

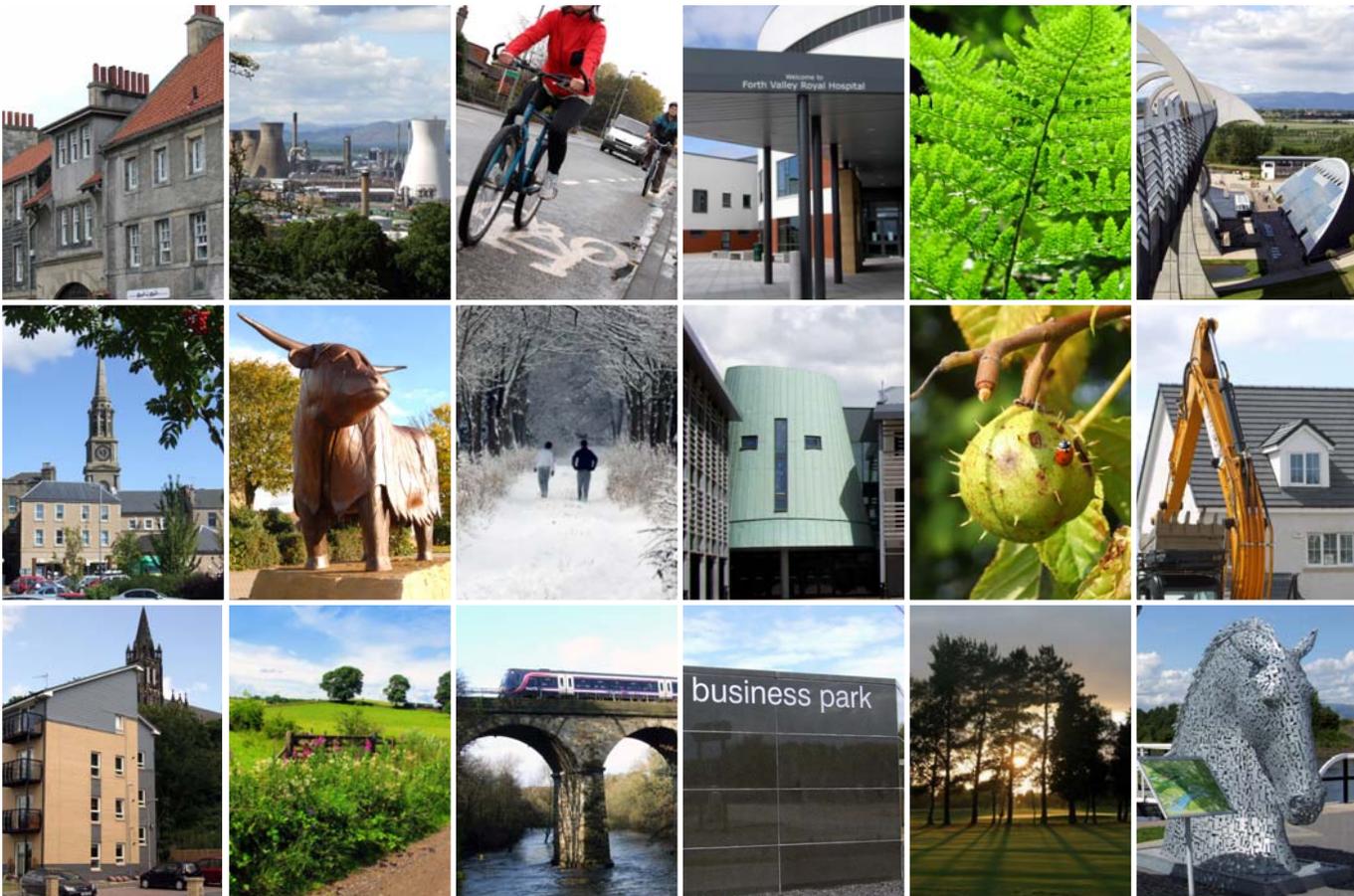
FALKIRK

Local Development Plan



Report of Consultation on Main Issues Report

August 2012



Falkirk Council

**FALKIRK LOCAL DEVELOPMENT PLAN
REPORT OF CONSULTATION ON
MAIN ISSUES REPORT**

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Introduction

The Falkirk Local Development Plan (LDP) Main Issues Report (MIR) was published for consultation on Friday 18 November 2011.

The consultation took place over a 12 week period from 18 November 2011 to 10 February 2012. During this time, direct contact was made with over 1,000 people at the various events that took place, the LDP web site received over 3,000 visits and over 1,000 formal written responses were submitted.

This Report sets out the main activities undertaken and summarises the key points arising from feedback. It continues the process of consultation and reporting as noted in the Falkirk Local Development Plan Pre MIR Consultation Summary (Technical Report 11). The appendices provide detailed output from the four main consultation activities.

What we said we would do (Development Plan Scheme Participation Statement)

The consultation exercise reflects the spirit and legislative requirements of the new development planning system, which is to engage more effectively with as many people as possible. The exercise took into account good practice as set out in Planning Advice Note (PAN81) on Community Engagement – Planning for People, and also the Council's own recently approved 'Principles for Community Involvement'.

The Falkirk Local Development Plan Scheme (DPS) sets out the proposed methods for consultation at various stages during preparation of the LDP.

The DPS lists the means by which consultation will be undertaken at the MIR stage:

- Advert, press release and letter to all stakeholders
- Make documents and response forms available online, in libraries and other deposit locations
- Minimum 12 week period for engagement
- Hold area-based exhibitions and workshops across Council area
- Hold workshops with Community Councils and other community groups where requested
- Issue Development Plan Newsletter to provide concise summary of Main Issues Report

The following section describes in greater detail how each of these methods was used.

As noted above, the consultation process followed a number of elements of good practice, including the Council's 'Principle for Community Involvement'.

These principles and details of actions undertaken are listed below.

Principle		Action
PURPOSE	To be clear about whether we are informing, consulting or engaging, and not to consult when decisions have already been taken.	Participants in the MIR consultation were made aware that we were consulting on ideas, initial proposals and options, and that nothing was 'set in stone'.
INVOLVEMENT	To identify who might be interested and encourage involvement. Try to overcome any barriers to prevent exclusion.	Whilst development planning might not be of immediate interest to a large section of the local population, we endeavoured to reach as many people as possible through adverts, posters, our newsletter and website. As part of the preparations for the MIR we extended our stakeholder database to include groups whom we considered to be under-represented in previous consultation exercises. Accessible locations were chosen for our consultation roadshow events.
METHODS	To use the right methods of engagement in each situation and ensure that timescales are long enough for people to participate effectively.	A 12 week period was allowed for responses. During this time, various events and meetings were held. These offered the opportunity for greater insight into the MIR and allowed more time for interested parties to discuss with officers.
INFORMATION	To share the information necessary for people to participate and to use clear, accessible language.	We have endeavoured throughout the MIR consultation process to make the language and process as clear as possible.
WORKING TOGETHER	To treat all participants with respect and to receive this in return. We may	We endeavoured to provide as many opportunities and methods

	require people and organisations that represent their communities to show us how community views were collected.	as possible for people to express their views and opinions.
FEEDBACK	To explain how people will receive feedback before they participate, and to try to show how peoples' views have influenced the outcome.	Initial feedback will be made via the Development Plan Newsletter.
IMPROVEMENT	To monitor and evaluate approaches for future improvement.	This is an ongoing process.

What we did

Extended address database

One of the first actions undertaken in advance of the MIR and pre-MIR consultation, was to refresh and update our consultee database. This is our main means of communication with stakeholders. Close attention was paid to the profile of the database and a number of additional entries were made. These were mainly groups which were considered to be harder to reach and under-represented in consultations on development planning. The address database contains over 700 entries.

Web Site

Throughout the 12 week consultation period, the consultation exercise was highlighted on the front page of the Council's website, giving details of the various events, with links to the LDP webpage where the MIR, all other associated documents and feedback forms were available.

The roadshow events were also publicised on an ongoing basis in the 'Events in Your Area' section on the home page.

The usefulness of the LDP web page was borne out by the fact that it recorded over 3000 visits over the consultation period.

Local Newspaper Adverts

Adverts about the MIR consultation, including details of the roadshow events appeared in the Falkirk Herald and Bo'ness Journal on two successive weeks in November 2011(Appendix 4). The roadshow events were also advertised on an ongoing basis in the 'Local Events' section of the Falkirk Herald.

Council Newspaper

An article about the Main Issues Report and listing road show venues appeared in the December issue of the 'Falkirk Council News'. This is distributed to all households in the Falkirk Council area (Appendix 5).

Posters

Posters about the MIR and venues for community roadshows were displayed at a number of prominent locations throughout the Council area. (Appendix 6)

Development Plan Newsletter – Winter 2011/2012

This edition contained information about the MIR including a summary of the Main Issues, details of community roadshow events and information about where the MIR could be seen. The newsletter was sent to everyone on the address database, and was also made available in libraries and other Council offices. (Appendix 7)

Stakeholder Workshops

Three themed workshops were held at Callendar House to which representatives of key agencies, businesses and community councils were invited. 54 people attended, with lively discussion between the different sectors on the Council's preferred options for tackling the Main Issues.

The workshops addressed the following topics:

Sustainable Place – 23 January 2012

Thriving Communities – 20 January 2012

Growing Economy – 7 February 2012

A summary of stakeholder workshops can be found in Appendix 1.

Community Roadshows

A total of 18 community roadshow events were held across the Council area over the 12 week consultation period. (These are listed in Appendix 2). Additional events were organised and added to the initial programme as were considered appropriate. The roadshows were drop-in sessions through which we engaged with over 600 people. Attendances at libraries, community halls and schools varied from 6-60, with the typical attendance around 15. Whilst this figure may seem low, people generally represented local groups and stayed for some time talking over the issues with officers. The supermarket/shopping centre events were very successful and enabled contact to be made with large numbers of people for whom the LDP process was new. Large numbers of newsletters were given out at all events.

Two of the community roadshows were further advertised by means of a 'schoolbag drop' involving local children taking home leaflets about the consultation events in their areas. A list of venues and responses arising from the roadshow events can be found in Appendix 2.

Community Council Meetings

We offered presentations on the MIR to community councils and seven, (Avonbridge & Standburn, Bo'ness, Blackness, Bonnybridge, Grangemouth, Maddiston, Reddingmuirhead & Wallacestone) took up this offer. Around 140 people in total attended these events. Responses arising from to the Community Council meetings can be found at Appendix 3).

Written Responses

Approximately 1030 written responses have been received. Some 800 of these comprise standard letters on particular issues: 508 opposing further growth of Shieldhill; 242 in support of the Hillcrest Farm site to the east of Shieldhill; and around 50 opposing the Middlerigg Farm site in Reddingmuirhead.

Conclusions

It is considered that the MIR consultation has fulfilled both statutory requirements and the participation measures as outlined in the Development Plan Scheme of March 2011, which includes the Council's own 'Principles for Community Involvement'. A wide range of activities was undertaken with a view to engaging as many people as possible within the resources available to the Council.

Widespread access to the internet has greatly increased the ability of people to participate in the consultation process, and this was reflected in the LDP website recording over 3,000 'hits'. The 'drop in' community roadshow events, whilst not attracting great numbers, allowed opportunities for in-depth discussion with individuals in an informal setting. The supermarket events were particularly successful in engaging with people who may have previously been unaware of the MIR consultation. It must also be borne in mind that the consultation exercise, of necessity, took place in mid winter, mostly on dark evenings.

A significant number of comments were received about a wide range of topics, and these have been recorded as accurately as possible in this summary report.

Next Steps

The Council has endeavoured as much as possible to 'front load' consultation on the LDP through opportunities afforded by the non-statutory pre-MIR 'call for sites' exercise, undertaken during 2010, and by the formal consultation on the MIR.

The next stage involves production of the Proposed Plan, which will take into account representations made to the MIR. The Proposed Plan is presently programmed to be published in March 2013.

Whereas the MIR put forward a number of options and ideas for discussion, the Proposed Plan will represent the Council's firm opinion about policies and sites. At this stage, further consultation is likely to focus on ways in which individuals, groups and organisations can make formal representations.

Chapter 1: Summary of Comments on Main Issues

Main Issue 1: Housing Growth

Housing growth and distribution attracted the greatest level of response.

There were a range of views about the preferred 'medium growth' option.

Those in favour noted that a higher level would have a greater impact on infrastructure, services and the environment. However, comment was made that a degree of inbuilt flexibility is required to allow for an increase in house completion rates in response to market conditions.

Those in support of a higher and more ambitious growth level (generally developers), commented that this would reduce the need for major growth areas and promote a wide range of small to medium sites which could be integrated into existing communities. Others suggested that not all of the carried over or allocated sites are effective, that certain sites which have remained undeveloped for a long time should be removed from the housing land supply, and that a more flexible approach is required to ensure a range and choice of sites. This could include a land release mechanism to allow second phase sites to come forward to meet shortfalls in first phase delivery and maintain a five year supply at all times. Opponents of the medium growth option also commented that it does not reflect the Housing Needs and Demand Assessment (HNDA), and is contrary to Scottish Planning Policy (SPP).

A number of respondents commented that there is an over-reliance on delivery from the four Special Initiative for Residential-led Regeneration (SIRR) sites, suggesting they should be deferred to the second 10 year period.

Others noted that promoting growth in areas where there is no market interest is flawed, and that the flexibility allowance is unquantified and too high.

More general comments called for support for the redevelopment of additional brownfield sites, a greater awareness of the role that housebuilding plays in the local economy, greater certainty in the development plan process, and the specifying of longer term allocations for the post 2024 period to facilitate future planning.

Main Issue 2: Sustainable Communities

(See **Summary of Comments by Settlements and Sites in Chapter 2**)

Main Issue 3: Housing Need

There was general support for the preferred option of applying a two tier quota system for affordable housing on all sites over 20 units, although a number of comments queried the levels at which the policy should be applied and called for greater justification. A number of respondents referred to the need for a flexible approach to avoid the viability of developments being compromised. One commentator suggested that housing need should be considered on an authority

wide basis to assist site viability, and that off-site provision should be considered where on-site is not viable.

There was a call for greater emphasis to be placed on housing for older people, and more focus on the regeneration of empty houses which are often located in more sustainable locations.

One respondent noted that housing figures and the proposed distribution of housing does not meet housing need in respective areas, and that there is a need to meet housing need (including affordable housing), in full, in accordance with SPP

Main Issue 4: Infrastructure for Growth

Infrastructure was a key theme for local communities. A considerable number of community respondents expressed concern that physical and community infrastructure, especially capacity in schools, roads, health care and sewerage provision, has not kept pace with housing growth, and that additional growth will only exacerbate existing problems. The issue of infrastructure capacity is of concern to a number of communities, and particularly so for a large number of respondents in the Wallacestone, Reddingmuirhead, Shieldhill and Maddiston areas who are objecting to the preferred additional allocations in these areas.

There was a call for the LDP to adopt an infrastructure-led rather than an infrastructure-dependent strategy to deliver housing and other development, noting that the preferred option to minimise additional significant infrastructure is not appropriate when development requirements dictate that investment is required.

Concern was expressed by a number of respondents about the potential impact of developer contributions on viability and a comment made that financial contributions should not be sought where there is no significant uplift in land value associated with development. There was also some concern about the use of Supplementary Guidance to set developer contributions and a call for these to be identified at the Proposed Plan stage to allow for full debate and consultation.

