

5: Appendix 2 : Schedule of Proposed Open Space Provision



Supplementary Guidance SG13

July 2015



Falkirk Council
Development Services

District and Local Centres

3.34 The Council's regeneration programme in the District Centres is ongoing. With the Townscape Heritage Initiative in Bo'ness and the redevelopment of Stenhousemuir Town Centre complete, the focus in the immediate future will be on redevelopment of Church Walk in Denny Town Centre and regeneration of Grangemouth Town Centre.

3.35 The strategy of decentralising food shopping to District and Local Centres has been successful, with the development of new stores in Redding, Grangemouth, Stenhousemuir and Camelon. There will be a continuing focus on improving the level and quality of food shopping in outlying communities, with Denny, Bo'ness and Bonnybridge, and the proposed new Local Centres being particular priorities.

3.36

Policy TC01 Network of Centres

1. The focus for retail, leisure, cultural and major community uses in the area will be on the network of centres identified in Figure 3.3 and Map 3.3. Significant new retail and commercial leisure development will be directed to these centres. The boundaries of centres are identified on the Proposals Map. Residential and business uses will also be promoted in these centres as appropriate.
2. New food shopping will be a priority in Denny, Bonnybridge and Bo'ness Town Centres, and in the new Local Centres of Banknock, Kinnaird Village and Whitecross.
3. Opportunities for development, regeneration and enhancement in the centres will be promoted as listed in the Settlement Statements, and detailed in the Site Schedule in Appendix 1.
4. Development which would significantly undermine the role of any centre in the network, as defined in Figure 3.3, will not be permitted.

3.37 Figure 3.3 Network of Centres

Type	Centres	Role
Principal Centre	Falkirk	Serves area-wide catchment in terms of comparison and convenience shopping. Provides an extensive range of shops, services, leisure/cultural activities and community facilities. Major visitor destination.
District Centres	Bo'ness Denny Grangemouth Stenhousemuir	Serve the larger towns in terms of main food shopping, limited comparison shopping and services.
Local Centres	Bainsford/Newcarron Banknock Bonnybridge Brightons Camelon Charlotte Dundas Grahamston Kinnaird Village Larbert Laurieston Polmont Redding Slamannan Whitecross	Serve the smaller towns and suburbs in terms of top-up shopping and limited local services. In larger catchments may be anchored by larger store serving proportion of main food shopping needs.
Commercial Centre	Falkirk Gateway	Provides out-of town focus for household shopping and leisure complementary to Falkirk Town Centre.

Town Centres and Retailing

Development and Changes of Use in Centres

5.75 The spatial strategy makes the network of centres the focus for retail, leisure, cultural and major community uses in the area. Whilst retailing remains a key element, increasing emphasis is placed on promoting a diversity of different uses to maintain vitality and viability, and encourage a vibrant evening economy. A flexible approach will therefore be applied to proposals for new development and changes of use in town centres. Within the core area of Falkirk Town Centre, proposals for non-retail uses in ground floor premises will generally be acceptable provided they can demonstrate that they will support the Town Centre's shopping or tourism function through providing facilities with broad appeal that will be used by shoppers and visitors. Elsewhere, the aim on established shopping streets will be to maintain active frontages, with a variety of uses, having window displays which express the goods or services on offer.

5.76

Policy TC02 Development and Changes of Use in Centres

Within the defined boundaries of centres, a mix of retail, business, leisure, community and residential uses will be promoted consistent with maintaining the vitality and viability of these centres and their role in the network of centres. Proposals for development or changes of use for these uses will be supported subject to the following:

1. Within the core area of Falkirk Town Centre, ground floor premises should be retained in retail use, or non-retail use which actively supports the shopping or tourism function of the Town Centre;
2. Within established shopping streets elsewhere in Falkirk Town Centre and in the District and Local Centres, ground floor premises should, where possible, retain an active frontage;
3. The re-use of upper storeys in shopping streets for residential use will be supported; and
4. Within Central Retail Park and the retail element of the Falkirk Gateway, development proposals and changes of use should comply with any relevant Section 75 Obligations covering these shopping areas.

Outwith centres, proposals involving the loss of neighbourhood and rural shops (Class 1) and services (Class 2) which serve an important community function will only be permitted where the Council is satisfied the premises are no longer viable for such uses.

Retail and Commercial Leisure Development

5.77 To support the spatial strategy, significant retail and commercial development should be located within centres. For retailing, the threshold for 'significant' development will be 1,000 sq.m., below which shops will be regarded as serving neighbourhood needs and will be supported in appropriate locations generally within the urban area. Significant development outwith centres will be subject to a variety of policy tests to assess its acceptability. Retail impact assessments will be required for developments in excess of 2,500 sq.m gross floorspace, but may also be necessary in certain circumstances for smaller proposals.

5.78

Policy TC03 Retail and Commercial Leisure Development

1. Retail development proposals in excess of 1,000 sq.m. gross floorspace, and significant commercial leisure development, should be located within the network of centres, and should be of a scale and type consistent with the role of the centre in the network and commensurate with the local catchment. Proposals for significant retail and commercial leisure development at out-of-centre locations will be assessed in relation to the following:

- The impact on the vitality and viability of other identified centres, or proposals for their improvement;
- The need for the development;
- The proposal's ability to meet the sequential approach; and
- The accessibility of the proposal by a choice of means of transport, and the impact on the number and length of car trips.

2. Retail development proposals of 1,000 sq.m. gross floorspace or less, serving neighbourhood needs, will be permitted more generally within the urban area, subject to other LDP policies.

