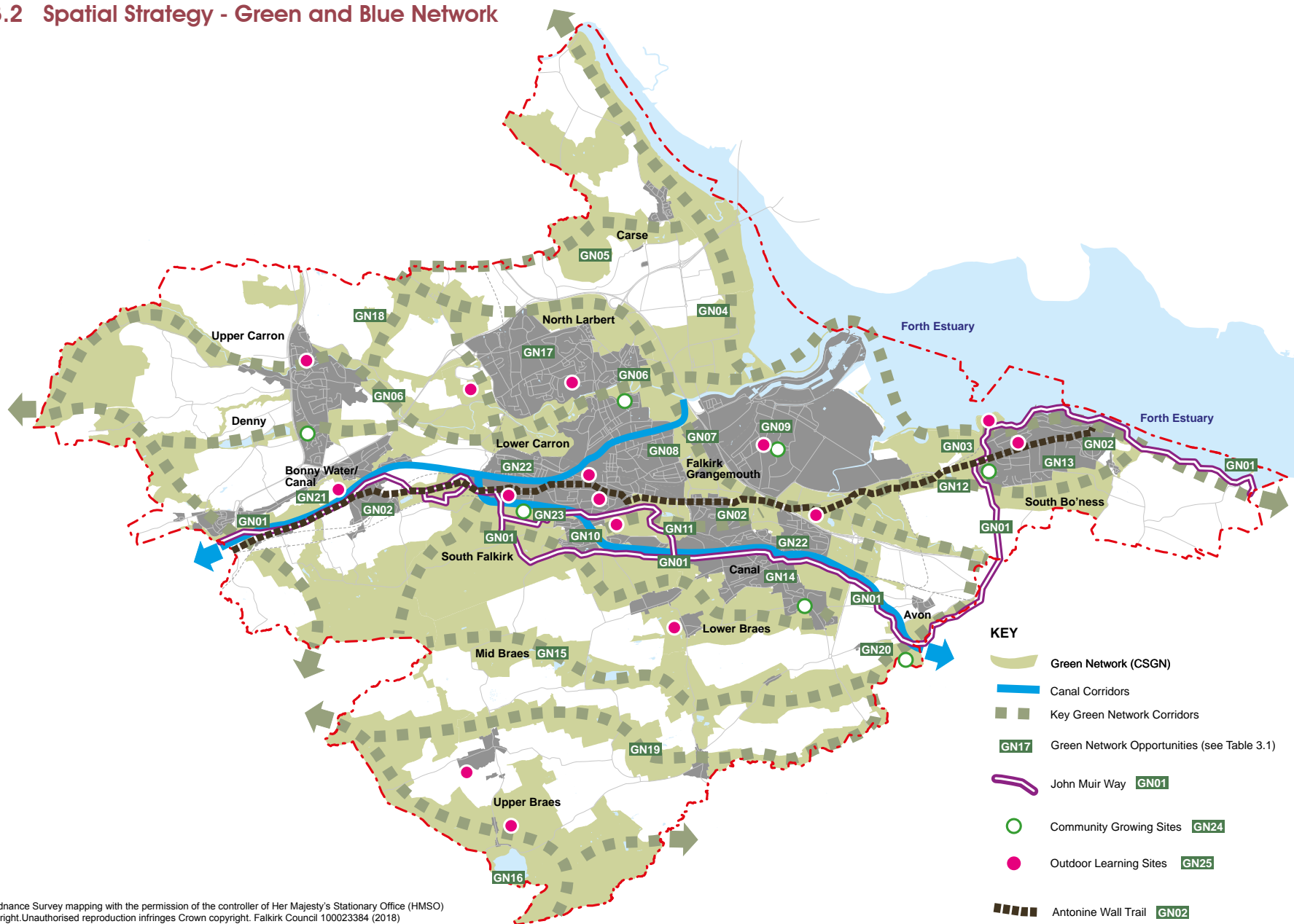


Map 3.2 Spatial Strategy - Green and Blue Network



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## Housing

**3.12** The Falkirk area will experience continued population and household growth over the period of LDP2. By 2039, the population is expected to reach 170,780 compared with the 2016 figure of 159,380. It is estimated that the number of households will rise by 10,641 between 2014 and 2039.

**3.13** We therefore need to provide for new housing. Based on the Housing Needs and Demand Assessment, **a housing supply target of 9,600 new homes has been set for the period 2020-2040** to facilitate this growth, of which 5,500 would be market housing and 4,100 affordable housing. This converts to a 10 year target of 4,800 for 2020-2030, or **an annual target of 480 homes, of which 205 would be affordable**. To ensure that the housing land supply is sufficiently generous to allow for delays or problems in the delivery of sites, **a flexibility allowance of 20%** has been added giving an **overall housing land requirement for 2020-2030 of 5,760**.