Support for the Council's Tax Increment Finance (TIF) status was noted, and comment made that the Council should consider the need to avoid up-front infrastructure investment in the delivery of new development, and developer contributions to be funded from a site's progressive development. A schedule of payments could be used to borrow funds through prudential borrowing. There was a general call for the Council to look at creative and innovative methods of funding for infrastructure.

There was a request from a mobile operator for a generic policy on telecommunications or supplementary guidance.

Main Issue 5: Green Belt

There was widespread support for the preferred option of maintaining the greenbelt with minor releases. A number of respondents commented that the green belt should be reviewed with a view to identifying white land on the edge of settlements. Another respondent noted that the LDP should go further to recognise areas of green belt

which no longer serve a planning function, particularly in vibrant communities such as Polmont, in order to achieve growth in a sustainable manner.

Some concern was expressed about the de-allocation of Green Belt at the coastal strip east of Skinflats on the grounds of the threat of tidal flooding, and potential effect on ornithology/wildlife.

There were several calls for the introduction of a greenbelt to the south of the Polmont area to protect the landscape setting/ agricultural character of the area.

Main Issue 6: Countryside

There is a broad level of support for the adoption of a more flexible approach to supporting opportunities for housing in rural areas subject to the achievement of high quality design. Reference was made to opportunities presented by redundant brownfield sites, and the fact that higher levels of energy efficiency in rural housing can offset additional car use. Attention was drawn to the implications which developing agricultural land has on food security.

Main Issue 7: Employment Land

There was a broad level of support for the preferred option to reaffirm commitment to the existing portfolio of strategic and local economic development sites, and the intention to allow additional flexibility in the permitted range of uses on employment sites. A number of respondents reiterated support for additional preferred sites, notably at Lochlands, the extension to Caledon Business Park, and extension at Klondyke Garden Centre. Other responses referred to the need for employment land within existing villages and query the proposed deletion of Kinneil Kerse.

The petrochemical industry emphasised the importance of consultation zones for hazardous installations and for policies to prevent encroachment of sensitive land uses, particularly housing, close to the chemical complex.

Forth Ports welcomed the identification of Grangemouth Freight Hub as a Strategic Employment Investment Zone, considering that the whole of the port should be allocated for general industry, storage and distribution and port related uses, to include energy and waste related development.

Main Issue 8: Town Centres and Retail Provision

There was considerable support for the preferred option of maintaining and enhancing the existing network of centres, with a call for town centres to be protected from out-of-centre retail development. Asda was critical of the Council's retail capacity study and recorded support for comparison goods shopping in smaller town centres. The Scottish Government commented that more could be said about use-class flexibility to allow a mix of commercial/leisure/small businesses.

Main Issue 9: Strategic Access and Sustainable Travel

There was a high level of support for the preferred option to address outstanding constraints in the strategic and local road network and to promote sustainable

transport measures on an incremental basis. The need to maximise opportunities for public transport was raised, as was also the need for greater effort to get more freight onto the rail network. There was also a call for better integration of transport and development sites and improvements to the cycling network.

Network Rail have objected to a number of existing and proposed development allocations on the grounds of potential damage to structures and conflict with operational proposals. The view was expressed that the Council's role in supporting strategic rail transport projects should be reflected in policy.

Main Issue 10: Climate Change

The renewable energy industry welcomed the supportive policy framework for renewables and the provision of guidance relating to onshore wind. There were a range of views about windfarms and their potential impact on landscape and wildlife.

Comment was made that the spatial framework for wind energy developments should not be overly prescriptive and should not treat 'protected' or designated areas as no-go areas for wind energy development, particularly with regard to landscape designations.

There was a call for opportunities for tidal power generation in the Forth and small scale hydro schemes to be investigated.

Comment was made that the required percentage carbon reduction in new buildings should be set by Buildings Standards and further supported by planning policy encouraging good design and layout. There was a call for greater flexibility in policy to protect site viability.

The need for the LDP to recognise the importance of unconventional gas was noted, as was also the requirement for an explicit policy framework for onshore oil and gas extraction, including coal bed methane and abandoned mine methane.

Reference was made to the need for a greater emphasis on opportunities for decentralised energy generation, low carbon heat networks, the role of biomass, and the role of woodland management /expansion to catchment flood management.

The Scottish Environment Protection Agency (SEPA) have expressed support for the preferred option to maintain and update existing policies and Supplementary Guidance on flood risk and suggested a requirement for policy to identify and safeguard areas of land that could contribute to sustainable flood management. The Forestry Commission highlighted the importance of woodland to meeting carbon storage measures.

The Royal Society for the Protection of Birds (RSPB) indicated support for investigations into managed realignment on the Inner Forth and called for cooperation between Inner Forth councils to deliver sustainable flood alleviation. Forth Ports noted its opposition to any development that might impact on its land holdings.

Main Issue 11: Design Quality and Place Making

There was a call for greater clarity about the Council's position on 'Designing Streets' and for the Supplementary Guidance on 'Housing Layout and Design' to be updated as a matter of urgency. One respondent commented that there is no value in creating excessive Supplementary Guidance as site specific considerations can be explored at the planning application stage, thereby avoiding unnecessary delay. Scottish Government, on the other hand, recommended that the Proposed Plan should require design based masterplans for housing sites, and should take cognisance of the recent Supplementary Guidance on 'Green Infrastructure Design and Placemaking' and its role in site masterplans and in creating robust green structures as a setting for new development.

SEPA commented that the avoidance (rather than mitigation) of flood risk, the promotion of green infrastructure, and air quality should be key design considerations.

Main Issue 12: The Green Network

The Green Network was generally welcomed by communities, although some respondents saw a contradiction between the idea of a green network and the fact that the Council was promoting development on greenfield sites.

In supporting the preferred option for the Central Scotland Green Network (CSGN), RSPB welcome consideration of ways that developer contributions could be used to support its development, including contributions towards offsite greenspace improvements. There was a call from the development industry for guidance which allowed opportunities for development within or adjacent to the CSGN, to make a positive contribution to green infrastructure and green corridors.

The Scottish Government noted the importance of a design based masterplan approach to integrating the green network with development proposals, and the opportunity to link the development of the green network with potential enhancement of the historic environment and tourism themes and networks.

Main Issue 13: Cultural Heritage

A number of residents expressed concern about the impact of recent development on cultural heritage, particularly the Antonine Wall, and called for the Council to adopt more robust policies. Concern was also expressed about a number of specific site options which might have a significant impact on the historic environment.

There was varied opinion about potential policies which would permit enabling development, although most commentators welcome the introduction of such a policy.

Main Issue 14: Waste and Minerals

The continued need for areas of search for surface working of minerals was highlighted. It was noted that while coal reserves still exist in the current area of search, other areas of search should be highlighted in the plan around Airth and to the north of Banknock where it is considered more likely that surface mining could take place. Coal should also not be sterilised by development and the LDP should contain policies to support the extraction of coal before development takes place.

New development should be required, through policy, to take account of the risks of developing in an area with a coal mining legacy, and to provide mitigation where necessary. There was a call for operators to consider after-uses that result in environmental improvement.

In supporting the preferred option for minerals, RSPB wish to see a ban on further peat extraction.

The existing approach to waste management facilities received broad support. There was a call for site waste management plans to be required and for sites to be identified and mapped in the plan. The issue of need is highlighted as being a strategic national concern which should not limit the expansion of facilities in the Council area. Concerns were also expressed about the management of existing facilities and their capacities.

There was a call for the implementation of a zero waste plan, and for non recyclable waste to be treated to produce energy/biofuels rather than landfill.

Some consider the existing minerals policy to be too restrictive and support the alternative option of a more liberal approach to minerals extraction, commenting that the Petroleum Exploration and Development Licence (PEDL) should be reflected in LDP policy and text.

Chapter 2: Summary of Comments by Settlements and Sites

Bo'ness

Housing Growth

Although there was some interest in new development to support local amenities, there was concern about expansion into the countryside and a call for development to be directed towards brownfield sites e.g. the vacant site at Bo'mains Industrial Estate, widely regarded as an eyesore. It was also noted that a lot of land remains to be developed at the Drum, and major housing expansion proposed in Linlithgow.

Developers promoting sites referred to uncertainties over existing commitments, notably Bo'ness Foreshore and the requirement for a higher growth scenario.

There was some concern about the impact of development on local schools and the local road network, as most development interest lies to the east of the town, where motorway access is restricted to travel towards Edinburgh.

Housing Need

Reference was made to the need for more affordable housing, although various developers have pointed out that the 15% quota in Bo'ness is onerous in relation to assessed housing need. Comment was also made about a need for more housing for the elderly.

Sustainable Housing Locations

Bo'ness Foreshore (BNS/A/08)

Doubt about the future viability of development at the Foreshore was expressed.

Kinglass Farm (BNA/A/03)

The landowner noted that the capacity of the site should be increased and that the requirement for 15% affordable housing is unreasonable for this site.

Bo'mains 1 (Kinglass Farm) (BNS/B/01).

The preferred allocation at Bo'mains Farm attracted some objection, mainly from the community council who noted loss of green belt and road safety issues associated with the use of sub-standard Borrowstoun Road as a 'rat run'. AWG property have restated their aspirations for the wider Bo'mains sites.

Bo'mains 2 (BNS/B/02) and Bo'mains 3 (BNS/B/03).

There were also a number of objections to the non-preferred allocations at Bo'mains 2 and 3, noting concerns about impact on green belt, AGLV, nature conservation and recreation. Drainage concerns, noise and increased traffic using the already busy B706 to Linlithgow were also raised.

Muirhouses (MUR/B/02)

There were a number of objections from local residents which mainly focus on the traffic issues in the village, potential loss of trees, impact on drainage capacity, amenity and recreation. Developer (Mactaggart & Mickel) and landowner (Mr Paul)

have both restated their aspirations to develop the wider site (to include (MUR/B/01 and MUR/B/03).

Carriden (BNS/B/04)

Mactaggart & Mickel have suggested some mitigation – developing only part of the site.

Drum Farm North and South (BNA/A/02 and BNS/C/01)

There was no particular objection to mixed use on the business park site. Grange Estate and Mactaggart & Mickel have restated their aspirations

Inveravon Farm

Robert Pow seeks identification of steadings as a mixed use redevelopment option.

Employment Land

In terms of tourism development, it was suggested that the steam railway line terminus should be extended from Birkhill to Gilston where it could form a connection with the Union Canal and a proper 'destination'. It was also suggested that an extension of the West Pier at Bo'ness would enhance tourism.

Town Centres and Retail Provision

Although it is widely acknowledged that improvements arising from the Townscape Heritage Initiative (THI) project have rejuvenated and brought new business and vitality to the town centre, it is recognised that the town centre continues to struggle against competition from elsewhere, with concern about closing shops. There is concern that the proposed new supermarket at Burghmuir, near Linlithgow, could draw more trade away from Bo'ness, and that a larger food retailer should be based in the town.

Strategic Access and Sustainable Travel

Parking issues at the new cemetery were raised as was also the suggestion for a walking/cycling path on the A904 to link Bo'ness with Linlithgow. Comment was also made that Bo'ness would benefit from improved bus links.

Bonnybridge and Banknock

Housing Growth

There was broad community support for the preferred option of limiting significant additional housing development in and around Bonnybridge. Residents considered that the town lacks the infrastructure needed to accommodate additional growth, listing as major concerns, limited capacity at nurseries, primary schools, community centres and local doctors' surgeries, and pressure on the local road network.

Housing Need

Comment was made about a lack of new affordable housing.

Sustainable Housing Locations

Banknock Special Initiative for Residential led Regeneration (SIRR) (JB Bennett and I&H Brown - (B&B/A/05 and B&B/A/07)

Developers are concerned that currently planned infrastructure upgrades to the local road and sewage network will not have the capacity to accommodate the preferred options for additional housing growth along the A803 corridor between Coneypark and Dennyloanhead, which amounts to some 250 units. They also consider that the allocation of new housing sites along this corridor could lead to a saturation of the local housing market in the short to medium term and therefore additional housing growth along this corridor should be delayed until the 2024-2034 period.

Banknock, Haggs and Longcroft Community Council expressed concern about the volume of preferred new sites for housing development along the A803 corridor between Coneypark and Dennyloanhead and consider that the total capacity of 250 new units over and above committed housing sites is excessive. In particular they do not support the identification of land at Mayfield Drive (B&B/A/01) or land to the west of Wyndford Road (B&B/B.01) as sites for housing. In addition they are concerned about the close proximity of the Glasgow Road 1 (B&B/B/04) site to the bonded warehouse complex for health and safety reasons.

Generally, developers of sites identified as preferred options for housing growth were supportive of this preferred status, and specific representations were received in support of sites B&B/A/06, B&B/B/01, 03 & 04 and GRE/B/01. Equally developers of non preferred housing sites canvassed for their sites to be allocated for housing in the Proposed Plan, and specific representations were received in relation to sites B&B/B/08 & 10.

Greenhill

There was some concern that development of this site (GRE/B/01) would represent unacceptable growth.

Network Rail objected to site GRE/B/01 as it has the potential to conflict with essential Edinburgh to Glasgow Improvement Project (EGIP) works at Greenhill Upper Junction.

Infrastructure for Growth

Concerns about the future use of the former Bonnybridge Hospital site and the potential for tennis courts at Anderson Park were raised.

Employment Land

There were a number of comments about a lack of suitable land for employment/retail use. Suggestions were made about the potential of the site at Seabegs Road (B&B/B/11) and the preferred new housing site at Greenhill Road (GRE/B/01) for business use.

Town Centres and Retail Provision

Some residents considered that the range of shopping available in Bonnybridge town centre is not appropriate for a settlement of this size. In particular, it was felt that the lack of parking provision in Bonnybridge town centre is significantly reducing the appeal of the town centre to local residents and prospective businesses.

Strategic Access and Sustainable Travel

There was support for a new railway station at Bonnybridge, and some concern about the volume of industrial traffic using Broomhill Road in close proximity to two primary schools;

The Green Network

Comment was made that access from Greenhill to the Bonnyfield Local Nature Reserve, Bonny Water and Forth and Clyde Canal should be improved;

Denny

Housing Growth

There was a level of support amongst developers for the preferred approach to reaffirm existing commitments whilst promoting additional modest expansion. One respondent noted that the Denny area needs a pause in housing development while facilities are upgraded.

Sustainable Housing Locations

Rosebank, Dunipace (DEN/B/05)

Developers Mactaggart & Mickel reaffirmed their commitment to this non preferred site, considering that it should come forward during the 2014-2024 phase.

Mydub 2, Denny (DEN/B/03)

Bett reiterated support for this site's preferred status, noting that its development will continue strategic growth to the south east of Denny, and enable delivery of further parts of Denny Eastern Access Road (DEAR). They note that its capacity should be increased to 270 units (29 houses/hectare) to incorporate the principles of Designing Streets.

Denovan Mains Farm (DEN/B/07)

Mr and Mrs Graham have promoted this non-preferred site for housing, considering that its brownfield status has not been fully taken into account, as recommended by SPP. The proposal would also act as enabling development for the restoration of the B-listed farmhouse.

Broad Street Extension (DEN/B/02)

Hallam Land Management reiterated support for this site's preferred status which allows for more balanced masterplanning of the combined site to separate housing from industry. A neighbouring resident has expressed opposition to the development of the committed DEN/A/07 Broad Street site.

