

# DEVELOPMENT PLAN Update



Issue 18 Spring 2016

## EARLY CONSULTATION ON LDP2 REVEALS KEY COMMUNITY ISSUES

The Council carried out a consultation exercise over autumn/winter 2015 to help inform the content of the Main Issues Report for Local Development Plan 2 (LDP2), which is due out later this year.

The consultation included an issues survey to find out what planning issues matter most to people in their local area; meetings and workshops with key stakeholders; an engagement exercise with high school pupils; and a 'call for sites' exercise where developers and landowners could highlight sites they wanted to promote for development through LDP2.

There were 658 responses to the issues survey. The issues rated as most important by respondents were the health of our town and local centres; the ability of infrastructure to cope with housing growth; the quality of our greenspaces; and developer contributions to infrastructure.

Two stakeholder workshops were held in Callendar House with 61 people attending, representing developers, landowners, local businesses, key agencies, community councils, housing associations and public/voluntary organisations.

Community councils attended the stakeholder workshops and also took part in a training event to help them engage more effectively with LDP2.

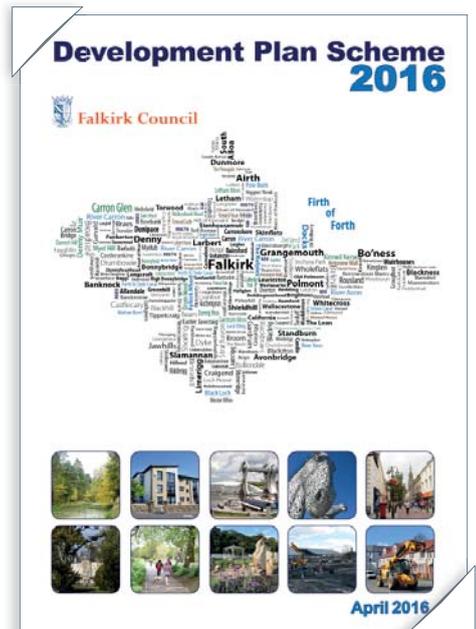
Articles on our high school event and the 'call for sites' can be found elsewhere in the newsletter. A full report of the consultation can be found at [www.falkirk.gov.uk/ldp2](http://www.falkirk.gov.uk/ldp2).



## LDP2 MAIN ISSUES REPORT TARGETED FOR OCTOBER 2016

The Council is intending to publish the Main Issues Report for LDP2 in October 2016. This will be the next important milestone in the preparation of the Local Development Plan where the Council identifies the key issues and the preferred options for future development. Timescales for the various stages of the plan can be found in the latest Development Plan Scheme which was approved by the Council in April and is available to view at [www.falkirk.gov.uk/ldp2](http://www.falkirk.gov.uk/ldp2).

Stage	When?
Main Issues Report	October 2016
Proposed Plan	December 2017
Submission to Scottish Ministers	August 2018
Examination	November 2018
Adoption	January 2020



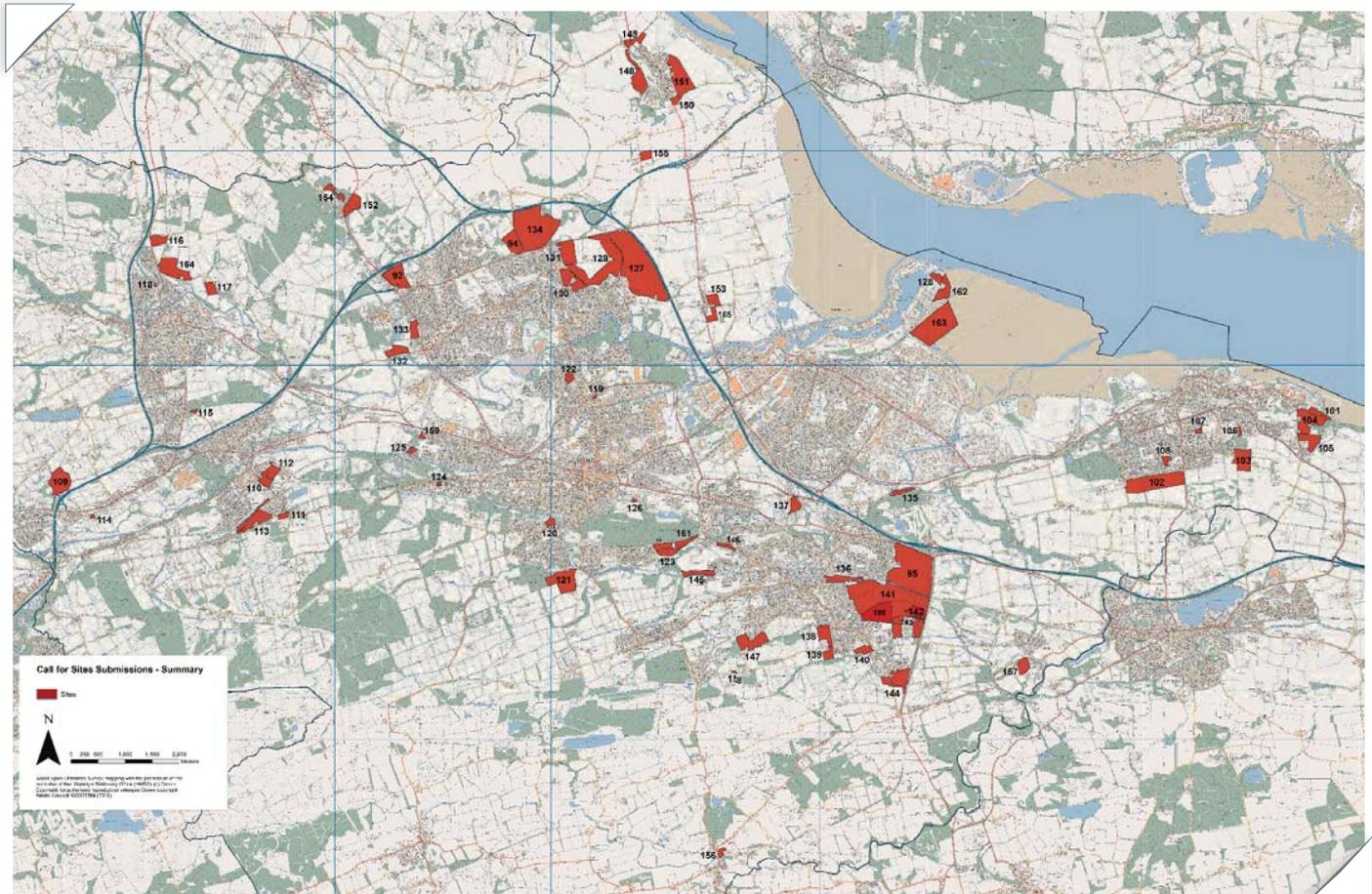
## 'CALL FOR SITES' HIGHLIGHTS DEVELOPER INTEREST