**3.14** The distribution of these new homes across the Council area in the period 2020-2030 is shown in Map 3.3 and Table 3.2. There will be continuity with previous plans, with the bulk of new housing being on sites which have previously been allocated. Most communities will benefit from a level of growth, depending on infrastructure, environmental and market constraints. The focus will be on **12 Strategic Growth Areas**, which include a mixture of brownfield regeneration opportunities and major greenfield settlement extensions, where co-ordinated masterplanning and infrastructure delivery will be required. Most are carried forward from LDP1, but three new areas have been introduced in LDP2, at Bo'ness South West, Gilston, and the Falkirk Gateway. The Strategic Growth Areas are supplemented by smaller scale opportunities to provide a choice of sites. Further information on specific sites is provided in the Proposals and Opportunities Schedule (Appendix 1) and the Settlement Statements.

**3.15** A proportion of new housing is likely to be delivered through windfall sites and **a windfall allowance of 50 homes every year** has been made, based on previous trends. The Council's housing allocations and expected windfall should be sufficient to maintain an effective supply of housing land. Policy HC01 indicates measures which may be taken in the event of a shortfall emerging during the plan period.

**3.16** The housing supply target includes an ambitious proportion of **affordable housing** to meet local needs. These will be delivered through the new build programmes of the Council and housing associations, in conjunction with requirements for affordable housing within private sites as set out in Policy HC03. There is also continued scope for the affordable housing target to be met in part from other mechanisms such as the continuation of the buyback policy for ex-Council and housing association stock. This would increase the private element of the target as private stock would be lost to the supply.

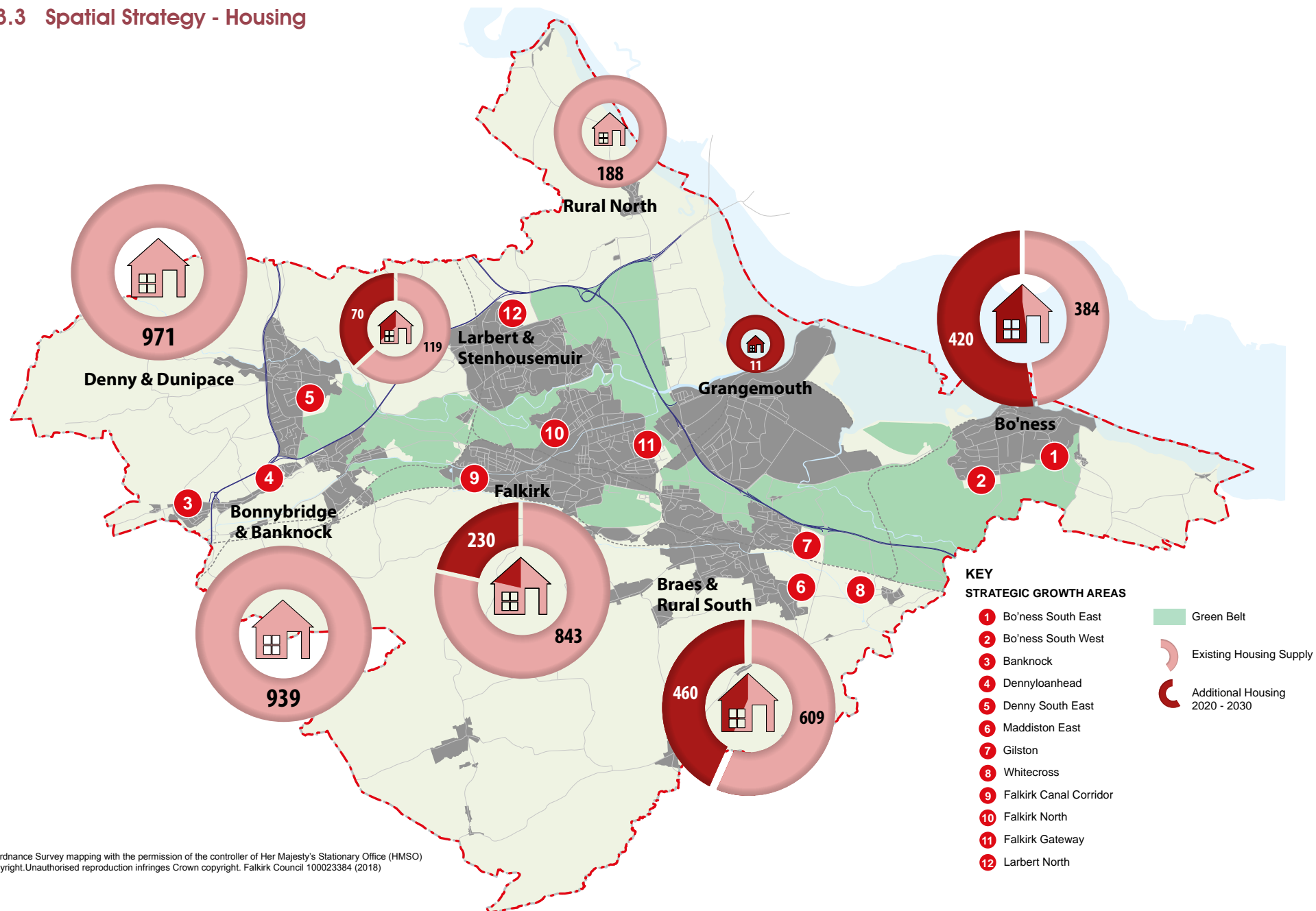
**3.17** Table 3.2 gives an indication of **the likely longer term level of growth** within settlement areas (2030-2040). This is based on larger allocated sites which will continue to deliver homes post 2030, and a broad assessment of the capacity of areas to grow.