Northfield Road, Dunipace (DEN/B/04)

Persimmon Homes have promoted this non-preferred site, with a reduced capacity of 30 to take account of flood risk issues. Denny and District Community Council have expressed opposition to development here, suggesting that the site should be redesignated as green space.

Drove Loan, Head of Muir (DEN/B/06)

Philip Smith reaffirmed commitment to this non-preferred site to provide housing choice, albeit with a smaller footprint than shown in the MIR. The smaller size addresses previous landscape concerns and takes account of the Reporter's comments at the Falkirk Council Local Plan Inquiry.

Carrongrove Mill Extension (DEN/B/01)

Macktaggart & Mickel have supported this site's inclusion as a preferred option for modest growth in Denny, although clarifying that it should be designated for housing only.

Infrastructure for Growth

Comment was made that play facilities in Denny are poor, although satisfactory in Dunipace.

Town Centres and Retail Provision

A number of people at the community roadshow event expressed disappointment about progress in moving forward with regeneration of the town centre. There was some support for the recent, first stage development proposal, but a generally held view was that Denny suffers from its peripheral location in the district and does not receive a fair share of investment.

Strategic Access and Sustainable Travel

The view was expressed that DEAR should be completed as one project. Problems associated with traffic congestion at Denny Cross were also noted.

Climate Change

There was some concern about the proliferation of windfarms, with further proposals in the Carron Valley, and inconsistencies about notification of cross boundary proposals. The MIR proposal for a spatial framework to guide the location of new wind energy proposals was welcomed.

The Green Network

Scottish Natural Heritage (SNH) offered support for the preferred option of modest settlement expansion for Denny as long as due cognisance is taken to safeguard important natural heritage along the River Carron and the path network around Chasefield Woods. A resident respondent also wished to see no threat to the path network from further housing development.

Falkirk

Housing Growth

There were relatively few comments from Falkirk residents and no serious questioning of the preferred option for growth from within the community. Some developers have suggested that Falkirk should have a higher level of allocations than other settlements given its status as a sub regional centre and as a concentration of services and facilities.

Sustainable Housing Locations

Standalane (FAL/B/03)

Mactaggart & Mickel have reiterated their submission on this site, considering it to be effective and capable of knitting well into the existing urban fabric.

Glen Works (FAL/B/04)

Latent Land have reiterated their submission, noting that this site and other significant brownfield sites are available and capable of delivering housing in the period to 2024.

Mungal/Cauldhame Farm sites (FAL/A/04, FAL/B/12, FAL/B/13)

Objections to existing and proposed sites have been raised by SEPA due to their proximity to the West Carron landfill site. There was no community opposition to new site (FAL/B/12). The landowner has restated aspirations to develop sites, suggesting that new site could accommodate more than 150 stated, and noting that non-preferred site, FAL/B/13, does not fulfil the purpose of the green belt. Opponents of further greenfield release in this area noted there is a sufficient existing undeveloped allocation at this location.

Etna Road 2 (FAL/A/26)

The land owner reiterated support for preferred status, but requested that the boundary should include the whole site.

Employment Land

Glasgow Road 1 (FAL/B/06)

Johnston Press are promoting their site for greater range of uses, commenting that continued retention for employment use is not realistic and that it should be considered for mixed use development to encourage re-use and regeneration of the area.

Aldi is seeking inclusion of this site in the Camelon Local Centre boundary

Glasgow Road 2 (FAL/A/21)

Tesco are seeking change in the status of at least the eastern part of Glasgow Road from industrial retention to a diversified range of uses. They comment that Camelon should be upgraded to a 'District Centre' in the retail hierarchy, to reflect the recent Tesco development and other potential redevelopment opportunities.

Marshalls Works (FAL/B/11)

The company continue to put down a redevelopment marker for the long-term future.

Lochlands Industrial Estate 1 (FAL/B/05)

The Scottish Government (Historic Scotland) objected to the preferred new site. Bellair continue to promote other Lochlands sites for economic development.

Town Centres and Retail Provision

There was general support for the preferred option regarding priorities for Falkirk Town Centre. Owners of Central Retail Park continue to seek relaxation of restrictions on the range of goods within Phase 2, calling for flexibility to accommodate retailers' requirements in support of the new strategy to diversify uses and activities.

Concern was expressed about vitality at the east end of High Street, and comment made that the Tesco site should be redeveloped to ensure the survival of East End businesses. Tesco stated that the LDP should not stand in the way of shorter-term proposals for re-use of premises at the East End. Concern was also expressed about the introduction of any major retailing that may harm the viability of the traditional town centre. The need to reduce traffic congestion in the town centre was also noted.

Grangemouth

Housing Growth

Individual and Community Council comments on the MIR have raised concern about the general lack of housing growth in the area and the conflict between industrial growth and local populations. The loss of trees at Earlsgate and loss of sports facilities there was also noted.

Housing Need

Comment was made that there should be no requirement for affordable housing in Grangemouth.

Sustainable Housing Locations

Wood Street 2 (GRA/A/02)

There is developer support for the allocation of a site at Wood St for housing. However the chemical companies consider that the Wood Street site should continue to be allocated for business and industry as residential use is incompatible with the chemical industry.

The Chemical Cluster Companies note that additional housing could be accommodated through an expanded urban limit at Skinflats, and at Gilston.

Green Belt

There is developer support for further leisure development at Little Kerse with the green belt boundary challenged. There was also a suggestion that the green belt designation at Skinflats should be removed and housing allowed to address housing need in Grangemouth.

Employment Land

The chemical companies generally consider that development likely to impinge on their ability to expand should be limited with policy strengthened to ensure this.

Forth Ports consider that the whole of the port should be allocated for general industry, storage and distribution and port related uses. This includes energy and waste related development.

The potential growth in renewable energy is welcomed, however the potential impact of the Climate Change Act on individual companies is also highlighted. The priority given to addressing flood risk is welcomed.

Town Centres and Retail Provision

Comment was made that Asda has had a negative effect on smaller traders in the town centre, and that the precinct looks tired and in need of a facelift.

Strategic Access and Sustainable Travel

Capacity issues in the local road network were noted as was also the importance of upgrading M9 junctions 5/6 for the future economic growth of Grangemouth.

Climate Change

Some concern was expressed about the need to address potential flooding issues at Grangemouth and the questions asked about how waste heat might be utilised.

Larbert & Stenhousemuir

Housing Growth

There was general agreement amongst community respondents about the preferred option of consolidation, as it is considered that infrastructure would be unable to accommodate further growth, with roads, schools, health services and water and drainage services are already under pressure.

Housing Need

The Community Council commented that 15% affordable housing would seem more than sufficient particularly given the level of housing already committed. One commentator noted the need for more affordable housing in Larbert.

Sustainable Housing Locations

Hill of Kinnaird 3 (L&S/B/05)

Cala Management Ltd seeks the inclusion of Hill of Kinnaird 3 on the basis that it is the obvious and natural area for the expansion of Bellsdyke/ Hill of Kinnaird. It is suggested that the green belt boundary should be amended accordingly.

Roughlands Farm (L&S/B/02)

There is continued pressure for the allocation of Roughlands Farm as a housing site. Springfield Properties PLC propose the site be released from the green belt and allocated for housing. It is considered to be effective as it has no land ownership issues, no known physical constraints, and has genuine house builder interest.

Pretoria Road/Denny Road (L&S/B/04)

NHS Forth Valley considers that a site at Pretoria Road / Denny Road (within the former RSNH site) should be allocated for residential or healthcare. It is considered a logical infill site, will have safe access to Denny Road in due course, has no known constraints to development, and would provide a sustainable site with good access to local facilities and services.

Infrastructure for Growth

Larbert High School

The Community Council expressed strong concern about capacity issues at Larbert High School, noting that there appears to be insufficient ground to build an extension. A remote extension would be undesirable, and any move to alter catchment areas would be strongly opposed. Conversely house builders Cala Homes and Springfield Properties hold the view that any pressure put on Larbert High School could be mitigated through developer contributions from additional housing.

Forth Valley Royal Hospital

The Community Council highlighted issues associated with the Forth Valley Royal Hospital, commenting that much of the traffic and parking difficulties around the hospital can be attributed to the fact there is only one access road to and from the hospital. To avoid tail backs at peak times and improve access, it is suggested that a further road be built on the other side of the hospital towards Denny and Bonnybridge.

Lochlands

The Community Council commented that any further development at Lochlands must look at the access roads which are in poor condition. Falkirk Council will need to improve access with a new road from the Bonnybridge side, as improvement at the bridges in Larbert would not seem possible.

Green Belt

The Community Council agreed that the green belt should be maintained and that any releases around Stenhousemuir would be unacceptable.

Employment Land

Hill of Kinnaird 2 (L&S/C/01)

NHS FV (the landowners) in a consortium with developers CALA Homes & Persimmon seeks the removal of this site from employment use and its re-allocation for residential or mixed use. In a separate submission from Cala Homes they indicate that they will consider the option of accommodating a Business Park within Hill of Kinnaird 3 which offers the equivalent site and the option of this allocation not being deleted but rather phased into a later stage of development.

Central Business Park (L&S/A/07)

A relaxation in planning policy at Central Business Park is sought by Mayfield Capital Investment Management to allow for storage and distribution uses without the need to apply for planning permission. It is also requested that further consideration to be given to mixed retail / employment uses in the Business Park. Also an amendment to give a presumption in favour of applications for any viable commercial use that would generate occupation of premises which have stood vacant for a significant period of time is sought.

Town Centres and Retail Provision

The Community Council expressed concern about the shopping environment in Stenhousemuir District Centre, particularly with regards to empty units in the existing shopping centre and the lack of occupiers in the new units. It is considered that the addition of Asda to Stenhousemuir has been a significant incentive to the community to shop locally. However, the overall impression is of a struggling centre, and there is a need to review and improve.

Strategic Access and Sustainable Travel

Comment was made about the need to ensure that provision is made within Hill of Kinnaird for the National Cycle Route.

It was also suggested that the right of way across Tryst Golf Course should be closed to cut down on vandalism.

Climate Change

Concern was expressed that proposed Todhill Windfarm is too big and too close to settlements.

The Green Network

Antonshill Residents Association expressed concerns about loss of protected open space and suggest that the intentions of the MIR are useless if not adhered to when there is a convenient development opportunity.

Allotments: The Community Council note that Pretoria Road / Denny Road site (L&S/B/04) is identified as a non-preferred site. It is therefore considered that it should be released for the creation of allotments, which is already under consideration by the Forestry Commission and NHS Steering Group.

Polmont

Housing Growth

There was a considerable level of concern from within the community about the preferred option of reaffirming existing commitments with some additional modest settlement expansion. Attention was drawn to impacts on existing infrastructure including the road network, schools, and the potential for settlement coalescence, loss of semi rural character and loss of access to green space. Those supporting the preferred option considered it to be preferable to the alternative major growth scenario.

By contrast, a number of developers point to lack of provision in the Polmont area, which continues to remain an attractive housing market area, although there is some discussion about where further release would be most appropriate.

Housing Need

There was a call for greater clarity over definitions of affordable housing.

Sustainable Housing Locations

Middlerigg (POL/B/05)

There was widespread community opposition to Mactaggart & Mickel's promotion of this site. Concerns centred mainly on school capacity, road network capacity, landscape impact and wildlife/protected species issues. Concern was also raised about potential mining/geotechnical constraints.

Sunnyside Road (POL/B/15)

This site, together with others proposed in the Wallacestone/Rumford area, attracted widespread opposition from within the community. Brightons Community Council and a number of residents including the Williamson Park Residents Association cited loss of green space and road capacity/safety concerns.

Parkhall sites (POL/07, POL/B/08 and POL/B/09)

A number of developers reaffirmed commitment to preferred sites at Parkhall.

Parkhall Farm North 1 and 2 (POL/B/08 and POL/B/09)

Land Options West reaffirmed their interest in these sites for mixed use development. Support for these sites from Manor Forrest was also recorded

Parkhall Farm East (POL/B/06)

Manor Forrest commented that this site should not be identified due to access, flooding, drainage and ownership issues.

Greenwells Farm East and West (POL/B/02 and POL/B/03)

Greenwells Developments reaffirmed their commitment to the inclusion of land at Greenwells Farm as a preferred option and have produced a revised indicative layout to address concerns raised in the site assessment process which include reducing the overall development area. These sites, together with others proposed in the Wallacestone/Rumford area, attracted widespread opposition from within the community.

Standrigg Road West and East (POL/B/13 and POL/B/17)

RFA Development Planning Consultants objected to non-inclusion as preferred sites. As with other sites in the Wallacestone/Rumford area, there was little support from within the community, with landscape impact, coalescence of settlements and infrastructure capacity noted as areas for concern.

Polmont Station (POL/B/11)

The agent promoting this site on behalf of landowner Mr T McCarroll, notes that it is effective, and that it can be accessed, screened to mitigate landscape impact, and could deliver traffic calming in the existing village centre.

Polmont Park (POL/B/10)

Manor Forrest objected to the non-inclusion of a site at Polmont Park for residential development.

Gilston (POL/C/01)

Hansteen Land Ltd continue to pursue an element of housing at Gilston.

Infrastructure for Growth

Maddiston Community Council commented that Maddiston has a poor image which they consider has been brought about by lack of infrastructure investment in the village. They consider that there has been little use of planning gain money in the area and that more local investment is required, noting a community centre in particular. There is concern that Maddiston's inclusion within the wider Polmont area for planning purposes, conceals levels of poverty that prevent the least well off from accessing services in the wider area. (Maddiston is included in the Scottish Multiple Index of Deprivation).

Maddiston Community Council also raised concerns about capacity at Maddiston Primary School, and other community councils and residents expressed concern about capacity issues at Braes High and Wallacestone / St Margaret's Primary Schools, commenting that development of the Middlerigg site could result in local children being rezoned to three different schools.

Some respondents expressed serious concerns about management at West Carron and Avondale Landfill sites, with the latter attracting complaints about foul odour.

Concerns were also raised about the capacity of waste water treatment works to accommodate new development, (particularly Kinneil WWTW), and also pressure on Meadowbank Health Centre.

A number of residents expressed concern about lack of open space at Wallacestone/Reddingmuirhead, in particular kickabout/football facilities.

Employment Land

Falkirk Distillery have requested that the site at Beancross should be listed as a key employment node.

Klondyke Garden Centre reaffirmed their commitment to preferred site POL/B/04 at Beancross Road for expansion of the existing garden centre.

Hansteen Land Ltd reaffirmed their commitment to Gilston. Residents commented about potential impacts on landscape and wildlife, calling for a high quality development to minimise impacts on adjacent residential areas.

Town Centres and Retail Provision

There was a general view that the Tesco Redding store has been positive for the area.

Strategic Access and Sustainable Travel

Many local residents raised concerns that the local road network cannot accommodate any more development. Concerns were also raised that parking at Polmont Station is at capacity and that bus provision is not sufficiently integrated into other modes of public transport.

Cultural Heritage

A number of residents expressed concern about the impact of recent development on cultural heritage, particularly in terms of the Antonine Wall. There was a call for the Council to adopt more robust policies and there is serious concern about potential policies which would permit enabling development.

Rural North

Housing Growth

Airth: There was general opposition amongst residents to large scale expansion and a significant level of support for the option of limited expansion as advocated in the MIR. This approach for Airth was also supported by SNH. Significant infrastructure and environmental constraints were noted. One respondent advocated limiting further development to committed sites only, as further expansion risks community fragmentation and loss of identity.

