

LDISSUE: LDI002**Vision**Name: **Mr Ian Angus-Felton**

02902/FLDP_MIR/3001/001

Comment:

Overall vision is excellent and takes into account the uniqueness of this part of Scotland.

Response:

Support noted.

Comments 1

Name: **Mr James Ashe**

02761/FLDP_MIR/3001/001

Comment:

Vision is good. There is lots of industry in the area and plenty of open space but this needs to be maintained. Sense of Falkirk being a collection of unique villages is starting to be lost through infilling of small areas of green belt. There is a lack of amenities in the Braes.

Response:

Comments noted. The Settlement Strategy in LDP2 for Braes and Rural South is for a focus on existing committed sites, in order to ensure that development can be accommodated through existing infrastructure. The concerns of Braes communities over provision and accessibility of community facilities is acknowledged in the Proposed Plan, and there is ongoing work by community planning colleagues on addressing priorities identified by the community. Policies in the LDP also seek to secure developer contributions to open space and community facilities alongside new development.

Comments 1

Name: **Blackness Area Community Council**

00054/FLDP_MIR/3001/001

Comment:

The vision is commendable.

Response:

Support welcomed.

Comments 1

Name: **Mr Campbell Boyd**

02483/FLDP_MIR/3001/001

Comment:

The vision is supported as an aspiration. However, there are major challenges particularly for having 'thriving communities'.

Response:

Support and comment noted.

Comments 1

Name: **M Bremner**

02919/FLDP_MIR/3001/001

Comment:

It sounds good but is limited to central Falkirk and areas such as the Kelpies and Falkirk Wheel while places like Grangemouth are over industrialised.

Response:

The Vision is intended to address the whole of the Falkirk Council area including Grangemouth which it is acknowledged has a large industrial presence.

Comments 1

Name: **Brightons Community Council**

00123/FLDP_MIR/3002/001

Comment:

The vision should recognise and take pointers for design, heritage and culture from its industrial and productive past and futures.

Response:

Comment noted. Paragraph 2.03 of the Proposed Plan Vision acknowledges the importance of place, including design and the historic environment, as well as the importance of Falkirk's industrial past.

Comments 1

Name: **Cala Homes (West) Ltd**

00512/FLDP_MIR/3002/002

Comment:

The vision lacks ambition and a more positive approach to delivering new homes should be considered by the Council in preparing its Proposed Plan. Assessment of the shortfall in the Housing Land Requirement 2020-2030 is estimated to be 4,275.

Response:

The scale of existing and new allocations, together with the windfall allowance, is sufficient to meet the housing land requirement, which includes 14% flexibility in line with SPP. This represents a substantial scale of growth which is commensurate with the Council's vision.

Comments 1

Name: **Callendar Pharmacy**

02887/FLDP_MIR/3001/001

Comment:

Vision is to be commended. Area has some of the best tourist attractions in Scotland, and Council needs to act on the vision in a positive manner.

Response:

Comment noted.

Comments 1

Name: **Chemical Cluster Companies**

00878/FLDP_MIR/3002/001

Comment:

The vision of a growing economy is supported. The support for a low carbon economy is noted however the economic impact of sustainability requirements on businesses must be taken into account in particular in relation to energy costs and global competitiveness.

Response:

The comments are noted.

Comments 1

Name: **Ms Kate Christie**

02922/FLDP_MIR/3001/001

Comment:

Vision covers all relevant issues. Agrees with Falkirk being 'the place to be'. Good that the challenges of the economic downturn have been acknowledged and will be addressed.

Response:

Comment noted.

Comments 1

Name: **Mr Douglas Dewar**

02893/FLDP_MIR/3001/001

Comment:

The vision is good, but there must be a limit. You cannot keep destroying our green belt areas.

Response:

The vision in the Proposed Plan seeks to strike a balance between growth aspirations and a sustainable future whereby assets and resources are carefully managed for generations to come.

Comments 1

Name: **Susan Dyer**

00469/FLDP_MIR/3001/001

Comment:

The vision should aim to make Falkirk a great place to learn as well.

Response:

Comment noted. Developments that enhance the Council area's perception as a place to learn (such as new schools, heritage attractions) are generally supported by the Vision, helping to improve sustainability and attractive of a place for living, working, visiting and investing.