3. Motor vehicle showrooms will be permitted within the economic development sites identified in the Site Schedule, or other business and industrial areas, provided access, servicing and any associated industrial processes can be accommodated without detriment to residential amenity, the functioning of the road network, or the operation of adjacent businesses.

4. Retail and commercial leisure development must demonstrate a high level of design quality, compatibility with adjacent land uses and an ability to integrate with any centre of which it is to form part.

Business

Core Business Areas

5.65 The spatial strategy is focussed on the promotion of a number of new employment sites mainly within the five Strategic Business Locations. However, existing business areas remain vital to the local economy, supporting large numbers of existing jobs, and offering potential for economic growth through the use or redevelopment of land and property. Industrial estates and business parks have seen considerable diversification of uses and have experienced pressure for redevelopment for other uses. The LDP identifies a number of core business areas which, by virtue of their location, attractiveness and economic importance, should be retained in business/industrial use. Although Class 4, 5 and 6 activities are expected to predominate in these areas, flexibility is given for other employment uses which would be appropriate within an industrial estate or business park environment.

5.66

Policy BUS02 Core Business Areas

The core business areas identified on the Proposals Map will be retained primarily in business and industrial use. Class 4, 5 and 6 uses will be supported in principle within these areas, apart from Callendar Business Park, and Gateway Business Park, Grangemouth, where only Class 4 uses will be appropriate. Other employment uses will be permitted where they are compatible with the business/industrial character of the area and comply with other LDP policies.



Business Areas with Potential for Redevelopment

5.67 It will not necessarily be desirable to retain all industrial areas in employment use. The location and character of some areas may be such that regeneration would be better served by allowing comprehensive redevelopment for other purposes. The Proposals Map identifies those areas where change will be considered.

5.68

Policy BUS03 Business Areas with Potential for Redevelopment

Within the business areas with potential for redevelopment, as identified on the Proposals Map, and any other non-core business land/premises within the Urban Limit, redevelopment for alternative uses will be permitted provided such uses are compatible with the character of the surrounding area, and comply with other LDP policies. Pending any such redevelopment, proposals for business/industrial development within these areas will continue to be supported.

Business Uses outwith Designated Business Areas

5.69 Proposals for business and industrial development will be directed to designated business areas, i.e. identified business and industry proposals, core business areas, and the business areas with potential for redevelopment. Outwith these areas, the introduction of new business uses may be appropriate but will have to be assessed carefully in terms of their potential environmental, amenity and access impacts.

5.70

Policy BUS04 Business Development outwith Designated Business Areas

Proposals for business development within the Urban/Village Limits, but outwith designated business areas, will be permitted where the nature and scale of the activity will be compatible with the surrounding area, there will be no adverse impact on neighbouring uses or residential amenity, and the proposal is satisfactory in terms of access, parking and traffic generation.

Infrastructure

- 3.11** The provision of infrastructure in the Falkirk area over the plan period will present significant challenges. The growth strategy adopted over the past 10 years has placed significant additional demands on existing infrastructure in some areas. In spite of considerable investment, particularly in education and healthcare, but also in transport, drainage, and recreation, a number of problems and deficiencies remain.
- 3.12** Further major infrastructure upgrades are needed to facilitate development committed through the previous Local Plan. These will be difficult to deliver at the appropriate time against a background of reducing public sector budgets and private sector borrowing constraints. Consequently, the Council has adopted a cautious approach to promoting additional large growth areas, for at least the first period of the LDP. The strategy is to promote modest additional growth which can utilise existing infrastructure capacity, and minimise additional significant infrastructure requirements over and above existing planned upgrades.
- 3.13** The range of strategic infrastructure improvements envisaged to meet these minimum requirements for the period of the LDP includes the following:
- ❖ Addressing outstanding constraints in the strategic and local road network which are essential to accommodate economic and community growth;
 - ❖ Promoting sustainable transport measures on an incremental basis as resources allow;
 - ❖ Supporting the EGIP strategic rail improvements;
 - ❖ Supporting capacity upgrades at several Waste Water Treatment Works and waste water networks required to accommodate housing growth;
 - ❖ Promoting the procurement of flood risk management measures at Grangemouth;
 - ❖ Addressing continuing pressures on school capacity at both primary and secondary levels and supporting a new Falkirk campus for Forth Valley College; and
 - ❖ Working with NHS Forth Valley to address capacity pressures at primary care facilities in several communities.

- 3.14** The Council and other partner organisations will explore traditional and innovative funding mechanisms to deliver infrastructure improvements. This will include the use of limited capital budgets as effectively as possible, considering the merits of prudential borrowing for priority projects and progressing Tax Incremental Financing (TIF) as a means of delivering strategic infrastructure improvements connected to the Grangemouth Investment Zone National Development and the Falkirk Investment Zone.
- 3.15** However, where the need for infrastructure is generated primarily by the impact of new development, developer contributions will be critical, and the Council will set out these requirements through a mixture of generic policies and supplementary guidance for certain types of infrastructure (e.g. education, open space and healthcare), and bespoke guidance for specific sites, or items of infrastructure.

3.16

Policy INF01 Strategic Infrastructure

The Council will promote or support the provision of strategic infrastructure as identified on Map 3.2, listed in the Settlement Statements, and detailed in the Site Schedule in Appendix 1. The delivery of these projects will be through a range of agencies, in partnership with Falkirk Council. The Council and other partner organisations will explore traditional and innovative funding mechanisms to deliver infrastructure improvements, notwithstanding the continuing role of developer contributions as set out in supporting policies and supplementary guidance.



3.17 Map 3.2 Strategic Infrastructure