Torwood: Torwood Community Woodlands group was supportive of the MIR vision and housing growth preferred options for Rural North, but opposed any further housing in Torwood, including the committed sites. Larbert, Stenhousemuir and Towood Community Council are also opposed to further housing in Torwood and commented that the woodland should be protected.

Housing Need

There was support for the development of some council housing on the committed sites in Airth, noting that development of these sites would help improve public transport provision to the village.

Sustainable Housing Locations

Airth

Airth Mains Farm (AIR/B/02)

George Russell promote this non-preferred site which they consider is effective and has financial backing, unlike other sites in Rural North. There is still capacity at Airth Primary School because other commitments built into the projections will not come forward in the foreseeable future.

The Glebe (AIR/B/03)

Church of Scotland Trustees support this site's status as a preferred option contributing to Airth's modest growth and request further adjacent land to be included (The Glebe2 AIR/B/05, see below). However Ogilvie Homes oppose this as they consider the site to be ineffective without a named developer.

Eastfield 1 (AIR/B/04)

Ogilvie Homes wish this non-preferred site to be taken forward to the Proposed Plan as it has a named developer involved and the environmental constraints around Airth have been overstated.

Torwood

Glen Road and East of A9 (TOR/B/04 and 05)

James McCaig is promoting these non-preferred sites on the basis that they are effective, that infrastructure constraints are overplayed, and that they will provide opportunity to improve woodland and some commercial development.

Castle Cres (TOR/B/02)

James Jones & Sons are promoting this non-preferred site for low density housing mixed with the woodland, as they believe growth should be distributed around the villages and not concentrated in Airth.

Letham

Letham East (LET/B/01)

Murdoch Smith is promoting Letham East site as the only deliverable site in the village, as it passes all the effectiveness tests in Scottish Government advice and waste water constraint in the village is being addressed.

Climate Change

Windfarm development raised a number of comments, with some advocating a cautious approach to any development in the open carse landscape. Concern was raised about the difficulties of evaluating cross boundary effects from proposals in neighbouring council areas. The preparation of the Spatial Framework for windfarms was welcomed.

The Green Network

Torwood Community Woodlands Group view enhancement of Tor Wood through further tree planting as contributing to the climate change agenda and comment that its recreational potential supports the Green Network initiative. Tor Wood should become a locally designated site for wildlife, cultural heritage and ancient woodland.

Cultural Heritage

Views were expressed that controls on development in the Conservation Areas should be more vigorous, while the prospects of development going ahead at Dunmore Park to restore the house were viewed with scepticism.

Rural South

Housing Growth

There was a general level of support for committed and preferred new sites in the Upper Braes villages, noting their potential for regeneration. However, opinion about any further development in the Shieldhill/Reddingmuirhead area was divided.

Housing Need

Blackness Community Council expressed interest in some affordable housing for the village.

Sustainable Housing Locations

Avonbridge and Standburn (Sites AVN/A/01 – 05 and STA/A/01)

Avonbridge and Standburn Community Council offered no specific objections to allocations. However, they noted that consideration should be given to improvement of existing landscaped areas, the condition of the River Avon Heritage Trail and access west of Avonbridge, adequate sewerage provision, upgrading of B825 (including footpath provision), the A801 Avon Gorge improvement, flooding and parking. SEPA expressed concern about the allocations adjacent to the River Avon. (AVN/A/01 – 04), recommending that they should be removed.

Standburn East (STA/B/02)

This site was promoted in the Falkirk Council Local Plan by Mr McGillivray. A representation restating support for the site, as part of a larger area extending to Bowhouse Roundabout, was made by Mr Leckie, who notes that the existing housing allocation at Standburn may prove difficult to develop, and that allocating additional land for development would increase flexibility. He also notes that this site, together with future land releases over the wider area, could make a significant contribution to the A801 upgrade. (See Chapter 3 – site Wester Bowhouse Farm).

Standburn South (STA/B/01)

Carronvale Homes restate support noting effectiveness of the site, support for the local school and that the existing Local Plan allocation is not effective.

Blackbraes (RUR/B/02)

A total of 10 representations were received in support of a small development at Blackbraes, promoted by Mrs Finnie. These cited regeneration of the former village, additional housing opportunities and opportunities for rural living as reasons for the allocation.

Cliftonhill Farm, California (CAL/B/01) and Redding Muir Farm, California (CAL/B/02)

A representation from Mr & Mrs Young for the allocation of a site at Cliftonhill Farm noted its appropriate location in a village which is suitable for expansion, and its potential to become effective within a 5 – 10 year period. A further representation by Hamilton & Kinneil Estates in support of an allocation at Reddingmuir Farm, noted that the site is sustainable, accessible and effective.

East Cottage, California (RUR/B/09)

A representation has been received from Mr Tate in support of small scale rural housing at East Cottage, to the east of California, making reference to Scottish Planning Policy (SPP) which requires development plans to support more

opportunities for small scale housing development in rural areas, and calling on the LDP to indicate circumstances in which extensions to existing clusters and groups might be supported.

Haroldstoun/Darnrigg Moss (RUR/B/03)

A representation was made by Chartmount Land Holdings to allocate a former opencast site for low density rural housing with up to 50 plots. This will improve and enhance a degraded rural site and provide opportunities for improvements to landscape, habitat and recreation.

Hillcrest Farm (SHIE/B/02)

The preferred new site at Hillcrest, Shieldhill, promoted by Mr Agnew, generated both strong support and opposition. Approximately 242 people signed a petition in support of the proposal and some 508 standard letters were submitted opposing development of this site and any further growth in Shieldhill. Supporters of the proposal consider the site to be a modest eastern expansion to Shieldhill in an area where a precedent for housing has already been established, and that the area would benefit from the housing with no adverse impact on existing for recreation. Opponents of the proposal point to a number of constraints including lack of capacity at Braes High School, lack of capacity in the road and sewerage networks, loss of paths and valued recreation space, loss of rural identity, the exposed position of the site, and impact on natural heritage.

Shieldhill non preferred sites (SHIE/B/01, 03 and 04)

There was also some community opposition to development at Greenwells Farm, Burnbrae Farm and Belmont Avenue, noting the need for consolidation, road safety, impact on infrastructure and surrounding countryside as reasons for not supporting these allocations.

Bellmont Avenue (SHIE/B/01)

Carronvale Homes restate support for development of the site noting that it is effective contributing to open space provision.

Southfield Farm, Slamannan (SLA/B/01) and SLA/B/02 Hillend West, Slamannan (SLA/B/02)

The majority of representations received support the existing and preferred allocations aimed at regenerating the village.

Wester Jaw, Slamannan (RUR/B/05) Hillhead Farm, Slamannan (RUR/B/06)

Representations were made in support of the allocation of additional sites at Hillhead Farm and Wester Jaw by Mr Leckie, noting significant flooding issues associated with the existing allocations, and promoting these alternative sites to allow for greater flexibility in case the existing allocations prove to be unviable.

An additional representation opposed large scale allocations at Slamannan and Limerigg, noting the need to preserve the rural character of the villages and lack of need for additional housing in this rural location. The representation also referred to the need for more paths and cycleways to increase accessibility. A further representation opposing major development at Slamannan, refers to increased traffic and associated noise on Slamannan Road, Falkirk.

Stein's Brickworks, Allandale (ALL/B/01)

A representation has been received from Allandale Properties for a mixed use development on this site of approximately 12 hectares occupying the former brickworks. A planning application was submitted during 2011 for housing,

recreation, office development, veterinary hospital and open space. The Council's Planning Committee at a meeting in April 2012 indicated that is 'minded to grant' the application, subject to the satisfactory completion of a planning obligation, to deliver affordable housing and enhanced education provision in the area.

Climate Change

There was a suggestion that the area to the west and south of Shieldhill may be suitable for wind turbines.

Chapter 3: New Sites Identified During the Consultation Process

A number of new sites for consideration emerged during consultation on the MIR. Details of these are outlined below.

Denny

Headswood

Proposal for residential/business/recreation/care home on brownfield site of approximately 10 hectares to north of Headswood House on Denovan Road.

Drumhead Quarry

Proposal for sandstone quarrying on site of approximately 2 hectares to the north of Denovan Road and west of Doghillock Farm..

Bonnybridge & Banknock

Broomhill Road 2, High Bonnybridge

Proposal for housing on site of approximately 2 hectares between industrial estate and playing fields on east side of Broomhill Road.

Cloybank, Banknock

Proposal for housing on site of approximately 0.9 hectares south of stables and west of existing SIRR site on Braeface Road.

Bonnybridge Hospital

Proposal for housing on former hospital site of 2.7 hectares.

Falkirk

Smith Street

Proposal for housing on site of approximately 0.3 hectares.

Forth Valley College

Proposal for residential/retail/college on surplus land at Grangemouth Road as part of their aspirations for a new campus on the site. This could represent a significant additional brownfield opportunity.

Grangemouth

Inveravon Steadings

Proposal for residential and tourism use on site of approximately 0.8 hectares.

Little Kerse

Proposal for leisure/sports development on site of existing leisure facility.

Larbert & Stenhousemuir

North Broomage

Proposal for private housing/social housing/assisted living/care home on site of approximately 5 hectares to the north of the existing M876 slip roads.

Polmont

Whyteside House Hotel
Proposal for housing.

Polmonthill
Proposal for leisure/tourism uses including a campsite and ancillary facilities, a potential fishing school, café and office on a site of approximately 4 hectares at Polmonthill.

Bo'ness Road/Smiddy Brae, Old Polmont
Proposal for housing on site of approximately 0.8 hectares at Bo'ness Road/Smiddy Brae

Burns Crescent, Laurieston
Proposal for housing on site of approximately 3.0 hectares to the rear of Burns Crescent.

Rural North

The Glebe 2, Airth
Proposal for housing on site of approximately 3.8 hectares.

ForthView Golf Range, Airth
Proposal for housing/school.

Glenbervie Hotel
Proposal for housing/hotel/leisure uses.

Rural South

Wester Bowhouse Farm
Proposal for housing, retail and commercial uses on approximately 41 hectares between the site of the existing representation for Standburn East (STA/B/02) and Bowhouse Roundabout.

Appendix 1 : Summary of Stakeholder Workshops

Sustainable Place Stakeholder Workshop 23 January 2012, Callendar House, Falkirk

GROUP 1 SESSION 1

Main Issue 10: Climate Change

- | | | |
|----------------------|------------------------------------|---|
| Fuel supply security | - carbon neutral development | |
| | - location dependent | |
| | - | |
| | - increased building cost (impact) | - |
| | - influencing building standards | |
| Renewable energy | - spatial strategy | |
| | - smaller installations | |
| | - need 20 year plan | |
| | - small hydro generation | |

Main Issue 12: Green Network

- | | | |
|-----------------------|-------------------------------|--|
| Leisure Accessibility | - sustainable (bike and walk) | |
| | - social inclusion | |
| | - connect communities | |

Main Issue 14: Waste

- | | | |
|--|--|--|
| | - access is a consideration | |
| | - there is a demand for recycling demand | |
| | - need to consider carbon reduction | |
| | - the right issues are being considered | |

GROUP 1 SESSION 2

Main Issue 11: Design Quality and Place

Need for :

Flexibility of approach.

Diversity of type and design.

Move away from standard design.

Focus on placemaking

Main Issue 13: Cultural Heritage

Sites on the Inventory of Historic Battlefields should be protected.

Updating Heritage Strategy should be a priority.

Non Inventory Landscapes should be considered.

Main Issue 6: Countryside

Abuse of Policy.

Consider relaxation of policy to allow replacement houses in the countryside.

GROUP 1 **SESSION 3**

Main Issue 1: Housing Growth

Is a strategy of modest growth achievable in the continuing economic downturn?

Are the other growth strategies more or less deliverable?

The sustainability of each growth option should be fully examined.

There should be a re-examination of committed sites rather than just rolling them forward by default.

Main Issue 4: Infrastructure

Will developer contributions be sought to deliver the identified infrastructure?

Some infrastructure cannot be improved due to physical and capacity constraints.

Who pays for the identified infrastructure and when?

Main Issue 5: Green Belt

Is there a need to change/ review the green belt boundary?

GROUP 2 **SESSION 1**

Main Issue 10: Climate Change

Low Carbon

Carbon rich soils and prime agricultural land - policy is to try and protect agricultural land.

Peaty soils - upland areas; do not direct development to these areas.

Opportunities for peatland restoration and protecting habitats as well as protecting carbon rich soils.

SEPA support above and avoiding development in these areas.

Look at energy efficiency in existing buildings as well as new buildings.

Demolition releases carbon. Keep buildings where appropriate.

Low carbon buildings - Building Regulations have strong influence.

In the current climate - developers doing minimum as defined by statute, offering little/ nothing extra.

Renewable Energy

More and more applications for single turbines. Two applications so far for large wind farms - both refused.

Suitable areas limited.

Spatial plan is a useful tool but also need to consider cumulative effect of small and single turbines.

Single turbines can cause habitat fragmentation and loss of peatland.

Is aim to have a policy on controlling/limiting cumulative impact?

Also need to look at cross-border cumulative impact - not resolved at moment.

Flood Risk

RSPB welcome managed realignment – could also look at working with neighbouring councils around the Forth. Need for estuary-wide flood risk management plan.

Historic Scotland mentioned potential impact of flood risk management on archaeology. Needs to be considered and recognised.

Existing policy - flood mitigation - need more emphasis on flood avoidance.

Main Issue 12: Green Network

Identify key opportunities and incorporate into masterplans/development briefs.

Central Scotland Forest Trust is a core government strategy.

Historic Scotland - look at/consider value of industrial landscape and understanding of it and what it gives the landscape of today.

Draw historic landscape and value into updated landscape character assessment.

Make sure include upper catchment flood management.

Main Issue 14: Waste & Minerals

Waste

No comments.

Minerals

South Lanarkshire - no new sites for peat extraction. Scottish Government advice/greater support for protection of peat. Include similar in Falkirk Plan.

GROUP 2 **SESSION 2**

Main Issue 11: Design Quality

Historic Scotland broadly support carrying forward existing design guidelines.

Main Issue 13: Cultural Heritage

Historic Scotland - are we going to update and implement policies set out in built heritage strategy? Not clear in MIR how going to improve policies in built heritage strategy.

Enabling development - Historic Scotland welcomes enabling development. How will Council assess the conservation deficit to get good balance/proportionality between heritage interest and enabling development. Danger the historic building is swamped or neglected. Historic buildings should be done first/phased.

Does enabling development have to be on/next to historic site/building? Can it be offsite and get contributions?

Must properly assess what the historic building needs to make it long-term sustainable.

Should think about character of existing buildings and whether proposals recognise this character - listed or not?

Main Issue 6: Countryside

Need to re-visit housing in countryside design guide.

GROUP 2 **SESSION 3**

Main Issues 1 and 2: Housing Growth and Location

SEPA - avoid areas of flood risk.

Development pressure on SINCs (Sites of Importance for Nature Conservation) - wording on controlling development vague and not clear.

Important to recognise/highlight habitat connections.

Extension to Lochlands - bad planning!

Main Issue 4: Infrastructure

Road widening and potential conflict with Antonine Wall World Heritage site. Design and mitigation important. Open space - often issue is quality not quantity.

Main Issue 5: Green Belt

Loss of Green Belt - should be explained why, so it is not seen as loss of countryside/open space.

GROUP 3 **SESSION 1**

Main Issue 10: Climate Change

Welcome spatial framework for wind energy.

Focus on natural flood management and ecosystem services links to "Green Network" section.