Comments 1

Name: **Falkirk Towns Ltd**

00605/FLDP_MIR/3001/001

Comment:

Vision is positive and supportive but needs more focus on Falkirk Town Centre as an economic driver facing shift change challenges.

Response:

Comment noted. The Proposed Plan has a significant focus on Falkirk Town Centre, identifying it as a major area of change with significant development opportunities. The Plan adopts the Scottish Government's town centre first principle, preferring urban centres, such as Falkirk Town Centre, as the first choice location for new significant footfall uses.

Comments 1

Name: **Mr Tim Flett**

02909/FLDP_MIR/3002/001

Comment:

The vision is generally supported however objectives in relation to housing, economic development and tourism in the Grangemouth area could be strengthened.

Response:

The support for the Vision is noted. Specific proposals for Grangemouth are highlighted elsewhere in the plan with one housing development and continued support for industrial growth. Support for the redevelopment of the town centre and for the enhancement of Zetland Park is also identified.

Comments 1

Name: **Ms Jennifer Forsyth**

02903/FLDP_MIR/3001/001

Comment:

Agree with vision and welcome the focus on greenspaces which are key to keeping the character of the area.

Response:

Support noted.

Comments 1

Name: **Forth Valley College**

00592/FLDP_MIR/3001/003

Comment:

The vision is supported. The delivery of the new Forth Valley College campus, and the redevelopment of the surplus brownfield land, will contribute to the aims set out in the vision.

Response:

Support welcomed.

Comments 1

Name: **Frank and Birgitta Fortune**

00907/FLDP_MIR/3001/001

Comment:

The vision seems reasonable. The focus on greenspaces is welcome

Response:

Support noted.

Comments 1

Name: **Gladman Developments Ltd**

01258/FLDP_MIR/3001/002

Comment:

Supports overall vision and objectives of the LDP and the selective focus on areas for change rather than a wholesale revision to the plan.

Response:

Support noted.

Comments 1

Name: **Grangemouth (including Skinflats) Community Council**

02723/FLDP_MIR/3001/001

Comment:

While the vision is acceptable how will it be achieved for Grangemouth. Dominance of industry and the potential for community growth is limited by this and future development. NPF3 identifies a range of industrial development in the area and these proposals fail our community in terms of the Scottish Government Strategy for Scotland criteria. Cumulative impact as defined in NPF3 needs to be taken into account. Wealthier - wealth created will go elsewhere, seen in decline of town centre and increased SIMD areas. Fairer - one community is burdened with the impact of the drive for economic growth. Smarter - question the move to dependence on a historically volatile industry. Healthier - major industry has side affects and mitigation is not fool proof. Safer - Despite regulation and mitigation the expansion of major hazard industries is unlikely to make our community safer. Stronger - how is this possible. This community carries a burden on behalf of the wider local and national community. Greener - Difficult when there are proposals for fossil fuel based industry and freight distribution and associated polluting traffic.

Response:

The vision identifies the objective of building sustainable attractive communities. The Plan also recognises that there are difficulties in balancing the need for economic growth with the impact on particular communities such as Grangemouth.

Comments 1

Name: **Ms Sandra Hallows**

00888/FLDP_MIR/3001/001

Comment:

I agree with the sentiments of the vision.

Response:

Comment is noted and welcomed.

Comments 1

Name: **Ms Hassan Karen**

02923/FLDP_MIR/3001/001

Comment:

Too much focus on housebuilding, without the same effort to consider the impact on existing infrastructure and communities.

Response:

The Proposed Plan sets out the key infrastructure projects which are needed to address existing deficiencies and support growth in communities. In addition, developer contributions will continue to play an important role in delivering infrastructure which is required to mitigate the impacts of new development.

Comments 1

Name: **Homes For Scotland**

00284/FLDP_MIR/3002/001

Comment:

Question Falkirk Council's assumptions that housebuilding levels show little sign of returning to pre-recession levels. Recent housebuilding rates have been increasing significantly. In terms of the "thriving communities" theme the importance placed on facilitating population and household growth and building sustainable attractive communities and providing infrastructure is welcomed but the overall approach is lacking in ambition.

