadows. Opportunity 16 Hill Climb Infrastructure, page 39 – we have already had discussions with the event organisers and granted scheduled monument consent for the resurfacing in gravel of the former return track. However, both ourselves and the Falkirk Community Trust archaeologist, Geoff Bailey, have steered the event organisers away from the proliferation of permanent barriers along the track due to the impact on the Kinneil House designed landscape. I would only suggest that the second paragraph on page 3 is changed to:- B. Community Consultation – at top of the bullet points halfway down page 13, we suggest that new signage should take into account/incorporate the Antonine Wall brand already being used along the length of the Wall. 	<p>Noted; specific locations of future car parking has been removed from the masterplan and further work on identifying suitable locations will be required.</p> <p>Noted – see response to Cllr. Adrian Mahoney above.</p> <p>See comments re: branding below.</p>
<p>Comments specifically relating to Antonine Wall references from HS/ WH co-ordinator for AW: The Masterplan does not adequately capture or reflect pre-existing wider discussions and proposals for the Antonine Wall WHS; it has lifted one or two of the elements from the Management Plan and the Access & Interpretation Plan, but does not then capture what has been subsequently discussed with the Council and is not reflective of the wider commitments of Falkirk Council.</p>	<p>Noted – Ian Edwards of Falkirk Council has recently circulated the action plan and relevant sections of masterplan have been refreshed.</p>
<p>The AW World Heritage Status should be more clearly and carefully defined at the outset under heritage assets; there is no distinction between scheduled sections / whs sections / buffer zones that really should be touched upon as they could be relevant re future sites earmarked for development.</p>	
<p>I can say in answer to John's query re section 6 that at no time in the development of the AWMP / A&I Plan have we signed HS up to the delivery of signage or interpretation at Kinneil – this was considered firmly the preserve of the council as owners of that part of the site and Partners in the AWMP. Indeed Ian Edwards in the Planning</p>	<p>Noted as above, and text amended.</p>

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<p>Dept is currently the lead on AW branded signage for the council and is pulling together an AW action plan for Falkirk Council which I assume will include the Kinneil Estate – not sure if he has fed into this? Part of that involves a signage audit and upgrade of existing road / path signage for the Wall over the next 2 years – due for completion in 2016 – again this is not captured in this Masterplan. Comments on page 24 which show HS as the lead organisation for AW works at Kinneil are wrong – this should be Falkirk Council and Community Trust. Similarly under the ‘Next Steps’ section the comments that upgrading interpretive panels and upgrading the trail are “subject to funding agreement between FCT / Falkirk Council and Historic Scotland” is wrong unless there is any financial agreement with other HS departments that I am not aware of? We are not funding these works – it is for the council to lead on this and as mentioned above, Ian Edwards is working on an action plan and looking at funding resources for the council.</p>		
<p>Important to note also is that an AW brand exists which all the Partners (including Falkirk Council) have agreed to roll out to all sites along the Wall regardless of ownership, for both signage and interpretation panels. This is not mentioned in the Masterplan and I would be seriously worried on behalf of the AW Partnership if this was lost at Kinneil. I cannot see it mentioned in the section of the report on page 25 that touches on pre-existing branding and the Signage Inventory and Appraisal Report, or on page 27 where Kinneil branding is discussed, and would wish to see it added to a final draft. I am also concerned that on Page 13 there is a reference to the Falkirk Parks signage report that suggests “consistent branding....(including the Antonine Wall)..” The agreement between all the local authority Partners re the AW signage is that the AW brand will be used (although the purple colouring can be green for core paths). Paths planning work for the AW is being undertaken by Angus Duncan, Falkirk Council’s Access Officer and he is looking at the proposals in the Antonine Wall A&I Plan – any proposals to works to / on core paths relating to the AW would be funded by the council and not be HS’s responsibility.</p>	<p>The masterplan recognises the complexity in branding, which would be added to with successful funding. This will require careful consideration</p>	
<p>As regards the new AW website, new pages for Kinneil are indeed being added to this (and content has been written and run past FCT for editing), but this is due for launch in September 2014, not in 2015. On Page 42 there is mention of the use of QR codes and technology but nowhere do I see mention of the AW mobile app which is also planned for development over the next few years (work has already started on some sites and others are being phased in as funding allows) which Falkirk Council is signed up to working on. This will eventually include Kinneil as well. Again – Falkirk Council will be funding their relevant sections, with some assistance from HS via DDS in Glasgow / some financial input where we manage specific sites.</p>	<p>Noted; reference to the AW mobile app has been added.</p>	
<p>On pages 4 and 23 there are phrases that state that Kinneil Estate will work towards being an “exemplar for....World Heritage Site Management”. I’m very wary of what this means and would prefer that some other choice of phrasing were used around conserving and managing the AW in line with best practice set out in the AWMP – there are some definitions that we attempted on behalf of the Partnership towards the idea of ‘best practice’ over the MP term, but I’m not comfortable with the idea of ‘exemplar’. This hasn’t been discussed via the AW Partnership and it could set either Kinneil or the other Partners up for a fall.</p>	<p>The objectives are ambitious and long term; action towards this will require discussion.</p>	
<p>Other comments from Cultural and Natural Resources Team:</p>		
<p>Page 4:</p>	<p>Executive Summary: Good to see that the ‘vision and objectives’ include reference to an understanding of place, respecting the integrity of the place and its people, and conserving the Estate’s natural and built heritage. Under ‘context’ (paragraph 3), current understanding is that the House originated in the 15th century, with the palace block added in the mid-16th century. The mural</p>	<p>Below noted.</p>