Developer contributions to off-site flood management/mitigation could be explicit in Plan.

Main Issue 12: Green Network

Welcome SPG Landscape Character Assessment - fit developments into this.

Support multi-functionality of Green Network.

Need to look more closely at North/South connections (e.g. Tamfourhill/Bonnybridge)

Main Issue 14: Waste and Minerals

Happy with preferred option and the tie up with renewables and waste.

SPA designation - some site clashes – (Appropriate Assessments needed).

GROUP 3 **SESSION 2**

Main Issue 11: Design Quality

Promote Government's "Green Infrastructure and Placemaking" agenda.

Should be integration of SUDS and water management.

Central Scotland Network should be taken into urban areas – care should be taken not to isolate communities.

Good design doesn't cost.

'Designing Streets' causing issues.

There is a lot of guidance – realities of scale have to be considered and impact on deliverability e.g. Secure by Design, Designing Streets, Green Infrastructure and Placemaking.

Main Issue 13: Cultural Heritage

Links to sense of place in design.

Main Issue 6: Countryside

Food security is an issue – could consider through countryside lowland crofting.

GROUP 3 **SESSION 3**

Main Issues 1 & 2: Housing Growth and Location

Significant issue is under-occupancy of private housing. Big resource there now. How much information do we have on this – is it mapped?

Meshing of housing strategy and LDP.

Westminster welfare reforms have an impact.

Voids do not signify a thriving community!

Market changes/market failure or local market saturation all have to be taken into consideration.

Have to consider community as well as environmental carrying capacity.

Social housing needs to be integrated into other types.

General acceptance of needs and medium growth option - some issues on site by site basis.

More emphasis should be placed on phasing of larger sites, masterplanning, green infrastructure etc.

Main Issue 4: Infrastructure

Very much a "chicken and egg" scenario.

No-one wants to pay for 'Grey and Green' Infrastructure, but if it's not there, no-one wants to buy/live there.

Need to consider public sector advance funding - can claw back later from uplift in development value.

Main Issue 5: Green Belt

No issues on green belt changes.

GROUP 4 **SESSION 1**

Main Issue 10: Climate Change

Are there any proposals for utilising waste heat from Grangemouth?

How does Grangemouth sit in the LDP climate change context?

How would any heat capture project sit with wider Building Regulations and Policies?

How reliable are alternative power sources?

How does decarbonisation fit with other policies, e.g. Listed Buildings?

Impact of spatial range of protected sites important, e.g. landscape, bird flight.

Role of sustainable transport?

Any scope for tests, e.g. local relaxation of housing controls.

Challenges and issues include financial, legislative framework, and wider societal constraints.

Main Issue 12: Green Network

Falkirk sits in wider context - surrounding areas and environmental sensitivities are important

Core paths good but still some key gaps.

How to better link paths to urban areas.

Signing and information are vital to support infrastructure.

Any scope to link with heritage trails? Historic Scotland may be able to assist.

Interface with road network important - needs to be safe?

Options for blue networks, based around links to water resources, e.g. rivers, harbours.

Main Issue 14: Waste & Minerals

West Carron site subject to some ongoing discussions.

Will Dalderse Sewerage Works cope with increased demand for use?

There are significant funding issues around these topics..

GROUP 4 **SESSION 2**

Main Issue 11: Design Quality

Built heritage policies fine.

Any scope for emphasis, e.g. Callendar Park?

Where is the money best spent?

Balance needed - high profile v small scale projects.

Avoid coalescence.

Masterplanning of larger sites can be useful - offers scope for variety.

No clear design guidance for the countryside - anything to frame opportunity sites?

Would this support smaller sites in less developable areas?

Need to improve clarity.

How do we use the best design for sites?

Longer term nature of plans means flexibility is important.

Main Issue 13: Cultural Heritage

Cost and liability are important.

Scales of economy are important.

Enabling development to protect cultural heritage is good. Need to be careful on the details.

Main Issue 6: Countryside

Design guidance should be updated.

Stirling Council good example.

Identify sites meeting defined criteria.

Opportunities for community housing.

How should we address brownfield sites in countryside?

How do we address their curtilage?

Explore links to Green network.

GROUP 4 **SESSION 3**

Main Issues 1 and 2: Housing Growth and Location

Developers tend to dictate housing mix.

Council needs to build flexibility into policies.

Issues regarding need for housing for elderly population - demographic changes.

Design guidance should reflect flexible approach.

How resilient is modest settlement expansion option to external issues?

Main Issue 4: Infrastructure

Spatial dynamic of area will change with new road upgrades.

Plus point for Falkirk is affordability and nearby employment.

Can development deliver "green" infrastructure?

Main Issue 5: Green Belt

Agree with approach.

Protect and enhance key strategic schemes.

**Thriving Communities Stakeholder Workshop
30th January 2012, Callendar House, Falkirk**

GROUP 1
SESSION 1

Main Issues 1 and 2: Housing Growth and Location

Question the effectiveness of SIRRs – have alternatives been considered to achieve housing targets?

Should they be carried forward into next plan 2024-2034?

Should they be scaled down?

Thorough analysis required of sites with constraints – there is a real problem with sites that cannot be delivered.

Right locations needed.

There is need for significant number of sites to get the volume of housing required.

Growth strategies of neighbouring local authorities need to be considered.

Agreement that low growth strategy is not preferred.

Competition of sites and resources available to developers.

Housing has strong links with attracting inward investment.

Some communities need time to consolidate.

Need for adequate housing close to employment land.

Distribution of additional housing need – need for rationale behind allocations – some communities have only modest allocations

Main Issue 3: Housing Need

Requirement for affordable housing in some areas e.g. Larbert.

How do you keep affordable housing in the affordable housing pool?

Need to look at range of mechanisms for delivery social housing.

Need to look more closely at housing for the elderly.

Consideration of existing stock which may be lying empty.

GROUP 1
SESSION 2

Main Issue 4: Infrastructure

Need for more realism about what can be delivered through the planning system.

Developer contributions need to be fair, reasonable and proportionate.

Developers increasingly looking to defer infrastructure contributions or for staged/staggered payments because of difficulties in paying all up front.

Roof tax is a consideration – could be based on community tax – would provide more certainty.

Need for closer partnership working between local authorities and the development industry.

Need to speed up S75 agreements.

Call for standardisation of S75 agreements.

Should funding be local or central?

Developers may be looking to defer infrastructure contributions.

Transport Scotland should be funding trunk roads upgrades but is low on funds.

A list of requirements is there but no detail on how they will be funded.

Developer contributions from housing is only a small proportion of overall funding.
funding.

Funding needs to be realistic.

Funding for health centres/surgeries is also a concern.

There is restricted capacity in the rail network – this does not sit comfortably with moves towards more sustainable travel.

Major strategic improvements identified.

Large, strategic sites only can deliver the number of houses and infrastructure sought.

Main Issue 9: Strategic Access

Funding should come from developers of domestic and non-domestic sites.

Main Issue 6: Countryside

Supplementary planning guidance needs to be widened.

GROUP 1 **SESSION 3**

Main Issue 11: Design Quality and Place Making

Consideration should be given to integration of services with other authorities.

Scope for green network within existing developments.

Potential issues of integrating over a wider area.

Positive response to overall strategy.

Master planning and spatial awareness could be beneficial.

Quality of open space needs to be considered.

Main Issue 12: Green Network

Link between economic viability and preserving heritage stressed.

Are there any thoughts about adding status to more recent buildings or adding to conservation areas?

Main Issue 10: Climate Change

Discussion that climate change easier to counter in large developments than small developments.

GROUP 2 **SESSION 1**

Main Issues 1 and 2: Housing Growth and Location

HNDA is robust and credible, but at same time housing allocations not generous.

Concerns re flexibility allowances (should be generous).

Concerns about projected output from SIRR sites, allowances from windfall and potential shortages.

Greater flexibility is required – particularly in face of bank finance restrictions.

Crux is what is effective. Should be effective mechanism for screening for effectiveness and reallocating sites where necessary.

There seems to be capacity in areas with major constraints and demand in areas where there is lack of capacity.

Funding/ investment - should consider roof tax, timing of Section 75 Agreements, affordable housing delivery/flexibility e.g. look at Edinburgh examples.

GROUP 2 **SESSION 2**

Main Issue 4: Infrastructure

Modest infrastructure proposals reflect modest growth proposals.

PRO: Realistic and practical.

CON: Could have 10-20 year picture with more ambitious target – on table if a need arises to keep track of progress.

Play up connectivity and importance to economic growth.

Infrastructure is essential – but the question is how to pay for it.

Strong prioritisation is needed with better funding targets and co-ordinated/cross boundary contributions.

Main Issue 6: Countryside

Support development of brownfield sites.

Support for proposed preferred policy and steading conversions.

GROUP 3 **SESSION 1**

Main Issues 1 and 2: Housing Growth and Location

Generally agree with proposed approach.

Concern re projected output from SRRs.

Non-preferred sites may be required for development in longer term (Post 2024).

Support for more mixed use and flexibility on employment land.

Uncertainty about development delivery in present economic climate – need for flexibility.

Can be difficult to take a long-term view, especially for Community Councils

Appreciate MIR approach to considering all options including preferred and non-preferred.

Important to be realistic - some sites proposed required less investment. Good to have these in current economic climate

Main Issue 3: Housing Need

There are issues regarding local people being unable to get local affordable housing, and the perception of some local discontent regarding allocation of affordable housing. This can lead to local opposition to some housing schemes.

Affordable housing is best promoted by housing associations.

The projected need is not reflected in the targets.

There should be a broader range of % requirements to reflect actual need in different areas.

Need to bring forward an 'empty homes' strategy.

GROUP 3 **SESSION 2**

Main Issue 4: Infrastructure

This should take into consideration phasing of development, quality of life for locals/neighbours during installation of infrastructure, managing infrastructure requirements as development phased/brought forward, flexibility needed in hard times and priority should be given to critical infrastructure first, with the rest considered later.

Question if there is big need for infrastructure, particularly for health/secondary school provision – can be an issue of perception.

NHS Service -outwith scope land-use planning

Logical to promote medium growth to limit need for more infrastructure.

Review SRRs.

Keep overall 'Vision' in mind - places should be distinct, easily accessible.

Main Issues 5 and 6, Green Belt and Countryside

Why keep Green Belt at Kinneil Kerse?

Should list objectives of Green Belt in MIR.

GROUP 3 **SESSION 3**

No discussion.

GROUP 4 **SESSION 1**

Main Issues 1 and 2: Housing Growth and Location

Problem that identified sites cannot deliver within timeframe – better identification of constraints is needed to manage expectations of communities and developers e.g. Bo'ness

SRR's all have constraints – reliance on these for delivery is a risk.

Wide choice of effective sites is required to ensure delivery of required housing.

Main Issue 3: Housing Need

Affordable housing is more successful if it blends better with remainder of development.

Council allocations policy can undermine this and lead to problems.

Increasing the land supply needs lower land values.

More land – allocation for housing stimulates economic development.

Can 'over-allocation' be managed?

**Growing Economy Stakeholder Workshop
7th February 2012, Callendar House, Falkirk**

GROUP 1
SESSION 1

Main Issue 7: Employment Land

Kinneil Kerse - would removal impact on TIF bid relative to petro-chemical expansion?

Klondyke - well located close to motorway network.

Importance of the chemical sector emphasised - specialised requirements HSE issues surrounding housing - don't bring housing closer to hazardous installations - specific reference to housing in Wood Street.

Requirements for ready-made office accommodation.

Need a steer from potential inward investors about what they are seeking prior to committing to new build.

Development addresses problems of contaminated sites.

Should relax employment status of allocated sites to allow for wider range of uses including housing.

Should use empty flats, e.g. high rise, as office accommodation.

Main Issues 4 and 9: Infrastructure and Strategic Access/Sustainable Travel

Capacity issues for local road network if more industry introduced (ref Grangemouth).

How much more industrial development can Grangemouth take - noise, pollution, etc?

Call for infrastructure improvements to be put in place in advance of development. Outcome of TIF bid important in this respect.

Timing of delivery of projects important.

Should be campaigning for high speed rail link to Falkirk - lobby NOW for the future.

Rail network - issues with increasing freight use within existing network.

GROUP 1
SESSION 2

Main Issue 8: Town Centres

Denny has had a rough deal – overemphasis on Falkirk at expense of other centres.

Falkirk attractive therefore is justification for the focus.

Although the MIR encourages development of all centres, Council has no control over where retailers will locate.

We need to make sure we can attract retailers.

Out of town centres often more attractive to shoppers due to availability of parking.

ASDA has had negative effect on smaller retailers in Grangemouth Town Centre.

Perhaps there is a case for smaller superstores, or to reduce non-food element.

- Discussion round changing nature of retailing including online.

How can planning support small independent retailers?

Are there examples we can look to elsewhere?

Case for more markets - different opinions about whether or not these are good for existing shops.

Main Issue 11: Design Quality and Placemaking

Design should focused on communities and creating sense of community.

There is a strong place for "Designing Streets" in contributing to this and getting away from standardised layouts.

Main Issues 1 and 2: Housing Growth and Location

HNDA figures - 900/year and MIR chooses 725 (less). If HNDA says plan for more, we should.

MIR doesn't distinguish between market housing and affordable housing.

Flexibility allowance welcome but MIR doesn't specify what this is. Need to know how this will work in practice.

Need for most up-to-date figures to be used - HLA presently being prepared.

Concern about Bo'ness Foreshore as part of the allocation – led to wider discussion of SRRs and contribution to housing land supply.

Housing shortage in Grangemouth noted.

Location of housing relative to employment uses is an issue for Grangemouth.

Housing - preference for smaller sites welcome due to difficulties in delivering large scale strategic sites - discussion about providing infrastructure.

Suggestion to remove green belt designation at Skinflats and build housing here to accommodate housing needs of Grangemouth.

Was idea at one time to expand housing around docks and along canal – can't move forward in current economic climate.

GROUP 1 **SESSION 3**

Main Issue 10: Climate Change

Low Carbon Development

Low Carbon - support for preferred option to have the 30% reduction requirement in line with building regulations.

All new houses should come complete with solar panels - issues around the carbon implications associated with their production.

Wind energy – discussion around viability.

Water/wave power probably offers better potential.

Cost of low/zero carbon generating technologies can add £5/10K per house. The 30% reduction should consider the fabric of the building as well as installation of LZCGT technologies. Carbon offset contribution can go to e.g. loft insulation elsewhere.

Flooding

Need for wider study of implications.

Grangemouth at greatest risk.

Main Issue 14: Waste and Minerals

Problems associated with waste disposal outwith existing landfill areas of West Carron and Avondale.

Sites MUST be located in areas where they will not impact on residential areas.

Opencast mines should be better managed in terms of restoration and re-grading.

GROUP 2 **SESSION 1**

Main Issue 7: Employment Land

Bo'mains Industrial Estate – land remaining is prominent gateway – important to have right use visually. Could be some relaxation to business reservation, but not a supermarket.

Wood Street – concern about housing that has been allowed and has created a precedent for further encroachment of housing toward Calachem – this is a major concern for the chemical sector. Point made that the PAHDI rules are not enough in terms of judging compatibility of uses – planning has to take a broader view.

Earls Gate Park is showing that there is demand for industrial land of the right type in this location. Wood Street would be suitable for light industrial use.

Drum Business Park – concern that this site has not been marketed effectively for business use, and there was an inevitability about it reverting to housing.

General concern about business land reverting to out-of-centre retail use, particularly supermarkets (e.g. Wrangler site).