**3.18** The **green belt** will continue to form part of the long term spatial strategy for the area, its primary purpose being to safeguard the identity and setting of communities. The general location of the green belt is shown on Map 3.3 and its detailed boundaries are shown on the Proposals Map. Policy PE14 will be applied to development proposals within the green belt.

**Table 3.2 Housing Allocations by Settlement Area**

Settlement Area	2020 - 2030			2030 - 2040
	Existing Supply (2017)	Additional Housing	Total Housing	Growth Potential
Bo'ness	384	420	804	Medium
Bonnybridge & Banknock	939	0	939	Medium
Braes and Rural South	609	460	1,069	Medium
Denny & Dunipace	971	0	971	Medium
Falkirk	843	230	1,073	Medium
Grangemouth	0	11	11	Low
Larbert & Stenhousemuir	119	70	189	Low
Rural North	188	0	188	Low
Windfall Allowance		500	500	
<b>Total</b>	<b>4,053</b>	<b>1,691</b>	<b>5,744</b>	
<b>Housing Land Requirement</b>			<b>5,760</b>	
<b>Target</b>	<b>4,800</b>		<b>20%</b>	

Map 3.3 Spatial Strategy - Housing



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## Business

**3.19** The Economic Strategy for Falkirk 2015-2025 is based on growing the local economy, attracting investment to enhance the area's infrastructure, and inclusion so that all local people can access economic opportunities. The aim is to build on existing strengths in manufacturing, chemicals and logistics, with particular emphasis on the opportunities in Grangemouth which are given national recognition in NPF3, and also to broaden the business base.

**3.20** The role of LDP2 is to provide a diverse portfolio of land to support these aspirations. The key strategic sites are grouped into **four Strategic Business Locations** which are focused on the M9/M876/A801 corridor as shown in Map 3.4 and Table 3.3.

**3.21** The strategic opportunities are augmented by smaller sites which provide local opportunities for growth within communities. Further information on specific sites, and the range of uses envisaged, is provided in the Proposals and Opportunities Schedule (Appendix 1) and the Settlement Statements. Existing industrial estates and business parks are also an important resource for economic growth and, where necessary, are safeguarded as **core business areas**.

**3.22 Tourism** is an important growth area for the local economy, with Falkirk now an established destination for visitors. The spatial strategy for the development of tourism is based on **several themed networks** - town centres, the canal corridor, the Central Scotland Green Network, the Antonine Wall and gateway locations offering visitor services. Within these networks **key tourism nodes** will provide the focus for development opportunities and investment as shown in Map 3.4 and Table 3.4.