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	decoration dates from the mid-16 th and early 17 th centuries.	
Page 5:	The four identified themes, Protection, Conservation, Discovery and Growth seem sensible ones if defined appropriately	
Page 6:	Two small grammatical points: In 4 th para – Kinneil's. In 5 th para – its. Good reference here to 'celebrating the history', and Paragraph 5 presents a good vision.	
Page 10:	A4: Again, our current understanding is that Kinneil House originated in the 15 th century, with a palace block added in the mid-16 th century. The wall paintings depict not only biblical scenes of course, but also armorial panels and a wide variety of naturalistic and other stylised designs.	
Page 10:	2 nd bullet point under 'Other scheduled monuments (etc.)': medieval church and <i>the site of the village</i> of Kinneil (rather than 'the last vestige of').	
Page 14:	Third bullet point from top of page: Again, is there recognition that the House is a property in state care, and that its conservation is a key priority rather than finding a 'new public use' for it?	
Page 17:	D.2.2 '2000 years of Scottish history'. Slightly pedantic point perhaps, but some of that history predates 'Scotland' as an entity. The last part of this paragraph refers to the landscape being 'tired'. Can a landscape be tired? The 6 th bullet point, below that 'Effective interpretation ' is nicely worded.	
Page 19:	Under 'Conservation' there is a helpful acknowledgement that there should be no inappropriate development of or near Kinneil House. (Later in the document, the area around the House is designated as an 'area of opportunity').	
Page 20:	Map IV: I wonder if the 'protection area' should include the wider site of Kinneil village rather than just the church, as shown here. Also, is the designated designed landscape boundary relevant here (also a 'protection area'?).	
Page 21:	Map V: Again, I'd suggest that the village site could be included in the red area (requiring sensitivity in any interventions).	
Page 23:	Map VII: I would take the site of the village (here hatched in green to the S of the church) out of the area for development opportunities.	
Page 25:	The siting of play areas needs to be considered carefully, given the sensitivities (buried archaeology and settings of scheduled monuments/listed structures).	
Page 26:	Helpful recognition that SMC may be required for tree felling/management.	
Page 27:	Helpful recognition that the development of the House requires careful discussion and consensus, and those short-term efforts might focus on other elements of the estate.	
Page 28:	A lift is mentioned in the paragraph describing the House development. Suggest there should there be a note that its form/location/insertion will require very careful discussion along with other elements)?	
Inner Forth Landscape Initiative		
	<ul style="list-style-type: none"> There is a lot of repetition between sections. I think it could be slimmed down and made much more concise. 	Noted – effort made in final draft.
	<ul style="list-style-type: none"> If you are looking to develop collaborative management with the community, has thought to community 	Noted – reference made within the

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capacity building and support mechanisms for participants been given? E.g. do people with the skills, time and want to participate in this already exist? Would they benefit from upskilling etc.?	masterplan.
<ul style="list-style-type: none"> D2.2 – you omit mention of the John Muir Way here, the fact that the Estate has brown visitor signs, and that there are blue pedestrian walking signs towards the Estate from the Kinneil Foreshore. 	Noted – plan amended.
<ul style="list-style-type: none"> Advisory Group – <ul style="list-style-type: none"> As not all projects or elements of the plan will be delivered by FCT I think this sounds sensible, but will they advise or steer? From IFLI experience, we have a Board, Steering Group and Working Groups. Each has a different remit, decision making powers and membership. The working groups ‘advise’, and the Steering Group helps the IFLI project team (staff) with decision making, steerage etc. You might find that RSPB would hand Kinneil Advisory Group membership to the IFLI team. 	The masterplan makes explicit mention of the advisory role.
<ul style="list-style-type: none"> You mention the advisory group in section E4.1.1 then again in section E4.2 – this means the reader has to flick back and forth, a section focused on the group, that is then referenced, would make it more readable. 	Noted – amendments made.
<ul style="list-style-type: none"> As an aside, we are also looking at setting up a ‘Kinneil & Bo’ness Cluster Group’ within IFLI to discuss and promote our projects in the area. 	
<ul style="list-style-type: none"> Signage access and links – IFLI has a landscape wide Interpretation project ‘Telling the Inner Forth Story’ – we see Kinneil Estate as a potential location for static interpretation that helps to tell a wider landscape story and links the Estate to the Forth. There are some details regarding this within our Interpretation Masterplan (summary on our website), and FCT took part in the review of the draft plan. This is of relevance to Opportunity no6. 	Noted.
<ul style="list-style-type: none"> E4.2 - as you are seeking to ensure that the Estate is not ‘developed’, I’m unconvinced that Development Opportunities is the best focus/title for this section. 	Noted.
<ul style="list-style-type: none"> The projects you mention are all within the IFLI programme, therefore they are part funded by the National Lottery through the Heritage Lottery Fund. <ul style="list-style-type: none"> To clarify, IFLI is funding delivery of phase 1 of the LTFP. For specific comment on CSGNT led projects within IFLI, please contact Mike Ewart. For specific comments on Kinneil Church project within IFLI, please contact Geoff Bailey. 	Noted.
Online respondents	
<ul style="list-style-type: none"> The plans for the heritage and conservation of some of the historical aspects of the Estate are fine, but the recreational needs of a whole demographic (local families with younger children) have been completely looked over. A wider leaflet campaign within Bo’ness’s 6 schools would have given locals more chance to find out what is being planned and have their say. 	Recreational needs are recognised in the masterplan. The next stages to implement the plan will take into account recreational needs.
<ul style="list-style-type: none"> Keep public involved, great consultation at this point, keep up! I genuinely want to see Kinneil Estate used more in future, while keeping integrity of site. 	Comment welcome; the public have been and will continue to be involved.
<ul style="list-style-type: none"> The Kinneil Masterplan is a comprehensive review of the vast opportunities available at Kinneil Estate. The opportunities identified are fantastic, varied and offer something for everyone. Whether physical activity, learning or development of the natural environment there is opportunity to develop community involvement and an attractive, informative and worthwhile attraction/environment. I challenge the view that there is 	Confusion in the offer will be mitigated by marketing, orientation, signage and project packaging. A willingness to be part of the Advisory Group is welcomed.