General view that we should be cautious about releasing business land for other uses.

Main Issues 4 and 9: Infrastructure and Strategic Access/Sustainable Travel

Upgrade of M9 Junctions 5/6 is important for the future economic growth of Grangemouth.

Developer contributions can be problematic and too onerous. Example of contributions to junction upgrades from Earlsgate – long negotiations, Transport Scotland's methodology was obscure, and contributions were the same as for housing, notwithstanding the difference in land values.

Infrastructure burdens at Bo'ness Foreshore – doubts expressed as to whether this development would ever be viable – perhaps only at the height of the market.

GROUP 2 **SESSION 2**

Main Issue 8: Town Centres

Falkirk

Falkirk Town Centre is doing reasonable well in spite of the economic downturn. Role of Falkirk TC will have to be rethought to some degree given the way the retail industry is changing. Need to exploit art/cultural potential. Potentially have to plan for the decline of retail.

Comment that although the Town Centre has a thriving evening economy, the High Street is dead in the evening.

Important that Falkirk Council has stuck to its guns in resisting out-of-centre shopping.

Restrictions on Phase 2 of the Retail Park should be kept. Although Next has gone from the High Street, at least it is still in the town.

Falkirk TC opportunities are correctly identified. The East End is probably the most important opportunity.

There is potential to relocate the bus station to Grahamston to give a better interchange between bus and rail.

As regards the West End, it is important that the Council should keep as many staff as possible working in and around the Town Centre.

Agree with Council preferred option on Falkirk Gateway – it should not be allowed to become a competitive threat to the Town Centre.

Parking regime in the Town Centre could be more innovative.

Grangemouth

Grangemouth Town Centre has been adversely affected by Asda and is looking tired. Rents in the precinct seem high – could the Council drop them to encourage new businesses?

Bo'ness

Retailers are a problem in Bo'ness Town Centre – 'Co-op syndrome', but this is starting to change with new businesses being more entrepreneurial and commercial.

Cinema has been very good – people are coming from Linlithgow.

Location of Bo'ness town centre puts it at a disadvantage – residents don't have to pass through it, compared say with Linlithgow.

Stenhousemuir

Concept of the regeneration is good, although the execution has left something to be desired. If land is available, supermarkets should be integrated with town centres.

Government needs to come up with a new policy for town centres.

Main Issue 11: Design

Bo'ness THI has been very positive.

There is a need to market the area's heritage better.

Town centres should be the priority – they are the shop window for the area and they have soul, in comparison with out-of centre stores.

Disagreement over whether contemporary or traditional design should have been adopted in street furniture in Bo'ness.

Main Issue 1: Housing Growth

Question as to what is driving housing growth – decline in household size and competitive house prices which is fuelling immigration.

Do we want the area to be a dormitory for the cities?

Noted that there is still a very strong loyalty to individual communities in terms of where people choose to live in the area.

Potential for more residential use in town centres – living above the shop.

View that a growing population means growing economy.

GROUP 2 **SESSION 3**

Main Issue 10: Climate Change

Need to look at the whole life cost (including energy) of development.

Industry in Grangemouth is driving forward energy efficiency – cost driven.

There is general scepticism about renewable energy in terms of its efficiency, the need for reserve capacity (if the wind isn't blowing), and impacts.

There is probably scope for wind energy developments in the Braes, although it is recognised that there are communities in the Braes that would be impacted on. Key visual receptors such as the Wheel and the Antonine Wall need to be taken into account.

Question as to whether the proposed biomass plant in Grangemouth would be sustainable given the distance that feedstock will have to be shipped.

Capturing waste heat from Grangemouth probably doesn't stack up. Companies have looked at this internally, but with the extra infrastructure that is needed it doesn't stack up.

Flood risk in Grangemouth is an issue for Scotland plc, given national reliance on the refinery.

Main Issue 14: Waste and Minerals

New MRF at Avondale is an impressive facility.

Falkirk generally does well on recycling.

There is an issue with the recycling of town centre waste.

Multiple bins create design issues for residential developments.

GROUP 3 **SESSION 1**

Main Issue 7: Employment Land

Would de-allocation of Kinneil Kerse affect soil hospital proposal?

Extend Bo'ness railway terminus to Gilston – could form a cross cutting tourism opportunity. Protection of the route required.

Core business Area at Glasgow Road, Camelon has the potential for mixed use development.

The alternative option for Core Business Areas, needs more detail. How were existing sites assessed?

The impact of mobile shops on town centre businesses should be assessed.

Extension of the West Pier at Bo'ness would enhance tourism possibilities.

Main Issues 4 and 9: Infrastructure and Strategic Access/Sustainable Travel

Use the EGIP project to advance plans for new stations.

GROUP 3 **SESSION 2**

Main Issue 8: Town Centres

SPP prescribes general approach.

Potential for Camelon to become a district.

Cruikshank Foundry (i.e. Sainsbury/Iceland) in Denny has hurt the bid to regenerate - but don't lose hope in Denny. Supermarkets are getting smaller.

Grangemouth Town Centre needs investment as on par with Falkirk TC.

Grangemouth Asda has not assisted TC.

Falkirk TC has opportunity to concentrate on non food offer.

Main Issue 11: Design Quality and Placemaking

Falkirk Wheel should be a placemaking priority – would enhance Tourism.

Antonine Wall should also be a placemaking priority.

Main Issues 1 and 2: Housing Growth and Location

Concerns about the defensibility of the greenbelt in Bo'ness.

Current allocation at Bo'mains Farm will do nothing for the town.

Greenbelt should be maintained.

Development at Bo'ness Foreshore would make the railway a bad neighbour.

Regeneration of vacant housing in Grangemouth should be seen as a priority in the absence of any new housing.

GROUP 3 **SESSION 3**

Main Issue 10: Climate Change

Low Carbon Development

LZCGT policy could be more ambitious although cost to the consumer should be borne in mind.

Concern about the inability of wind turbines to deliver carbon reduction targets due to the inefficiency of technology.

Potential for spatial frameworks for other renewable energy types.

Forth Barrage could bring flooding benefits.

Main Issue 14: Waste and Minerals

Recycling of waste heat at Grangemouth should be investigated. Flaring is wasteful.

Control of existing landfill at West Carron & Kinneil Kerse is a concern.

How do you deal with existing problems rather than control future problems?

Appendix 2 :

Summary of Community Roadshow Events

Airth Community Roadshow Session

Airth Primary School, 22 November 2011

Attendance: 12

- Generally happy with existing commitments.
- No strong views about additional allocation at Glebe, though potential flood risk still needs to be taken into account.
- Recognition that further large scale expansion not appropriate.
- Airth has benefited from significant growth in the recent past, but is probably close to its limit now.
- Airth PS has limited options for expansion.
- Some concerns expressed about coalbed methane operations.
- Airth Parish CC had been involved in potential windfarm at Letham Moss, with community benefits.
- Caution about the possible impacts of large scale turbines on the carse landscape.
- Particular concerns regarding possible cross-boundary effects of wind turbines and support given for Spatial Framework.
- Steading conversions are acceptable.
- View that Dunmore Park development unlikely to be viable for the foreseeable future.
- Control of inappropriate development in Conservation Areas needs to be more vigorous.
- Concern expressed about explosion in deer population.
- Decision on Letham sites through SPG awaited.
- View expressed that the area between the two parts of Letham village (old pit site) would be best for development and would unite the two parts.
- Potential of industrial site in South Alloa highlighted.
- Low roll of Bothkennar Primary School raised as a concern. Additional development at Skinflats might help or pre-zoning any new housing at Letham to Bothkennar.
- View expressed that allocated sites will provide further critical mass for improved public transport provision.
- View expressed that further Council housing should be accommodated on allocated sites.

Avonbridge Community Roadshow Session

Avonbridge Community Centre, 12 January 2012

Attendance: 11

- Site at Standburn should include affordable housing.
- Not enough affordable housing in rural areas.
- When consent for single dwellings in the countryside is granted, Council should ensure that drainage arrangements work and do not impact on surrounding properties, particularly at a lower level.
- Extensions to properties in the countryside must be matched with appropriate increase in capacity of septic tanks.
- Bus services through Avonbridge are very poor – service 29 frequency is too low (1 an hour) and it rarely keeps to timetable.

- Village needs investment as it is slowly dying – pub has opened and closed several times in last 5 years.
- Pleased that MIR incorporates new policy on affordable housing for all sites above 20 units as area has not provided many opportunities for first time buyers.
- The high fence around the school is considered to be very unattractive giving the appearance of surrounding a prison rather than a school. Can something be done to improve this?
- The annual 'Pedal for Scotland' event which stops at Avonbridge makes a terrible mess of the recreation ground. Does the Council benefit financially from this arrangement?
- Riparian access along the River Avon should be retained and enhanced.
- Access to the Lin Mill Falls should be reinstated; this may involve joint working with West Lothian Council.
- The sewage network in the town is over capacity and frequently overflows in wet weather. What is being done to improve this?
- The recreation ground needs to be improved as it is very well used and not considered to be of sufficient quality.

Banknock Community Roadshow Session

Banknock Community Centre, 1 December 2012

Attendance: 13

- Corrupt officials should be sacked and prosecuted.
- Skene Group appears to be working outside the permitted area at Cowdenhill Quarry. Agnes O'Donnell from Banknock Hags and Longcroft Community Council wrote to the Planning Department some time in the last six months advising them of this breach but has not had any response.
- Make sure that there are enough new facilities (shopping etc.) to serve the existing community and new housing development.
- Why has the old Longcroft School never been promoted for housing?
- Why did the new houses recently built on Mayfield Drive not use Station Road rather than Mayfield Drive as the main point of access?
- Could the junction of Mayfield Drive with the A803 not be improved by utilising land to the south of the junction to form a mini roundabout?
- There is a need for new housing in the area, but the scale that is proposed is too great.
- Infrastructure should be put in place before development starts.
- There is no point making comments as the Council does not listen.
- Access to preferred new site B&B/B/01 may be difficult because of visibility issues.
- Auchencloch Drive (B&B/A/09) is not a good housing site.
- The doctor's surgery is full and it is very difficult to get an appointment – growth will make this worse.
- Farmland to the south of Longcroft holdings is functionally obsolete and should be developed for housing.

Bo'ness Community Roadshow Session

Bo'ness Town Hall, 10 January 2012

Attendance: 16

- Agreement that there should be no development on the two larger Bo'mains Farm sites (BNS/B/02 and BNS/B/03). Also some concern about Bo'mains site proposed for allocation, particular as it will increase rat-running eastwards along the Borrowstoun Road.
- More development to the south of the town will increase pressure on the A706 Linlithgow Road which is busy and dangerous.
- Need/opportunity to develop retirement flats (e.g. McCarthy and Stone) in the town.
- There are occasional water supply problems in the town. More development could exacerbate this.
- The steam railway needs a destination. Gilston, and a connection to the Union Canal would provide a suitable end point. The line should be extended from Manuel, parallel to the main line to Gilston.
- There are parking problems at the new cemetery. Could an access be provided from the Drum?
- The old clothing factory at Bo'mains Industrial Estate is an eyesore.

Bo'ness Community Roadshow Session

Tesco Bo'ness, 26 January 2012

Attendance: 71

- There is a need for more Council housing.
- Town Centre shops are not being well used and are closing. How do we encourage people to use the Town Centre?
- Build on brownfield sites. There should be no more expansion into the countryside.
- Corbiehall has been greatly improved.
- Concern about the application for housing on open space at the end of Drumacre Road due to loss of aspect and recreational function.
- More housing would be welcome. Bowling club needs new members.
- Need for more affordable housing for first time buyers.
- More housing would be welcome to support Carriden Parish Church.
- Carriden Church is very interested in the future development of the town.
- There will be a loss of outlook from Muirhouses. There is also a threat of further eastward expansion of BNS/C/01.
- Shopping in Bo'ness Town Centre is very poor, particularly clothes shopping.
- Muirhouses does not need any more houses. Carriden Brae cannot take any more traffic.
- There is a need for parking at the cemetery. The fence at the cemetery is visually unattractive.
- Need to put in infrastructure first – this will then attract development and business.
- Increased dog walking from the Drum to Muirhouses. Need for dog bins.
- There is a need for a path filling the gap between Muirhouses and Champany to provide a good walking/cycling route between Bo'ness and Linlithgow.

Bonnybridge Community Roadshow Session

Bonnybridge Community Centre, 13 December 2011

Attendance: approximately 22

- Several people expressed wish for a railway station in Bonnybridge and want to know if this is likely to happen.
- Bus services limited.
- Should be shuttle bus from park & ride at Falkirk West to Falkirk High station.
- Longcroft village limit should be moved south to the edge of the floodplain as Longcroft Holdings are redundant.
- Infrastructure/amenities in Bonnybridge bursting at seams, so can't cope with more housing.
- The Council is allowing further development without additional town centre parking.
- St Joseph's car park needs to be upgraded.
- Community Education centre is over-subscribed and its car park is used by general town centre users, preventing 'bona fide' community centre users from getting parked.
- Need for town centre strategy.
- Controlled parking (e.g. Co-op) is objected to by residents – there should be enough parking for all town centre uses, including doctors, dentists, etc.
- Access (parking) to shops at Toll is poor - need for public parking in Bonnybridge Town Centre.
- GRE/B/01 should be used for business (e.g. local shop(s) for Greenhill Rd area residents.
- B&B/B/11 Seabegs Road should be used/retained for business.
- Opposition to development at Milnquarter Farm.
- Concern about amount of traffic already on Broomhill Road where there are two schools, and that this could be made worse by development of Milnquarter Farm site.
- Lack of town/village centre car parking.
- Questions about future use of the hospital site and suggestion that GP facilities could be moved there.
- Residents are driving to Cumbernauld and Falkirk to shop rather than use Bonnybridge local centre due to lack of parking facilities.
- Bonnybridge has been ignored by the Council who have taken revenue from housing over the past 20 years.
- It is time to consolidate the area and carry out infrastructure and amenity improvements before any housing development.
- Employers have limited choice of sites – mostly old, converted buildings.
- Transport to employment areas should be a high priority (e.g. better north-south bus service and a station giving rail access to Cumbernauld, Glasgow and beyond.
- There have been very few, if any, social houses built in last 20 years.
- Primary schools are too small for new housing development.
- There is an opportunity to provide tennis courts in Anderson Park by applying for a grant from a Trust set up by Andy Murray.
- Concern about the effect that the new Tesco currently being built will have on the existing businesses within the town and loss of parking through the site's development.

Denny Community Roadshow Session

Denny Library, 24 November 2011

Attendance: 6

- Play facilities in south of Denny are poor but are OK in Dunipace.
- Site DEN/A/07 will impact on nearby residences (Anderson Park Rd) and residents will feel swallowed up by development there.
- Too many windfarms in Carron Valley and cross border situation means notification is very inconsistent.
- In favour of Spatial Framework for wind energy – at least it would provide some degree of certainty.
- Traffic congestion at Denny Cross is a problem at peak times. Additional development would exacerbate this.
- Denny always is last to be considered for improvements, particularly town centre regeneration.
- Denny is peripheral to other areas and Falkirk Council don't care.
- Denny Town Centre regeneration has been badly handled, and for some actually caused unnecessary redundancies from shops that were forced to close for demolition but subsequently nothing has yet happened.
- Would just like to see some action on Town Centre; in favour of Council's latest half scheme as it's at least better than nothing at all.
- Want to see DEAR completed in one project; not keen on staged construction. Bett's current proposal is effectively a cul de sac which does not help the rest of the town.