Though not legally required, the 'call for sites' procedure is now a well-established part of the Local Development Plan process, enabling parties to highlight land to the Council which it wishes considered for development.

Some 61 submissions were made during the recent 'call for sites' for LDP2, and can be viewed on the Council's web site at [www.falkirk.gov.uk/ldp2](http://www.falkirk.gov.uk/ldp2). Most of these are for housing.

The map of submission sites below shows where the key areas of interest are located. Both Larbert/Stenhousemuir and the Polmont/Maddiston area feature strongly, with Bo'ness, Airth, High Bonnybridge, Dunipace, Skinflats and Torwood also attracting more than one submission proposing housing.

The Council is currently assessing all the submissions to see if they have the potential to form reasonable development options for inclusion in the Main Issues Report.



## LARBERT STUDENTS GET A TASTE FOR PLANNING

Around eighty Larbert High School students got the opportunity to contribute to the planning of their area at recent workshops as part of the Council's early consultation on LDP2.

The senior pupils, all studying geography at National 5/Higher level, were asked to look at the different qualities which make places look good and function well. They then assessed their own neighbourhoods against the Scottish Government's 'Place Standard'.

The students were then asked to look at the way their area had changed over the last 30 years, and to look to the future and identify a growth strategy for housing, using constraints maps and information.

This has provided us with an insight into how these young people see their area and its future. We also hope it has helped them understand how planning works, and how important it is in the shaping of their environment.



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# OPEN SPACE STRATEGY CONSULTATION COMPLETE

Consultation on the Council's draft Open Space Strategy ran from December 2015 until March 2016. The consultation was publicised in the local press and a wide range of national and local stakeholders were invited to comment. Seven Community Councils took up the offer of a presentation to explain what the Strategy proposes for their local area and answer questions about how the Strategy might affect their community.

A consultation survey was made available on the Council's website which was designed to take people step by step through the important issues raised in the Strategy and gauge their response to the way the consultative draft Strategy addresses these issues.

In total we received 238 responses to the online survey together with a number of written responses from a number of national and local organisations.

A report will be presented to the Council's policy development panel in due course summarising the issues raised in the consultation process and recommending any necessary changes to the draft Strategy before finalisation and approval.



## LDP1 : PROGRESS ON DELIVERY

Housing growth in LDP1 is promoted mainly through twelve Strategic Growth Areas (SGAs), a number of which are making progress.

The Larbert North (Kinnaird Village), Overton/Redding and Maddiston East SGAs include existing large sites which are continuing to deliver new homes. A Development Framework is being prepared by the Council to assist in the delivery of the newly allocated sites at Maddiston East.

The development of Avant's 307 home site at Mydub, together with the next stage of the Denny Eastern Access Road, has kickstarted development of the Denny South East SGA. In Bo'ness, Miller Homes have secured planning permission for their 167 home development at Kinglass Farm, which is part of the Bo'ness South East SGA. Negotiations on planning agreements for major sites at Dennyloanhead and Banknock North are ongoing.