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<p>potential "confusion in the offer" as it caters for many needs and overcoming this issue lies within the marketing of the Estate. The development of a cafe (and toilet facilities) is imperative to attract people to the Estate without taking business away from central Bo'ness. As chairman of White Lady Mountain Biking I would be keen for us to be represented on the advisory committee. I hope you find our comments useful.</p>	
<ul style="list-style-type: none"> • The development of a masterplan for Kinneil is of great importance to help co-ordinate/prioritise action on the ground, and we congratulate FCT in developing the draft document. If possible, we would welcome and recommend that the masterplan places a stronger emphasis on the importance of the woodland component of the site in recognition of its significant contribution to the areas landscape/setting, biodiversity and recreation value. This could be achieved through specific mention of delivery of the Long Term Forest Plan within the Masterplan Objectives. Although Phase 1 of the woodland works are due to be delivered, it is essential that momentum is maintained in order to ensure delivery of future phases of work as guided by the Forest Plan. As such, FCT may wish to consider explicit mention within the body of the masterplan and its associated action plan how this will be carried forward. 	<p>Noted; delivery of the Forest Plan over 20 years is a key component of the masterplan with the next steps to obtain funding for the future phases of the forest plan. Masterplan amended to clarify that funding will be sought for future phases of the Forest Plan.</p>
<ul style="list-style-type: none"> • The most important work in my opinion is to deal with the windblown trees and remove these before someone gets seriously injured walking in the woods. 	<p>The Forest plan will improve this.</p>
<ul style="list-style-type: none"> • Please install more litter bin and poo bins. Thanks. 	<p>Noted.</p>
<ul style="list-style-type: none"> • Presentation scheduled for 22nd September - awareness of this not received until 23rd September. 	<p>Noted.</p>
<ul style="list-style-type: none"> • Yes, as an access panel we would like to be included in the consultees list in future Sonia McLay Coordinator Falkirk Area Disability Access Panel 18 Culmore Place Hallglen Falkirk FK1 2RP Tel: 01324-880498 Mob: 07730447212 : https://www.facebook.com/fadap http://fadap.yolasite.com/ Don't be fed-up - Join FADAP. Please send me more information in printed format. 	<p>Noted; material sent to Sonia McLay.</p>
<ul style="list-style-type: none"> • Not sure where the horses riders can go? 	<p>The multi-use nature of existing paths is stressed. Horseriders can and do use the existing path network.</p>
<ul style="list-style-type: none"> • I think the draft masterplan demonstrates a well set out, integrated plan which will allow further meaningful discussions to take place with stakeholders and potential funders to ensure there is a clear plan for enhancing and developing the whole Estate in a sustainable and deliverable way. 	<p>Comment welcomed.</p>
<p>Drop-in Events</p> <ul style="list-style-type: none"> • Regarding Conservation, there is a worry that too many people visiting once the site is more developed may have a negative effect; • Use the museum as a classroom if it is to be relocated to the House; • There have been more walkers since the opening of the John Muir Way; • Use 6 Duchess Anne Cottages as an Estate management office or a holiday home; • Produce maps of the Estate with plastic covers; • More dog poo bins; • Should represent culture and spirit of the community; • Inspire younger people; 	<p>The drop-in events were very useful, and all comments are welcomed. This approach will be utilised where possible for future consultations.</p>

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• Be creative and entrepreneurial;	
• Improved play area and café provision very important to majority of consultees;	
• Develop whole Estate and not just the House;	
• The woodland and ponds are in poor condition;	
• Maps and better signage;	
• General enthusiasm to see masterplan deliver results.	