Falkirk Community Roadshow Session

Falkirk Library, 5 December 2011

Attendance: 6

- Support for development of additional site at Mungal (FAL/B/12) from landowner.
- Flood risk noted in relation to Mungal site. Mungal Burn has no history of flooding and is well maintained by the Council.
- Concern about release of green belt. Assurance sought that green belt removal at Skinflats is not development related.
- Support for priority being given to Town Centre – need for new investment.
- Acceptance that Town Centre and Central Retail Park can complement one another.
- Support for restricting Falkirk Gateway to household goods.
- Concern about expansion of coalbed methane extraction. Question as to whether this is similar to 'fracking' or has any of the similar risks attached.
- Potential for improvements to Victoria Park highlighted.
- Questions as the likely timescales and progress on the Tamfourhill development.

Falkirk Community Roadshow Session

Morrison's Falkirk, 14 January 2012

Attendance: 87

- Council is doing a lot of good work in supporting the Communities along the Carron initiative.

- The old Falkirk Royal Infirmary buildings should be retained due to their historic interest.
- There is a need for more Council housing in the area.
- Bus service in the Greenhill area is inadequate.
- Traffic calming is needed on the Glen Road through Torwood.
- Happy generally with how the area is being planned, particularly the path networks which have been created for outdoor access.
- Bonnybridge Town Centre has severe parking problems and shopping facilities are also poor.
- Can the bus service from Falkirk to Limerigg not be extended through to Caldercruix to connect with the Airdrie-Bathgate railway line?
- Need more of a mix of social and private housing in new developments to avoid 'ghettos'.
- Need for better community facilities in Camelon (south side of Main Street) and somewhere for young people to go.
- Disappointment expressed at lack of progress with Falkirk Gateway site.
- Houses in Brook Street should be knocked down due to pigeon infestation.
- Development at Gilston should be of a high quality as the site is a key gateway from the east.
- Seagull Trust is interested in plans for Bantaskine Park. They have expansion plans including developing a boat as an outdoor classroom.
- Happy with no further development to the south of the town, especially south of Lionthorn.
- Road verge at the top (west) end of Lionthorn Distributor Road is in an unkempt state.
- Falkirk Bus Station is a disgrace and needs to be improved.
- Need to build more council houses and stop subletting of Council homes.
- Falkirk has a good mix of private and social housing.
- Falkirk Town centre does not have any good shops.
- Bus services in Newcarron are inadequate. Ronades Road is 15 minutes walk from parts of the development.
- Rail improvements proposed should be shown on the preferred strategy map.
- There is a need for more housing to help address homelessness issues.
- Concern over capacity issues at Comely Park Primary School. Class sizes are very large.
- Very hard for business sites to start up in current economic climate.
- There is a need for further leisure facilities in the Braes.
- Redding Tesco has been a very positive development for the Braes area.
- There should be no more development in Torwood.
- Concern about proposed development at Hillcrest, east of Shieldhill. Area has high wildlife value, there is potential undermining, and infrastructure cannot cope with level of recent development, never mind additional sites proposed.

Falkirk Community Roadshow Session

Howgate Falkirk, 20 January 2012

Attendance: 60

- Concerns expressed about Foggermountain (Avonbridge) and other abandoned opencast sites. Restoration is not enforced, particularly if companies go bust. Concern also at the subsequent pressure for landfill proposals for these sites.

- Does not agree with Gilston, but if it is to be developed then need to ensure that there is no through road impacting on Gilston Crescent, and that any industrial uses are placed as far away from existing housing as possible.
- Concerns about litter in the area.
- Gable wall at the Old Parish Church in Falkirk Town Centre should be improved. Co-op is also an eyesore.
- Does not support further growth in Shieildhill, particularly the non-preferred site on the west side of the village.
- Need for specific requirement for housing for older people in the Plan.
- Concern about the future of Larbert High School. It is too big already.
- More Council housing should be built.
- The environment improvements at Airth are welcomed.
- There is a need for a walkway along the River Avon at Avonbridge. This has been compromised by the housing allocations along the river.
- There is nothing for young people in Bonnybridge. In general there is too much housing and not enough amenities.

Grangemouth Community Roadshow Session

Grangemouth Library, 29 November 2011

Attendance: 8

- Grangemouth is peripheral to Falkirk and is not supported by the Council.
- The town centre proposals came to nothing and it is difficult to believe further progress will be made in the near future. There is concern that Tesco's may close. The access to Asda is poor and not straight forward for pedestrians.
- The hospital buses have meant more frequent services to the town from Skinflats. This helps people use the town centre.
- The potential removal of the Kinneil Kerse BP site was not considered to be a significant issue for the town.
- The town bears the brunt of having a lot of industrial sites and businesses which contribute to the Falkirk Council area but which bring heavy traffic and disturbance for local residents. The Asda proposal at Earlsgate 2 is considered to exacerbate this issue. Concerns also raised about loss of trees/screening at the Asda site.
- View that the Council should undertake more environmental enhancement to provide screening of business/industry sites.
- The Friends of Zetland Park are interested in accessing some of the funding from the Earlsgate 2 proposal for environmental improvements in underused parts of the park.
- More should be done to get the chemical and petro chemical companies to amend their hazardous substance consents to reduce the level of constraint in Grangemouth. The Council has been engaged with Calachem in the past to reduce their consultation distances and this policy should be actively pursued.
- It is noted that there is safeguarded land at Avondale for a further extension for landfill which may mean that Falkirk ends up taking more waste from other areas. The MIR notes that there is a Forth Valley area dimension to waste capacity but this is not supported.
- Grangemouth is almost completely surrounded by industrial uses and this means that it is hard for the town to expand and to provide good-quality housing and services.

- Affordable Housing issue in Grangemouth relates largely to social impacts relating to the disrepair and vacancy of current Council housing stock. Aware of Local Housing Strategy but this is a key issue for the town.
- What does MIR say about J3 of M9? Linlithgow Community Council is concerned about impact of proposal at Burghmuir in Linlithgow next to J3
- Has SESplan been actively engaged in liaising with Falkirk over cross border issues?
- Grangemouth community councillor expressed doubts about the ability of a Main Issues Report to engage the public. Proposals are too far in future for most of public to relate to, in his experience.
- Concern about support expressed by MIR for some Climate Change issues like energy from waste - not keen on relaxations of PD on domestic energy production.
- What is potential for hydro power in this area? Quite keen to see more tree planting under carbon storage theme, which could screen industry from residents

Larbert & Stenhousemuir Community Roadshow Session

Stenhousemuir Library, 5 January 2012

Attendance: 13

- Fairly content with preferred growth option of consolidation for Larbert/Stenhousemuir.
- What about reusing redundant/empty homes rather than building new houses? – Channel 4 programme website says there are 2000 empty homes in Falkirk.
- Close right of way across Tryst Golf Course to cut down vandalism.
- Problem of dog fouling at golf course.
- Concerned that Larbert High School is 'bursting at the seams'.
- Not in favour of deletion of Green Belt around Skinflats – don't see the logic of that option.
- Perception that all green space in area has been built on which has destroyed village atmosphere.
- Lots of empty buses trundling round neighbourhood to serve the new hospital while hospital car parking overflows into neighbouring residential area.
- Shopping choice in Falkirk not as appealing as Stirling.

Larbert & Stenhousemuir Community Roadshow Session

Larbert Village Primary School, 16 January 2012

Attendance: 11

- Concern about Todhill Windfarm. Too big and too close to settlement.
- Highlighted flooding problems with some properties on Bellsdyke Road and ground condition issues at Hill of Kinnaird. It was hoped this would be alleviated by future housing development at Hill of Kinnaird.
- Need to ensure that provision is made within Hill of Kinnaird for National Cycle Route.
- Concern about Stenhousemuir shopping centre. Impact on existing shop owners and lack of occupiers in new units. Questioned whether unit adjacent to ASDA was also controlled by them.
- Happy that no more development planned for Torwood.

- Happy with strategy of consolidation for Larbert and Stenhousemuir.
- Ensure that development does not obstruct rights of way.

Polmont, Community Roadshow Session

Meadowbank Library, 24 January 2012

Attendance: 18

- Bus services in the Polmont area are inadequate and do not tie in well with train services – this leads to greater reliance on car-based transport.
- There is concern that coalescence of villages, particularly Wallacestone, Shieldhill and Reddingmuirhead will lead to a loss of identity within settlements.
- A number concerns were expressed over the Standrigg Road – These should remain non-preferred site options.
- Concerns were raised about increased traffic on Standrigg Road arising from new development of non-preferred sites at Standrigg Road.
- Support was noted for the preferred option for economic development uses at the Klondyke expansion site as it will bring further jobs to the area.
- Development of preferred option at Middlerigg will exacerbate existing school capacity issues.
- The Council should consider including an area of Green Belt to the south of the Wallacestone area and between Shieldhill and Reddingmuirhead.
- The section of green belt between Grangemouth and Polmont should be retained and there is concern over inappropriate uses within the green belt.
- Polmont Village Centre has a lot of greenery, trees and green space which should be protected from development.
- Concerns were raised about the form and design of ongoing proposals at Whyteside Hotel. The proposals should be more in keeping with the surrounding area.
- It was suggested that woodland at Station Road, Polmont should be improved and managed.
- In terms of public access, there should be focus on improving existing routes rather than creating new ones.
- The footpath along Sunnyside Road has never been delivered by the developer.
- Concerns were raised about the suitability of Sunnyside Road as the site is prone to flooding.
- Concerns were expressed that California cannot accommodate any further development. It is proposed that the Council de-allocate CAL/A/04 and CAL/A/05.
- More cognisance should be given to sustainable travel when considering potential development sites.
- The existing landfill site at Avondale causes amenity issues for the residents of Polmont.

Polmont Community Roadshow Session

Redding Tesco, 10 December 2011

Attendance: approximately 116

- Bus services in the Polmont area are inadequate and do not tie in well with train services – this leads to greater reliance on car-based transport.

- The local road network cannot accommodate any more development. Peak time traffic means that key junctions are gridlocked.
- Sewerage systems are not fit for purpose and cannot cope with more development – there have already been incidents of sewerage overflowing in residential areas such as at Erskine Hill.
- Redding Tesco development has been positive for the area. Easier for elderly people to do shopping independently.
- The Meadowbank Health Centre is at capacity and there are not enough pharmacies in the area.
- Cautious optimism over Whitecross new settlement – Falkirk Council should put pressure on Network rail for a train line.
- A number concerns were expressed over the Standrigg Road – These should remain non-preferred site options.
- Concerns were raised about increased traffic on Standrigg Road arising from new development of non-preferred sites at Standrigg Road.
- Concerns were raised over the distillery development at Beancross and the impacts on green belt and Antonine Wall. Concern that the junction improvements will not go far enough to accommodate additional traffic.
- Concerns over the preferred option at Middlerigg development of site will exacerbate existing school capacity issues.
- The Council should consider including an area of Green Belt between Shieldhill and Reddingmuirhead. Concern over preferred new site at Hillcrest.
- The existing landfill site at Avondale causes amenity issues for the residents of Polmont – issues over smell are ongoing.
- There is a lack open space at Wallacestone/Reddingmuirhead, in particular kickabout facilities. The pitches at Braes High school are not open to the public most of the time.
- The Council needs to use more of it's assets for Council house building.
- There needs to be more Council housing specifically for older people which is safe and affordable.
- Redding Bank/Novel Works development is ongoing but disappointment expressed that the promised leisure community facilities were not delivered.

Polmont Community Roadshow Session

Maddiston Primary School, 15 December 2011

Attendance: approximately 22

- Bus services in the Maddiston area are inadequate– this leads to greater reliance on car-based transport and a sense of isolation.
- Concerns over the non-preferred option at Parkhall (POL/B/08 and POL/B/09) in terms of landscape impacts, ecology, access and roads, and school capacity. This area does not need to see this amount of growth.
- Maddiston should not be included within the Polmont Local Planning area. It has very specific issues and challenges and should be considered separately. Maddison in overlooks in terms of planning priorities.
- Maddiston residents have seen very little planning gain from the expansion at Parkhall and other sites. It would seem that the village is expanding but services do not 'catch up.' Planning gain from Maddiston developments should be ringfenced.
- Maddiston primary school is almost full and there are concerns about development pressure exacerbating this.

- Maddiston needs another community centre or expansion of existing to meet demand.
- Concerns were raised about preferred sites at Parkhall in terms of access on to Vellore Road and impacts on the Site of Importance for Nature Conservation (SINC).
- There is a lack of adequate public open space in the Upper Braes.
- There is concern that coalescence of villages, particularly Wallacestone, Shieldhill and Reddingmuirhead will lead to a loss of identity within settlements.
- Concerns were raised about increased traffic on Standrigg Road arising from new development of non-preferred sites at Standrigg Road.
- The section of green belt between Grangemouth and Polmont should be retained and there is concern over inappropriate uses within the green belt.
- In terms of public access, there should be focus on improving existing routes rather than creating new ones.
- The existing landfill site at Avondale causes amenity issues for the residents of Polmont. This has been raised with SEPA and Environmental Health but there doesn't seem to be a resolution.
- Many houses (both Council and private landlord) are substandard and poverty is a key issue.
- Maddiston needs more good quality social housing.

Shieldhill Community Roadshow Session

Shieldhill Welfare Hall, 7 December 2011

Attendance: approximately 65

- More should be done to support Falkirk town centre.
- There should be no development in floodplains.
- There is a need to take the effects of climate change more seriously and especially flood prevention.
- Large number of people against the allocation of the site at Hillcrest.
Reasons noted:
coalescence between Reddingmuirhead and Shieldhill; biodiversity, road safety.
- Large number of people in support of the site at Hillcrest.
Reasons noted:
more housing needed in Shieldhill.
- Poor access – roads cannot support increased traffic.
- Complaints about core path being dug up.
- Not enough parking at Forth Valley Royal Hospital.
- Concern about planning decision-making process which refused consent for a chemist's shop in Shieldhill but is now in favour of a new housing site at Hillcrest. Why did Hillcrest site come forward at the last minute?
- Need for more affordable housing in Shieldhill/California – is Council building any houses here?
- All the green fields have been covered in housing over last 20 years or so and infrastructure (roads, schools) can't cope – don't believe population forecasts so don't see need for any more housing.
- High winds to Hillcrest Square causing damage to people/property. Not suitable for housing. All 10 houses damaged in 2007.
- Insufficient local facilities to support housing development.

- There should be more 20 mile per hour limits within the estates, Belmont Avenue and Easton Drive in particular.
- More housing – no roads!!! No school places!!
- SHIE/B/03 – approx 30 houses non preferred site. Where would access be?
- Not enough local GPs. Affordable housing patrons do have a greater need for GP services.
- Not enough shops within walking distance.
- Hillcrest Square is Reddingmuirhead, not Shieldhill. Development on SHIE/B/02 would join the villages.
- New hospital in Larbert is not big enough to support expanding community.
- No mention of retirement housing.
- Braes High School is almost full.
- Empty houses in existing developments due to part exchange offers by new developers.
- Having built our own house 3 years ago in Shieldhill, the community have welcomed us. With no problems while we built or since. Our kids do not go to Shieldhill, so there is no impact on the village regarding the school.
- There are several new housing developments in the area struggling to sell.
- SHIE/B/02 is the same size as POL/B/05 but is only scheduled for 30 houses, but POL site is for 200 houses.
- Use car parks (in large commercial developments) as a source of geothermal energy.
- SHIE/B/04, SHIE/B/03, SHIE/B/01, SHIE/B/02 – all areas marked above should not be turned over for development. This is a village and if development is allowed, this will become a conurbation. All green spaces built on, devalues our environment.
- Gas network – pipes have flooded regularly over the past 5 years at Hillcrest Square.
- Heating in houses not good in California. 10 degrees colder than in Falkirk.
- Internet/broadband to area is very poor, too far from exchange, no cable and out of range for dongles.
- Access to SHIE/B/02 very difficult.