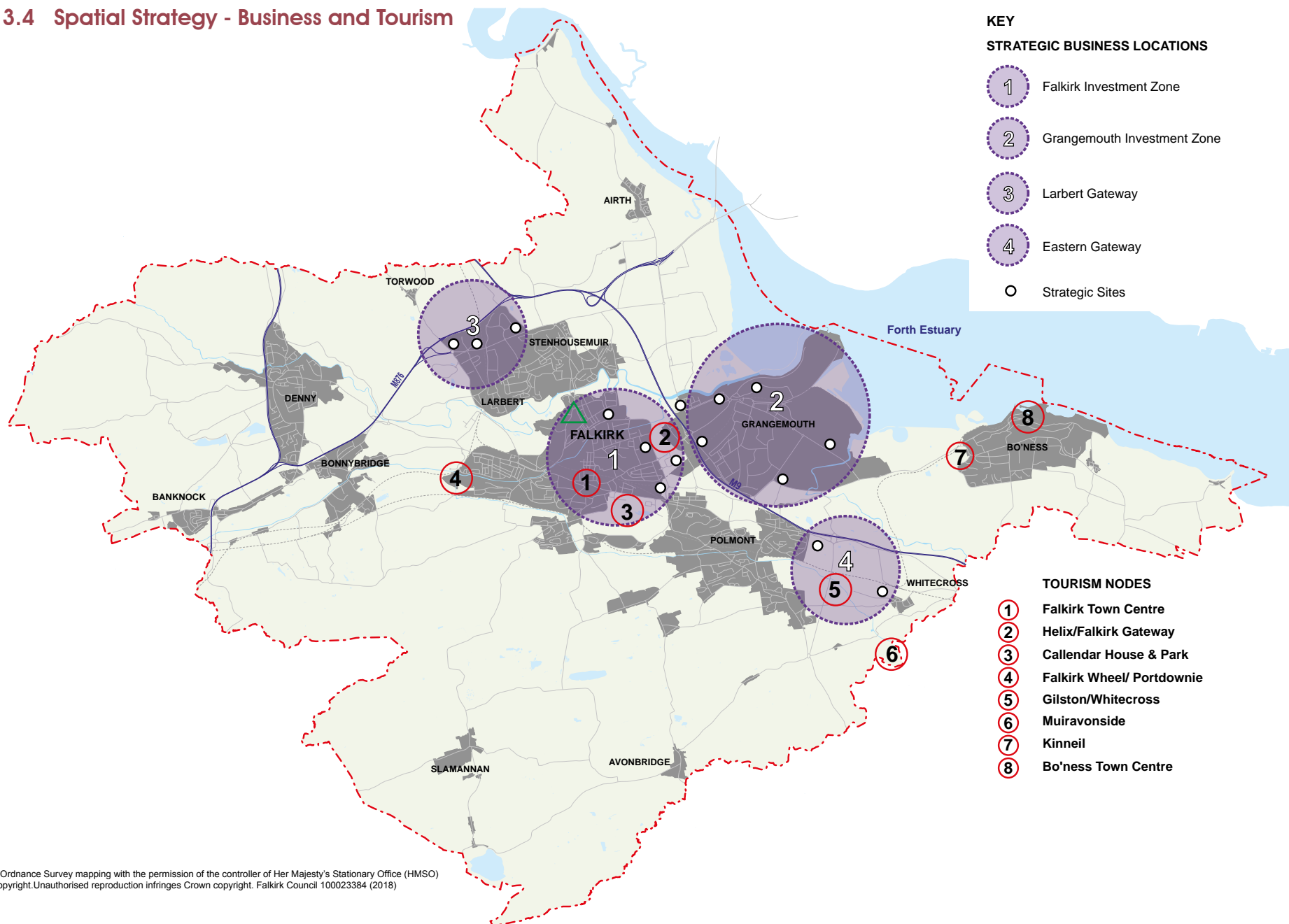
**Table 3.3 Strategic Business Locations**

Strategic Business Location	Strategic Sites Other Core Business Areas	Vision and Role
Falkirk Investment Zone	<b>Falkirk Gateway/Stadium</b> <b>Abbotsford Business Park</b> <b>Caledon Business Park</b> Callendar Business Park Middlefield Industrial Estate Bankside Industrial Estate	Falkirk Gateway provides an opportunity for a high quality business quarter benefiting from co-location with the new Forth Valley College campus and Helix and accommodating mixed use development with major emphasis on placemaking, leisure and tourism and low carbon technology. Abbotsford and Caledon to provide high quality business/ industrial parks.
Grangemouth Investment Zone	<b>Bo'ness Road/Wholeflats Road (Ineos)</b> <b>Grangemouth Docks</b> <b>Earls Gate Business Park</b> <b>Wholeflats Business Park</b> <b>Glensburgh</b> <b>South Bridge Street</b> Earls Road (Chemical Cluster)	National development (NPF3) with focus on port, logistics, manufacturing, chemicals and energy sectors including extensive opportunities for 'co-location' taking advantage of existing petrochemical/chemical cluster.
Larbert Gateway	<b>Glenbervie</b> Central Business Park	Glenbervie provides opportunity for business/industrial development benefiting from immediate proximity to M876 Junction 2.
Eastern Gateway	<b>Gilston</b> <b>Whitecross/Manuel Works</b>	Gilston provides opportunity for business/industrial/tourism development benefiting from proximity to M9 Junction 4, as well as local services. Whitecross provides opportunity for industrial park on former brickworks site.

