

VISION

The Main Issues Report indicates that the current vision for the area in LDP1 is still relevant and should be continued into LDP2.

The place to be: a dynamic and distinctive area at the heart of Central Scotland characterised by a network of thriving communities and greenspaces and a vibrant and growing economy which is of strategic importance in the national context, providing an attractive and sustainable place in which to live, work, visit and invest.

Do you agree with this vision?



PLACE AND ENVIRONMENT

Issue 1: How do we create high quality places that function well?

Planning is about creating better places. We have design policies and guidance to help us do this, but these could be improved. Our preferred option is to:

- Combine and update our existing design policies into a single placemaking policy which aligns better with Scottish Government policy; and
- Prepare 'place statements' for individual communities to capture what makes them special and how they could be improved.

In what other ways can we help to create high quality places?



Issue 2: How can we extend and improve our greenspaces?

Our area sits at the heart of the Central Scotland Green Network and contains a network of award winning greenspaces, such as the Helix. What should our next priorities be in LDP2? Our preferred option is to:

- Update the LDP's list of green network opportunities, including new open space, community growing and outdoor learning projects;
- Prepare guidance on providing green infrastructure alongside new development (e.g. planting, drainage ponds, paths, playspaces, parks etc.);
- Integrate the Open Space Strategy and Woodland and Forest Strategy into LDP2; and
- Update our list of locally designated nature conservation sites.

What green network opportunities do you think are a priority for your area?

What are the Main Issues and Options ?

HOMES AND COMMUNITIES

Issue 3: How many homes should we plan to build?

The population of the area is projected to continue to grow over the coming years, although at a slower rate than we anticipated in LDP1. We have to decide how many new homes we need to provide to meet the area's needs over the period of the plan. Our preferred option is to:

- Build 9,600 new homes over the period 2020-2040, giving an average annual rate of 480 houses, which is lower than the present rate of 675;
- Of this 480 house target, the affordable housing element would be 205 homes; and
- Flexibility of 15% would be added to the housing target, to give the amount of land that requires to be allocated.

Do you agree with reducing the rate of growth in this way?

Issue 4: How many homes will our existing housing land supply deliver?

We estimate that land already allocated for housing in LDP1 can deliver some 4,025 homes during the initial plan period of 2020-2030. We have reassessed some 'stalled' sites and are suggesting removing those which have little prospect of delivering new homes in the plan period. Our preferred option is to:

- Remove housing sites at Slamannan, East Bonnybridge and Kilsyth Road, Hags and selected sites in the Rural South Villages; and
- Retain other sites which have been slow to progress such as the Strategic Growth Areas at Whitecross, Banknock, Dennyloanhead and Falkirk Canal Corridor, but with a more realistic view as to their timescale for development.

Should we remove more or less of these "stalled" sites?

Issue 5: Where should new homes be located?

With a housing land requirement of 5520 homes (4,800 + 15% flexibility) and an existing supply of 4025, this means that further land for 1495 homes needs to be identified for the period 2020-2030. Our preferred option is to:

- In **Bo'ness**, a large new housing site at Crawfield Road (450 homes) and an increased housing content within the Drum South site (+100 homes);
- In **Falkirk**, some housing as part of the Falkirk Gateway (100 homes), an eastward extension of Hallglen at Woodend Farm (80 homes), new homes within the Town Centre (100 homes), and a number of brownfield sites within the urban area;
- In **Larbert/Stenhousemuir**, some additional housing within the proposed Kinnaird business park (70 homes);
- In **Maddiston**, retirement housing (70 homes) and a care home to the north of the Haining;
- In **Skinflats**, a southern extension to the village (80 homes); and
- An allowance for 'windfall' housing of 50 homes per year.

The distribution of proposed housing allocations, both existing and proposed are shown in the table below:

Settlement Area	2020 - 2030		
	Existing Housing Supply	Additional Housing	Total
Bo'ness	281	550	831
Bonnybridge & Banknock	1,168	0	1,168
Braes & Rural South	545	70	615
Denny & Dunipace	982	0	982
Falkirk	668	370	1,038
Grangemouth	11	10	21
Larbert & Stenhousemuir	230	70	300
Rural North	140	80	220
Windfall Allowance (50 per annum)		500	500
Total	4,025	1,650	5,675

What are your views on the housing options for your area?