Response:

The Proposed Plan aims to deliver enough housing land to provide for its growing population. Average house building rates for the Council area between 2007 and 2017 have been 486/yr although build rates for the last five years between 2012 and 2017 have been 534/yr. So there has been some improvement but not to pre recession levels.

Comments 1

Name: **Mr Roddy Htet-Khin**

00803/FLDP_MIR/3001/001

Comment:

I like the vision, especially the focus on green spaces.

Response:

Supporting comment is noted and welcomed.

Comments 1

Name: **Mr Douglas Jardine**

02894/FLDP_MIR/3001/001

Comment:

The vision is full of jargon, writing in plain english would help people understand the vision and be willing to become involved in planning.

Response:

The Proposed Plan needs to strike a balance between being easy to understand as well as providing the required technical information.

Comments 1

Name: **Lorna King**

00846/FLDP_MIR/3001/001

Comment:

I think the vision reflects what is required by Scottish Planning Policy. It is however generic (you could not recognise Falkirk from this or what is envisaged Falkirk could become). I would like to see something with more ambition.

Response:

Comment noted. The LDP vision is specific to the future development needs of the Falkirk Council area, taking into national and local priorities.

Comments 1

Name: **Larbert Stenhousemuir and Torwood Community Council**

00432/FLDP_MIR/3001/002

Comment:

Falkirk Council need to adopt a position on whether the recovery of unconventional oil and gas will be permitted once the Government moratorium is lifted.

Response:

The policies on onshore oil and gas extraction contained in the plan are in accordance with SPP. The Scottish Government's moratorium on the development of unconventional oil and gas in Scotland remains in place.

Comment:

The vision for Falkirk is identified as the place to be. At Hill of Kinnaird a vision of a village atmosphere and thriving community is identified, however it has shop units closing, drugs immediately available and gangs of youths terrorising local residents. Any vision needs to be backed up with resources to achieve that vision.

Response:

Comment noted.

Comment:

Whilst population growth has focused on the core area of Larbert/Stenhousemuir where most new homes have been built. Larbert/Stenhousemuir cannot take any more. Both Larbert High School and Kinnaird Primary have capacity issues.

Response:

The focus of housing growth in Larbert and Stenhousemuir in the Proposed Plan is on existing commitments carried forward from LDP1. No further significant land releases are proposed.

Comments 3

Name: **Ms Elaine Mackie**

02895/FLDP_MIR/3001/001

Comment:

Vision seems to be drawn up by people who do not live within the communities.

Response:

Comment noted.

Comments 1

Name: **Manor Forrest Ltd**

00455/FLDP_MIR/3003/002

Comment:

The Council must recognise that areas with strong market demand have a vital role to play in meeting future housing demand. Suitable investment must be made in the local infrastructure that is required to support future development within these areas. Developer contributions must be managed properly to address infrastructure constraints.

Response:

Comments noted. The Council seeks to allocated a wide range of effective sites across the Council area, where there is adequate infrastructure capacity. The Council will prepare and consult upon new Supplementary Guidance on Developer Contributions as part of LDP2.

Comment:

Statement that 'levels of house building within the Falkirk Council area have not returned to the levels which were seen prior to the recession' provides no recognition of the role that the Council has to play in terms of ensuring that the emerging plan does all that can to assist the house building industry in delivering to true scale of housing that is required to meet the housing demand.

Response:

The Proposed Plan has identified a generous supply of sites with flexibility to meet future demand for new homes within the Council area.

Comments 2

Name: **Mr Gordon McKean**

02900/FLDP_MIR/3001/001

Comment:

The vision is a fine one, if only if it can be made to happen.

Response:

Comment noted.

Comments 1

Name: **I D McSpurtle**

02901/FLDP_MIR/3001/001

Comment:

The vision is great, but it is very far removed from reality.

Response:

Comment noted.

Comments 1

Name: **Ms Louise Meikleham**

02920/FLDP_MIR/3001/001

Comment:

The vision speaks about green space which I support, this is why more houses in greenspace areas should not be allowed. The town centre also needs to be developed for any expansion to be successful.

Response:

Comments are noted.