**Table 3.4 Tourism Networks/Themes and Nodes**

Tourism Nodes	Tourism Networks/Themes				
	Town Centres	Canal Corridor	CSGN	Antonine Wall	Gateway Services
Falkirk Town Centre	✓				✓
Bo'ness Town Centre	✓				
Callendar House/ Park			✓	✓	
Helix/Falkirk Gateway		✓	✓		✓
FalkirkWheel/Portdownie		✓	✓	✓	✓
Gilston					✓
Kinneil			✓	✓	
Muiravonside		✓	✓		

**Map 3.4 Spatial Strategy - Business and Tourism**



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## Town Centres

**3.23** Town centres form the heart of our communities, providing a sustainable focus for shopping, business, leisure, services and community life, and shaping the area's sense of place. They face a range of economic and social challenges and need adaptation and continuing investment if they are to continue to thrive and meet the needs of local people. Scottish Planning Policy strongly supports the health and vitality of town centres through the '**town centre first**' principle which seeks to prioritise town centres as the first choice for uses which generate significant footfall.

**3.24** The Spatial Strategy defines **the network of centres** as the **principal centre** of Falkirk, **the four district centres** of Grangemouth, Bo'ness, Denny and Stenhousemuir, and a **number of local centres** of varying sizes and functions. In addition, two areas at Central Retail Park and Glasgow Road, Camelon are identified as **commercial centres** given their character and more specific focus on large format retail/leisure uses. The centres and the role of each type of centre is shown in Table 3.5 and Map 3.5.

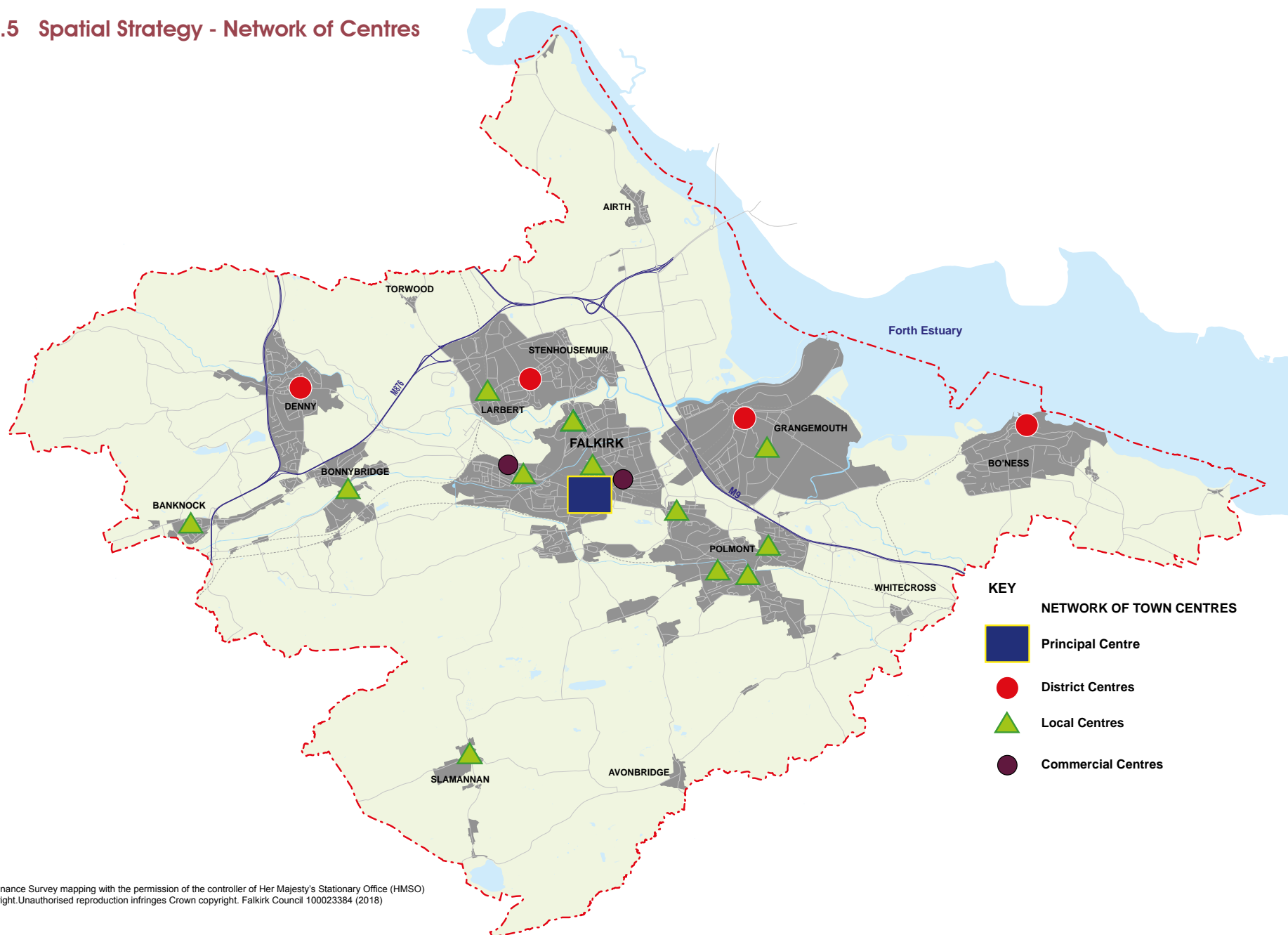
**3.25** Town centres will be a continuing focus for regeneration. In Falkirk Town Centre there are significant redevelopment opportunities at Grahamston and the East End with potential for new business, cultural, leisure and residential uses, and enhancement of key public transport gateways. There are also opportunities for improving movement generally in and around the town centre, including connections with wider visitor attractions in the town. Other redevelopment opportunities have been identified in Grangemouth, Bo'ness, Denny, Bonnybridge and Newcarron. Further information on specific sites and the range of uses envisaged, is provided in the Proposals and Opportunities Schedule (Appendix 1).