JOBS AND ECONOMY

Issue 6: What should be the vision for our business locations?

We currently have four Strategic Business Locations at: Falkirk Investment Zone; Grangemouth Investment Zone; Larbert Gateway and the Eastern Gateway. We have reviewed these key employment locations. Our preferred option is to:

- Allow for a wider range of uses, including housing, at the Falkirk Gateway, Hill of Kinnaird Business Park and the Drum, Bo'ness; and
- Allocate additional land for port-related activity within Grangemouth Docks, including a site for a thermal power station with carbon capture and storage, and define the extent of new development opportunities within Ineos.

Do you agree with this approach to our major employment sites?

Issue 7: How can we promote active, accessible and attractive town centres?

The area's town centres remain under pressure due to economic and social change, particularly affecting the retail sector. We need to help these centres adapt to new roles and diversify their function, with less of a reliance on shopping. Our preferred option is to:

- Revise policies to emphasise the 'town centre first' principle;
- Remove the Falkirk Gateway from the current network of centres;
- Continue to promote mixed use opportunities in Falkirk Town Centre at Grahamston and at the East End;
- Relax our policy on changes of use within Falkirk Town Centre;
- Support the building of more homes in the Town Centre by relaxing our policy on developer contributions; and
- Continue to promote mixed use development opportunities in the District Centres, and facilitate restructuring of the Carron Centre.

Do you agree with this approach to our town centres?



Issue 8: Are there additional opportunities to boost the growth of tourism in the area?

Tourism in our area has grown over the last five years. Are there any additional opportunities to take advantage of this growth?

Our preferred option is to:

- Continue to promote the network of tourism themes and nodes contained in LDP1; and
- Identify additional tourism opportunities at the Falkirk Wheel, Wester Carmuir, and Kinneil walled garden.

Are there any other opportunities to boost the growth of tourism in the area?

INFRASTRUCTURE AND RESOURCES

Issue 9: What infrastructure is needed to support growth?

A number of transport, flooding, drainage, education and healthcare projects are contained in LDP1 and we need to consider any new infrastructure needs which may have arisen. The delivery of infrastructure to support growth is a major challenge. Our preferred community growth options try to make maximum use of existing infrastructure.

Our preferred option is to:

- Update LDP1's list of infrastructure projects to include cemetery extensions, new paths and outdoor recreation facilities;
- Continue to fund infrastructure from a range of sources including developer contributions; and
- Update guidance on developer contributions.

What do you consider are the priorities for new infrastructure?



Issue 10: How can we meet energy needs and move towards a low carbon economy?

Reducing greenhouse gas emissions from energy generation is a national priority. Onshore wind is the most significant renewable technology in our area but future growth is uncertain. The development of district heating networks to provide heat from renewable sources could also have a significant role in reducing greenhouse gas emissions. The use of renewable energy technologies in new development also has the potential to reduce emissions although this can increase development costs. Our preferred option is to:

- Provide policy guidance for all energy related development;
- Allocate a site in Grangemouth Docks for a power station with carbon capture and storage; and
- Promote the incorporation of district heating into major new developments and identify heat network opportunities associated with the Grangemouth Energy Project.

Do you agree with this approach?



Issue 11: Do existing policies on mineral and gas extraction, and waste management accord with national policy?

Coal and gas production in this area has the potential to contribute to the broad energy mix in Scotland and help maintain a secure energy supply nationally. There are still coal reserves which could be surface mined and also onshore gas reserves which could be extracted. We need to support a network of waste management facilities including landfill sites however increased recycling and reuse of waste will reduce the need for landfill capacity over the life of the plan.

Our preferred option is to:

- Await the outcome of the Scottish Government's review of unconventional onshore gas extraction before reviewing our policy;
- Remove the site safeguarding for additional landfill capacity at Avondale; and
- Continue to support the development of new waste management facilities on current business and industry sites.

Do you agree with this approach?



Further Information

Further information is available on the Council's web site at www.falkirk.gov.uk/ldp2. You can also e-mail the Development Plan Team at ldp@falkirk.gov.uk or call on 01324 504739.

**DEVELOPMENT
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