Within the Falkirk Investment Zone, there is a focus on advancing the sites at the Falkirk Gateway, with a preliminary development framework prepared and further work on a drainage strategy to be progressed. The new Forth Valley College campus has received planning permission in principle and will provide a catalyst for development at the Gateway. Investigations continue into the provision of an exciting new cycle/pedestrian facility at Westfield known as the Crossing. At the nearby Abbotsford Business Park, construction work on new business space has commenced.

The Tax Increment Financing (TIF) programme has been adjusted to bring forward the upgrading of Junction 5 of the M9 in 2016/17. This will support efforts to promote land for industrial development in the Grangemouth Investment Zone.

The Falkirk Town Centre Townscape Heritage Initiative is progressing. The restoration of key buildings is in hand, including the Steeple, and the planning application for public realm works is under consideration. Meanwhile, in Denny Town Centre, Phase 1 of the regeneration project is well underway, providing new shop units, library and enhanced public realm.



# IN BRIEF...

## Supplementary Guidance

14 out of our 17 pieces of Supplementary Guidance (SG), which support LDP1, have now been approved by Scottish Government. Look out for consultations on two of the remaining SGs - on **Renewable Energy** and **Local Nature Conservation Sites** - in June/July 2016. Information on Supplementary Guidance can be found at [www.falkirk.gov.uk/sg](http://www.falkirk.gov.uk/sg).

## Progress on Renewable Heat

Progress on the Grangemouth Energy Project continues and a number of potential options have emerged following feasibility work. The project aims to deliver a more resource efficient, low carbon, low cost energy solution for businesses and eventually homes in the Grangemouth area. The project has also acted as a catalyst to develop a Council-wide District Heating Strategy with support from the Scottish Government's Heat Network Partnership. Progress will be reflected in forthcoming Supplementary Guidance linked to the LDP.

## Online Local Development Plan Goes Live

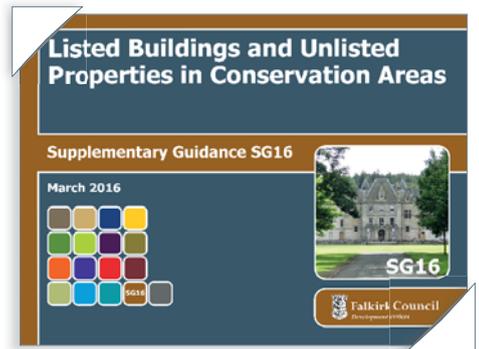
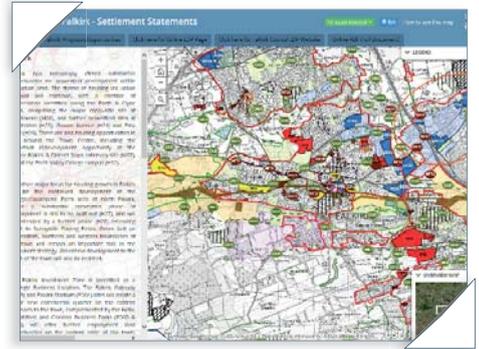
You can now view the Proposal Map for LDP1 in an interactive online version on our website. Previously, only pdf versions were available, which could sometimes be difficult to download.

## Keep Informed Through Facebook

You can now keep track of the progress of the Local Development Plan and other planning policy news through Facebook. Our page was launched in autumn 2015. Like us, and keep in touch!

## Review of the Scottish Planning System

A 'game-changing' review of the planning system was set up by Scottish Government last Autumn under the guidance of a three member panel of non-planners from economic, property and public participation backgrounds. Its focus was to be on delivering a quicker, more accessible and efficient planning process, in particular increasing delivery of high quality housing developments. A wide range of stakeholders and the public were invited to give written evidence to the panel before Christmas and over 390 submissions were made, including from Falkirk Council. More recently, a selection of organisations has also been interviewed by the panel and an online discussion forum was set up. The latest information from government is that the panel will report on its findings after the parliamentary elections in May 2016.



## How to Contact Us

Address: Development Plan Team  
Falkirk Council,  
Development Services,  
Abbotsford House,  
Davids Loan,  
Falkirk FK2 7YZ

Alistair Shaw  
Colin Hemfrey  
Louise Blance  
Catherine Devlin  
Alexandra Lewis  
Danny Thallon

Development Plan Co-Ordinator  
Development Plan Co-Ordinator  
Senior Planning Officer  
Senior Planning Officer  
Planning Officer  
Planning Officer

Tel: 01324 504739  
Tel: 01324 504720  
Tel: 01324 504717  
Tel: 01324 504719  
Tel: 01324 504738  
Tel: 01324 504927

Fax: 01324 504709  
E-Mail: [ldp@falkirk.gov.uk](mailto:ldp@falkirk.gov.uk)  
Web: [www.falkirk.gov.uk/ldp](http://www.falkirk.gov.uk/ldp)  
[www.facebook.com/FalkirkLDP](http://www.facebook.com/FalkirkLDP)