**Table 3.5 Network of Centres**

Type	Centres	Role
<b>Principal Town Centre</b>	<b>Falkirk</b>	Major visitor destination serving area-wide catchment in terms of comparison and convenience shopping and providing an extensive range of shops, services, cultural and leisure activities, and community facilities.
<b>District Town Centres</b>	<b>Bo'ness Denny Grangemouth Stenhousemuir</b>	Centres serving the larger towns in terms of main food shopping, limited comparison shopping and a wide range of local services.
<b>Local Centres</b>	<b>Newcarron/Bainsford Banknock Bonnybridge Brightons Camelon Charlotte Dundas Grahamston Larbert Laurieston Polmont Redding Slamannan</b>	Centres serving the smaller towns and suburbs in terms of top-up shopping and limited local services.
<b>Commercial Centre</b>	<b>Central Retail Park Glasgow Road, Camelon</b>	Centres with a more specific retail/leisure focus offering large format units. These are in edge of centre locations allowing linked trips to the adjacent centres, with a priority being to improve such links.



Map 3.5 Spatial Strategy - Network of Centres



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## Infrastructure

**3.26** Significant additional infrastructure is required over the period of the plan to address existing gaps in provision and to support new business and residential development. As well as the Council's capital programme, the Tax Increment Finance (TIF) Initiative and developer contributions, leveraging in additional external funding will be vital to fully realising the area's strategic growth aspirations. The key aspects which are to be addressed are as follows.

**3.27 Transport.** A range of upgrades to the strategic and local road network have been identified including junctions on the M9 and M80 where capacity enhancement is required to deliver development, the longstanding improvement required to the A801 at the Avon Gorge, improvements to the local road network in Grangemouth to facilitate economic growth under the NPF3 national development and the Denny Eastern Access Road. Other improvements to the network may be necessary to mitigate the impact of specific proposals. The priority for the public transport network will be the improvement of Falkirk Bus Station, with rail station sites at Bonnybridge and Grangemouth safeguarded pending further feasibility and appraisal work. A number of active travel opportunities will strengthen the walking/cycling network and connect communities more effectively.

**3.28 Drainage and Flooding.** The Local Flood Risk Management Plans for the area identify a number of potential projects. The highest priority is a flood protection scheme for Grangemouth which will be a large and complex undertaking providing protection along the coast, the Rivers Carron and Avon, and the Grange Burn. Surface water flooding issues across parts of the area are related to drainage network constraints and have been the subject of an integrated catchment study. Surface water management plans will identify specific network upgrades. Scottish Water is funded for growth at Water and Waste Treatment Works and this will support the long term need for upgrades in some settlements experiencing growth.

**3.29 Education and Healthcare.** Further enhancement of school and nursery capacity will be required to accommodate residential growth in a number of locations. Issues also exist in primary healthcare with some local GP practices coming under pressure in the Denny and Bonnybridge/Banknock area, although no site-specific solutions have yet been agreed.

**3.30 Cemeteries.** Additional capacity is required at a number of the Council's cemeteries, with extension sites identified at Camelon, Hills of Dunipace, Grandsable and Muiravonside. Assessment of ground conditions against stringent SEPA criteria is necessary to establish the type and extent of lairs that can be provided.