Comments 1

Name: **Ms Alison Mitchell**

02884/FLDP_MIR/3001/001

Comment:

Vision sounds good, although housing at Standrigg Road, Wallacestone would not fit with it.

Response:

Neither of the sites proposed for development at Standrigg Farm or Standrigg Road are included in the Proposed Plan. The sites would represent a substantial extension of the Wallacestone/Rumford urban area, and growth is focused elsewhere, including at Maddiston East within the near vicinity. The local transport infrastructure is substandard, and even with improvements, further growth along Standrigg Road is not ideal. The site is therefore not identified for housing development in the Proposed Plan.

Comments 1

Name: **Mr Stuart Moss**

02726/FLDP_MIR/3001/001

Comment:

Green space is paramount as there is development everywhere. Small villages are merging together and losing their identity and personality.

Response:

Comments are noted. LDP2 retains a green belt to prevent further coalescence of settlements and protect their settings.

Comments 1

Name: **Muirhouses Amenities Association**

00691/FLDP_MIR/3001/001

Comment:

Difficult to balance demand for housing and maintaining a pleasant green belt environment, especially with limited areas for development in the Bo'ness area. Over the years, the Council has promoted a number of projects which have enhanced the general ambience and distinct attractiveness of the area. These have drawn many visitors to tourist attractions such as the Wheel, Kelpies, Antonine Wall & the Scottish Railway Preservation Society in Bo'ness.

Response:

Comments noted.

Comments 1

Name: **Ogilvie Homes Ltd**

00614/FLDP_MIR/3005/002

Comment:

No recognition of the role of the Council in ensuring that the LDP will assist the house building industry in delivering the true scale of housing required to meet demand within the Council area. Suitable investment in local infrastructure must be made in strong market areas to support future development. The use of developer contributions can assist the provision of new infrastructure and limit impact on the viability or timing of new development.

Response:

The Proposed Plan contains sufficient housing to deliver the area's housing needs as assessed by the HNDA. The plan identifies a range of key infrastructure projects which are needed to address any existing deficiencies and support future growth in LDP2. Policy IR02 on developer contributions sets out policy guidance for infrastructure required specifically to mitigate the impacts of new development.

Comments 1

Name: **Paths For All Partnership**

00359/FLDP_MIR/3001/001

Comment:

30% of the population of Falkirk and Grangemouth travel less than 5km to work. These towns are particularly well placed to increase the level of people who travel to work by active travel. The vision should align with the National Walking Strategy by aiming to: create a culture of walking; create better walking environments; and ensure early, convenient independent mobility for all.

Response:

Comment noted. The LDP2 facilitates and supports active forms of travel. For example, Policy PE01 requires development to be designed to encourage the use of active travel and sustainable integrated transport. Furthermore, accessibility was a key consideration in determining sustainable land allocations.

Comments 1

Name: **Persimmon Homes (East Scotland) Ltd**

00712/FLDP_MIR/3005/002

Comment:

Vision is supported, in particular growth aspirations and the objectives with regard to thriving communities. However, given the stalling of sites, deliverable housing allocations must be made to achieve the required population growth.

Response:

Support welcomed. The Proposed Plan has allocated sufficient land to deliver the required level of growth.

Comment:

The Council's vision requires to be far more ambitious in delivering their objectives in association with the development industry. Given the rising completion rates across the Council area there is a need to allocate sufficient effective and deliverable housing sites which have the ability to contribute within the LDP period.

Response:

The vision is ambitious, setting long term goals to improve the quality and vitality of existing communities through further growth, investment, jobs and sustainable use of assets and resources. Furthermore, the Proposed Plan has allocated enough housing land in the right places with flexibility to deliver the plan's vision, and objectives for continued population and household growth.

Comment:

The Council should be more ambitious in delivering the objectives of the vision in co-operation with the development industry. House building should be increased in stronger market areas (including Polmont and the Braes) and local infrastructure constraints should be addressed to facilitate this.

Response:

The Council has a positive vision for sustainable growth in the area. The Proposed Plan will enable continued population and household growth and the delivery of new homes to meet the full range of housing needs, based on the HNDA and other relevant considerations set out in SPP. Growth is distributed around the Council area, taking account of environmental and infrastructure capacity issues. The Council is also working actively with partners to deliver the infrastructure needed to support growth.