**3.31 Outdoor Sports Facilities.** The Council and Falkirk Community Trust are encouraging the development of a network of strategic 3G pitch hubs as the way forward for outdoor sports provision in the area. There is also a commitment to develop a sports pitch strategy.

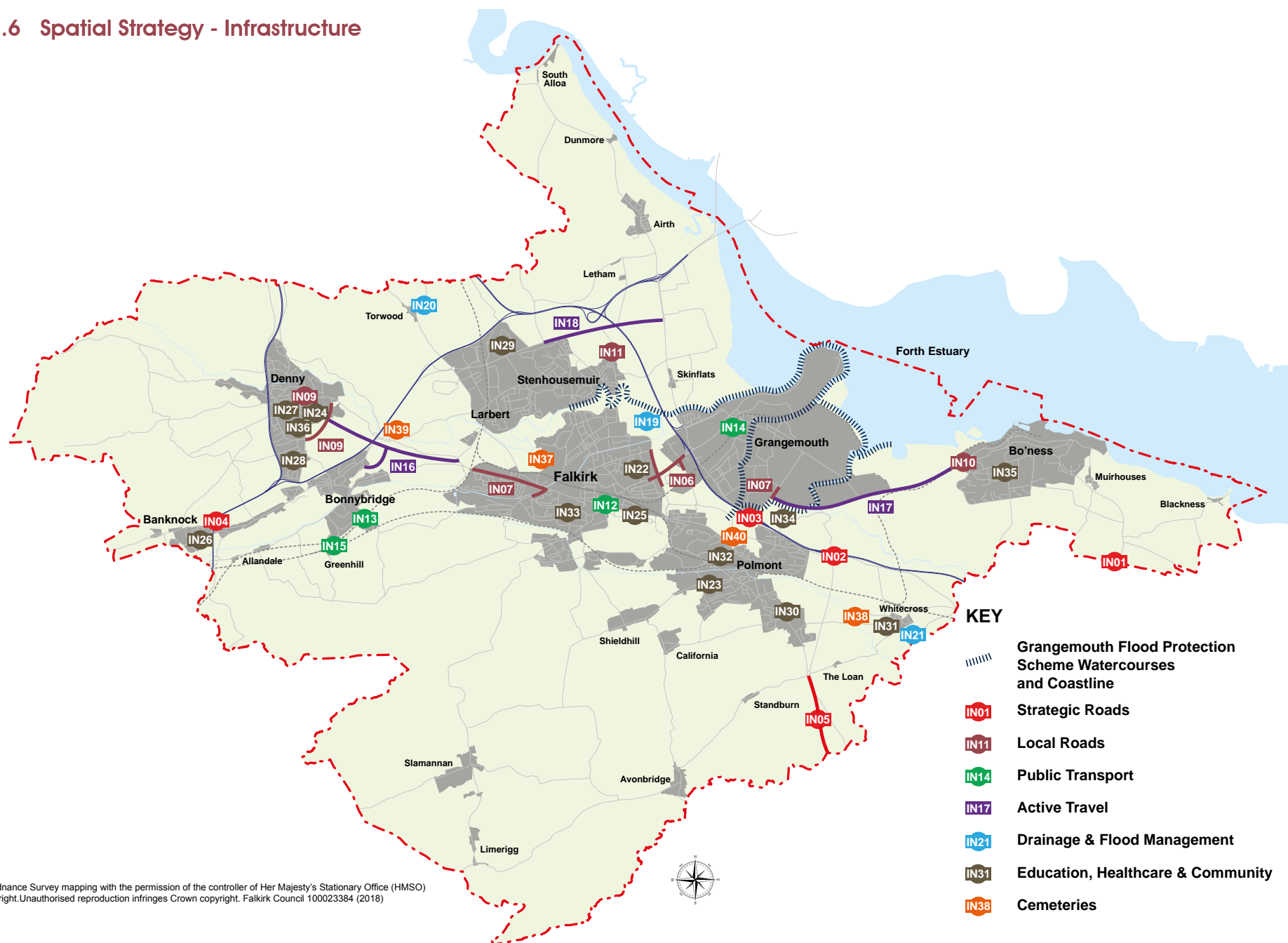
**3.32** Projects are highlighted in Map 3.6 and Table 3.6. Further information is provided in the Proposals and Opportunities Schedule (Appendix 1).

**Table 3.6 Infrastructure Proposals**

Type	Proposals	
<b>Strategic Roads</b>	IN01	<b>M9 Junction 3 Improvement</b>
	IN02	<b>M9 Junction 4 Improvement</b>
	IN03	<b>M9 Junction 5 Improvement</b>
	IN04	<b>M80 Junction 7 Improvement</b>
	IN05	<b>A801 Avon Gorge Improvement</b>
<b>Local Roads</b>	IN06	<b>Falkirk A904 Corridor Improvements</b>
	IN07	<b>Falkirk A803 Corridor Improvements</b>
	IN08	<b>Grangemouth Access Improvements</b>
	IN09	<b>Denny Eastern Access Road and Denny Cross Improvement</b>
	IN10	<b>A904/A993 Junction Improvement, Bo'ness</b>
	IN11	<b>C116 Waterslap Road Improvement, Carronshore</b>
<b>Public Transport</b>	IN12	<b>Falkirk Bus Station Improvement</b>
	IN13-14	<b>Bonnybridge/Grangemouth Rail Station Site Safeguarding</b>
	IN15	<b>Greenhill Junction Rail Improvement</b>
<b>Active Travel</b>	IN16	<b>Falkirk - Denny/Bonnybridge Path</b>
	IN17	<b>Bo'ness - Grangemouth Path and A904 Realignment</b>
	IN18	<b>A88 (Antonshill to A905 Path), Stenhousemuir</b>
<b>Drainage &amp; Flood Management</b>	IN19-21	<b>Waste Water Treatment Works upgrades (Dalderse, Torwood, Whitecross)</b>
<b>Education, Healthcare &amp; Community</b>	IN22	<b>Forth Valley College</b>
	IN23-25	<b>Secondary School Capacity Enhancement (Braes, Denny, Graeme)</b>
	IN26-32	<b>Primary School Capacity Enhancement (Bankier, Denny, Head of Muir, Kinnaird, Maddiston, Whitecross, St Margaret's)</b>
	IN33	<b>Falkirk Community Hospital</b>
	IN34-36	<b>Sports Pitch Hubs (Little Kerse, Newton Park, Westfield Park)</b>
<b>Cemeteries</b>	IN37-40	<b>Cemetery Extensions (Camelon, Muiravonside, Hills of Dunipace, Weedingshall)</b>



Map 3.6 Spatial Strategy - Infrastructure



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## Energy and Minerals

**3.33** The Spatial Strategy for energy generation within the Council area is driven by the need to reduce greenhouse gas emissions and move to a low carbon economy.

**3.34 Onshore Wind Farms.** In accordance with Scottish Planning Policy, the spatial framework for onshore wind farms is set out in Map 3.7. This shows that most of the area is an 'area of significant protection' due to community separation zones associated with our communities, in combination with a number of national and international designations. Within these areas, windfarms may be appropriate in some circumstances. Limited areas mainly to the south and west are 'areas with potential for wind farm development' within which wind farms are likely to be acceptable, subject to detailed consideration against identified policy criteria. The relevant criteria are set out in Policy IR12.

**3.35 Other Renewable Technologies.** Apart from wind, biomass is the other renewable technology that has potential at a commercial scale in the area, and there is a current consent for a biomass energy plant in Grangemouth Docks. The Falkirk Forestry and Woodland Strategy highlights opportunities in the area for energy forests. Other technologies including but not limited to hydro, geothermal and solar will continue to be exploitable at a community or domestic scale, but are not of a scale or nature to merit identification of specific opportunities.

**3.36 Heat Networks.** The main focus for the future development of heat networks is likely to be in and around Grangemouth where there is a cluster of potential heat sources and heat anchors which could be linked, raising the possibility of reduced energy costs for business and domestic users, as well as reducing emissions. Grangemouth and its environs are therefore identified as a priority heat network zone.

**3.37 Carbon Capture and Storage.** NPF3 identifies Grangemouth as a location for thermal energy generation with carbon capture and storage (CCS). Pending any detailed feasibility work to establish a suitable site, this is shown indicatively on Map 3.7.

**3.38 Minerals.** The Council area has remaining reserves of coal, although the scope for its economic extraction by surface coal mining methods currently appears limited. Nonetheless, in line with Scottish Planning Policy, areas of search for surface coal extraction have been identified on Map 3.8, focusing on the Slamannan Plateau, which is less constrained in landscape terms and provides more opportunities for restoration of abandoned works. Hard rock quarries located in the north west of the area are considered to provide an adequate aggregates land bank for the local market area.

**3.39 Onshore Gas.** The Council is covered by two Petroleum Exploration and Development Licences (PEDL), and has onshore gas reserves, including coal bed methane and shale gas, which may be recoverable by unconventional methods. In line with Scottish Planning Policy, PEDL areas are identified on Map 3.8. However, there is a current Scottish Government moratorium on granting consents for unconventional oil and gas developments.