Name: **Jules Robinson**

02906/FLDP_MIR/3001/001

Comment:

Largely agrees with the vision. It is critical that Falkirk High Street is revitalised. Further housing must be preceded by investment in infrastructure.

Response:

Comment noted. The Spatial Strategy and policies in the Proposed Plan seek to maintain the health and vitality of town centres by encouraging regeneration, improving transport links and accessibility, and promoting the 'town centre first' principle which seeks to prioritise town centres as the first choice for uses which generate significant footfall. The Proposed Plan seeks to ensure that infrastructure is provided alongside new housing development.

Comments 1

Name: **Ms Kathryn Rosevear**

02921/FLDP_MIR/3001/001

Comment:

I am in full agreement with the vision.

Response:

Supporting comment is noted and welcomed.

Comments 1

Name: **Scottish Canals**

00516/FLDP_MIR/3001/001

Comment:

The vision is a good one but would be even more relevant if there was reference to 'bluespaces' as well as greenspaces.

Response:

'Greenspace' is a generic term embracing the water environment as well as terrestrial open space. In the Spatial Strategy, reference has been made to the Green and Blue Network, acknowledging the important role which the water environment plays in landscape, ecological and active travel networks.

Comments 1

Name: **Ms Briony Sedgwick**

01260/FLDP_MIR/3001/001

Comment:

The vision is an exciting one.

Response:

Supporting comment is welcomed.

Comments 1

Name: **SEPA (East Region)**

00532/FLDP_MIR/3001/005

Comment:

The sustainable place objectives should refer to the green and blue network. This will help to maintain and enhance the blue network by helping to deliver measures in the River Basin Management Plan and contribute to sustainable flood management.

Response:

Green network is an over-arching term, which includes the blue network. Nonetheless the relevant part of the spatial strategy and the green network policy has been renamed to reflect SEPA's preference and to emphasise the importance of the water environment as part of the green network.

Comments 1

Name: **Ms Marie Short**

02917/FLDP_MIR/3001/001

Comment:

The vision is interesting.

Response:

Comment is noted.

Comments 1

Name: **Ms Fiona Stewart**

02897/FLDP_MIR/3001/001

Comment:

The vision is a good one for the future.

Response:

Supporting comment is welcomed.

Comments 1

Name: **Stewart Milne Homes**

00371/FLDP_MIR/3001/002

Comment:

Statement about levels of housebuilding showing little sign of returning to pre-recession levels is challenged. House building rates are increasing. Support is given to the objective of facilitating continued population and household growth, which a development at Stacks Farm, Bo'ness would support.

Response:

Completion rates in the Falkirk Council area over the last few years have fluctuated between 400 and 600, at a level well below those experienced in the years prior to the recession.

Comments 1

Name: **Mr John Travers**

02905/FLDP_MIR/3001/001

Comment:

Agrees with the vision. Would like Falkirk to continue to grow economically. Maintaining designated green spaces is central to keeping Falkirk's positive character and environment.

Response:

Comment noted.

Comments 1

Name: **Wallace Land Investments**

00001/FLDP_MIR/3002/002

Comment:

No recognition of the role of the Council in ensuring that the LDP will assist the house building industry in delivering the true scale of housing required to meet demand within the Council area. Suitable investment in local infrastructure must be made in strong market areas such as Larbert and Stenhousemuir to support future development. The use of developer contributions can assist the provision of new infrastructure and limit impact on the viability or timing of new development.

Response:

The Proposed Plan contains sufficient housing to deliver the area's housing needs as assessed by the HNDA. The plan identifies a range of key infrastructure projects which are needed to address any existing deficiencies and support future growth in LDP2. Policy IR02 on developer contributions sets out policy guidance for infrastructure required specifically to mitigate the impacts of new development.

Comments 1

Name: **Mr Edward Wood**

02857/FLDP_MIR/3001/006

Comment:

The vision is supported. Provision of a range and choice of deliverable housing sites is fundamental to the issue of population growth and stalled housebuilding. There is also a need to deliver additional nursing home provision.

Response:

Comment noted.

Comments 1

Total no. of comments 53