Slamannan Community Road Show Session

Slamannan Community Education Centre, 18 January 2012

Attendance: approximately 50

- Concerns about village centre – closing shops, condition of former Royal Hotel.
- Bus service poor – village feels isolated - in particular concern about withdrawal of bus link to Caldercruix and trimming back of late evening services from Falkirk.
- Support for the overall SIRR concept (bringing more people to the village).
- Disappointment that housing sites have not been developed.
- Village in need of regeneration.
- Allocated housing sites are not capable of being developed due to flooding problems.
- Need for additional allocations, in case existing prove too difficult to develop.
- There is no need for any additional housing, as there are few employment opportunities in the area.
- Need for better access to allow people to get to Falkirk more easily.

- There is no need for any additional housing, as there are few employment opportunities in the area.
- Need for better access to allow people to get to Falkirk more easily.

Appendix 3: Summary of Community Council Sessions

Bo'ness Community Council Meeting

8 February 2012

Attendance: approximately 16

Points noted:

Concern about the general scale of projected household growth over the 20 year period of the plan.

Concern about the preferred site at the Muirhouses, particularly given long-standing traffic issues on Carriden Brae. New development would add to this.

Concern about the Bo'mains/Kinglass proposed site, particularly in terms of the impact of additional traffic on the substandard rural road adjacent. This will cause road safety issues.

Concern about the vitality and viability of the Town Centre and further possible closures of banks.

Concern about the impact of the proposed supermarket within the Burghmuir development at Linlithgow. This will draw even more people away from shopping in the Town Centre.

Grangemouth Community Council Meeting

26 November 2012

Attendance: approximately 25

Points noted:

The decision to grant the Asda application at the open space site adjacent to CalaChem was a significant focus for the community at the meeting. Concern was expressed about the consent, the capacity of local roads to cope with the development and the loss of trees on the site. There was a general feeling that there was too much industry in Grangemouth and not enough housing, with the benefits of industry for the wider Falkirk area being prioritised over the needs of the local community. The recent approval for a waste management facility at the former Sabic site was also referenced and there was concern that Grangemouth would see more waste management facilities being developed because of its supply of industrial land.

Local residents were aware of the major hazards in the area, however there was a view that the Health & Safety Executive (HSE) regime was meaningless with the Asda application given as an example where the proposal was approved despite being within the inner zone of a major hazards site.

The community council had been heavily involved in opposing Forth Energy's proposal for a biomass power plant in the docks and had formed a coalition of groups to appear at the forthcoming public inquiry.

While it was considered that the aging housing stock in Grangemouth needed upgrading there was concern that when some properties were refurbished there was a danger that they would be lost through the right to buy scheme.

Maddiston Community Council Meeting

2 February 2012

Attendance: approximately 10

Points Noted:

The general view is that Maddiston lacks facilities in relation to its size and projected growth.

Infrastructure is the greatest concern about future growth, and there is a feeling that recent growth has not delivered an improvement in facilities, notwithstanding the building of the new school.

The school is at capacity, particularly nursery provision, as is the health centre. The community centre is too small to meet demand for activities and could be expanded. Frustration that Maddiston is viewed as being part of the Polmont area and that all facilities provided in a single location in Polmont itself (health centre, sports centre and library), which is some distance from Maddiston.

Developer present raised potential for securing community facilities through significant, co-ordinated growth. Need for community to engage with Council and developer to identify priorities.

There is enough social housing in Maddiston and this is not seen as a priority compared with facilities.

Concern that developer facilities might be spent outwith the area.

Blackness Community Council Meeting

8 March 2012

Attendance: approximately 30

Points noted:

General support for the preferred option of medium growth with some modest settlement expansion.

Desire for some affordable housing in Blackness.

Support for relaxation, subject to controls, of housing in the countryside policy - (Community Council wish to be consulted on proposed Supplementary Guidance).

Concern about proliferation of wind farm applications.

Support for Green Network – call for improvements to path between Blackness and Bo'ness and request for re-opening of path between Blackness Primary School and Champany.

Concern about the 'Burghmuir' proposal being considered by West Lothian Council and its impact on shopping in Bo'ness.

Avonbridge & Standburn Community Council Meeting

9 February 2012

Attendance: approximately 17

Points noted:

No particular comments about existing or proposed housing allocations.

Concerns about access to and continuation of the River Avon walkway west and south of Avonbridge village centre and opportunities being denied by the construction of new housing.

Concern also expressed about the condition of the existing River Avon Heritage Trail and complaints that it is virtually impassable in places especially in Muiravonside Country Park – also condition of some of the buildings in the Country Park.

Existing landscaped areas need to be improved.

Concern about impact of wind turbines in the area.

Bonnybridge Community Council

24 January 2012

Attendance: approximately 50

Points noted:

Infrastructure has not kept pace with growth in housing and concerns about future levels of housing.

Particular concerns about impact of additional traffic on local roads and congestion.

Lack of car parking in town centre.

Lack of shops.

Could use Council owned site at Seabegs Road for industrial development.

Better access to the Bonny Water and Forth & Clyde Canal, especially for Greenhill.

Particular concern about proposed housing opportunity in Greenhill.

Better access to Bonnyfield Nature Park from Greenhill (potentially via the Burke and Hare Pend).

Reddingmuirhead and Wallacestone Community Council Meeting

12 January 2012

Attendance: approximately 40

Points noted:

The meeting was dominated by a lengthy discussion about the preferred option of additional modest expansion in the area. There was strong opposition to the proposed new sites at Middlerigg, Sunnyside Road, the site at Hillcrest, and the non-preferred site at Standrigg Road. Concerns were expressed about the ability of infrastructure, particularly schools, health facilities and roads to cope with any further development. There is also a concern about lack of and potential further loss of green space and the threat of coalescence between the various village communities in the area.

Appendix 4: Local newspaper advert

Falkirk Local Development Plan Help to map out your community's future



Falkirk Council

Main Issues Report

Falkirk Council is preparing a new Local Development Plan for the whole Council area which will guide development for the period 2014-2034.

This is an important document which will shape the future development of our communities. It will:

- show where new housing, business and infrastructure will be located,
- identify areas that should be protected from development, and
- set out guidelines and standards which new development should meet.

As the first main stage in the preparation of the Local Development Plan, the Council has published a Main Issues Report. It identifies the key issues facing the area and sets out the Council's preferred options for tackling these issues, including preferred sites for future development. An Environmental Report has also been published to assess the environmental effects of the various options being considered.

How to get involved

Public consultation on the Main Issues Report is taking place until Friday 10th February 2012. The Council is keen to hear your views. You can:

- Read the Main Issues Report and Environmental Report which can be viewed on the Council's web site at www.falkirk.gov.uk Copies can also be inspected at libraries, one stop shops and the Council offices at Abbotsford House, David's Loan, Falkirk. A summary of the content of the Main Issues Report can also be found in the Development Plan Newsletter.
- Attend one of the community roadshow events which will be held around the Council area during the consultation period. Details are shown below.
- Make comments in writing by 10th February 2012, preferably using the comments form available at libraries and one stops shops or on the web site
 - By post to Falkirk Council, Development Services, Abbotsford House, David's Loan, Falkirk FK2 7YZ
 - By e-mail to ldp@falkirk.gov.uk.
 - By using the comment facility on the online version of the Main Issues Report.

Comments are also invited on the Environmental Report during this period.

Community Roadshow Events

Come along to one of our roadshow events to find out more about the Local Development Plan. There will be an exhibition and planning officers will be there to hear your views. The locations, dates and times are shown below.

Tues 22 Nov'11	4 - 8pm	Airth Primary School
Thurs 24 Nov'11	4 - 8pm	Denny Library
Tues 29 Nov'11	4 - 8pm	Grangemouth Library
Thurs 1 Dec'11	4 - 8pm	Banknock Community Education Centre
Mon 5 Dec'11	4 - 8pm	Falkirk Library
Wed 7 Dec'11	4 - 8pm	Shieldhill Welfare Hall
Thurs 8 Dec'11	4 - 8pm	Meadowbank Library, Polmont
Sat 10 Dec'11	10am - 3pm	Tesco Redding
Tues 13 Dec'11	4 - 8pm	Bonnybridge Community Education Centre
Thurs 15 Dec'11	4 - 8pm	Maddiston Primary School
Thurs 5 Jan'12	4 - 8pm	Stenhousemuir Library
Tues 10 Jan'12	4 - 8pm	Bo'ness Town Hall
Thurs 12 Jan'12	4 - 8pm	Avonbridge Community Centre
Mon 16 Jan'12	4 - 8pm	Larbert Village Primary School
Wed 18 Jan'12	4 - 8pm	Slamannan Community Education Centre
Friday 20 Jan'12	10am - 3pm	Howgate Shopping Centre

What Happens after the Main Issues Report?

The Council will consider all the comments received on the Main Issues Report before producing the Proposed Plan around the end of 2012. There will be an opportunity to object to the Proposed Plan and an Examination into unresolved objections, prior to the expected final adoption of the Local Development Plan in 2014.

Further Information or Queries

Phone Alistair Shaw
(01324 504739)
or Colin Hemfrey
(01324 504720)
E-mail ldp@falkirk.gov.uk

Appendix 5: Article in Council-wide newspaper

Falkirk Council News 12

New local plan

Make your views known

A huge consultation exercise has been launched to help shape Falkirk Council's new Local Development Plan - which will guide housing, business and infrastructure in the area from 2014 to 2034.

The first stage in preparing the new plan is the publication of the Main Issues Report (MIR) - which focuses on the main changes and key issues facing the area. It also discusses options for future growth and where new housing and land for employment use could be located.

A series of broad questions are being asked as part of the consultation that ends on 10th February 2011. These include:

- how much new housing we should have, and where it should go;
- what infrastructure is needed to support growth;
- how we should develop our

network of green spaces; and

- how we can help tackle the challenges of climate change.

Councillor Adrian Mahoney, the convener of economic strategy and development at the Council, said: "The new local plan will provide a blueprint for future development in the Council area. Potentially it affects everyone in the district. I'd therefore encourage local people, organisations and businesses to find out more.

"Initial proposals, ideas and options are set out in the 'Main Issues Report'. This is now being consulted upon.

"However, it's important to stress that nothing is set in stone - and the proposals outlined in the report are for discussion. We're still some way off from making any final decisions.

"I'd urge people to attend drop-in events to find out about the ideas being mooted for their area

and give their views."

In addition to the drop in events, you can inspect the plans at libraries, One Stop Shops or online at www.falkirk.gov.uk. You can also contact the Local Development Plan Team on 01324 504739 or email: ldp@falkirk.gov.uk



Community drop-in events have already been held in a number of locations with the following scheduled for early in the new year:

Thurs 5 Jan 4 - 8pm, Stenhousemuir Library

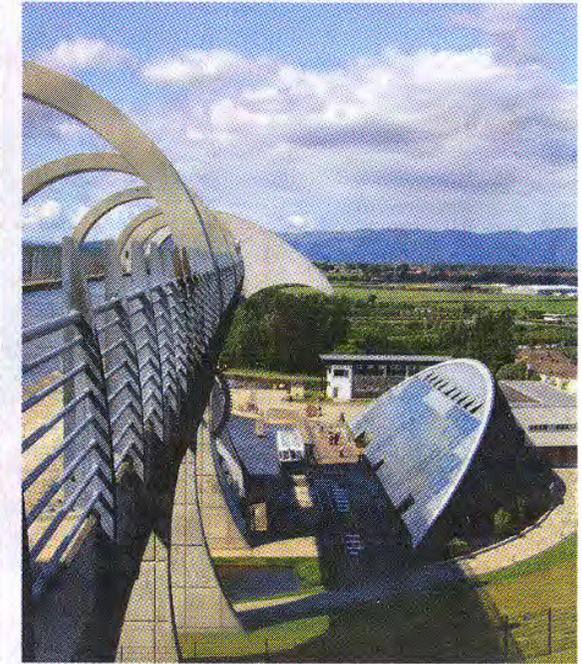
Tues 10 Jan 4 - 8pm, Bo'ness Town Hall

Thurs 12 Jan 4 - 8pm, Avonbridge Community Centre

Mon 16 Jan 4 - 8pm, Larbert Village Primary School

Wed 18 Jan 4 - 8pm, Slamannan Community Education Centre

Fri 20 Jan 10am - 3pm, Howgate Shopping Centre, Falkirk



Appendix 6: Poster Locations

Bo'ness

Bo'ness Library
Bo'ness One Stop Shop
Bo'ness Tesco
Bo'ness Recreation Centre

Bonnybridge & Banknock

Bonnybridge Library
Bonnybridge Community Education Centre
Bonnybridge Scotmid
Banknock Community Centre
Haggs Scotmid

Denny

Denny Library
Denny One Stop Shop
Denny Co-op
Sainsburys

Falkirk

Falkirk Library
Callendar Square One Stop Shop
Camelon One Stop Shop
Abbotsford House
Municipal Buildings
Dawson Centre
Central Retail Park Tesco
Falkirk ASDA
Falkirk Morrisons
Newcarron Co-op
Mariner Centre

Grangemouth

Grangemouth Library
Grangemouth One Stop Shop
Grangemouth Tesco
Grangemouth ASDA
Grangemouth Sports Centre

Larbert/Stenhousemuir

Stenhousemuir Library

Stenhousemuir One Stop Shop

Stenhousemuir ASDA

Stenhousemuir Sports Centre

Polmont**Meadowbank Library**

Polmont Sports Centre

Polmont Co-op

Tesco Redding

Maddiston Post Office and General Store

Brightons Post Office

Rural North

Airth Community Centre

Airth Heath Centre

Airth Village Store

Skinflats Village Store

Rural South**Slamannan Library**

Slamannan Post Office/Supermarket

Shieldhill Post Office

California Mini-market

Avonbridge Supermarket

Allandale Grocer

Whitecross General Stores

**Appendix 6:
Poster**



Help to map out your community's future

Falkirk Local Development Plan

Main Issues Report

Falkirk Council is preparing a new Local Development Plan for the whole Council area which will guide the development of the area for the period 2014-2034.

As a first stage, the Council has published a Main Issues Report. It identifies the key planning issues facing the area and sets out the Council's preferred options for tackling these issues, including preferred sites for future development. The document can be inspected at libraries and One Stop Shops in the Council area or viewed on the Council's web site www.falkirk.gov.uk.

Public consultation on the Main Issues Report is taking place until Friday 10th February 2012. Find out more by attending one of the drop in community roadshow events listed below.

Tues 22 Nov 2011	4 - 8pm	Airth Primary School
Thurs 24 Nov 2011	4 - 8pm	Denny Library
Tues 29 Nov 2011	4 - 8pm	Grangemouth Library
Thurs 1 Dec 2011	4 - 8pm	Banknock Community Centre
Mon 5 Dec 2011	4 - 8pm	Falkirk Library
Wed 7 Dec 2011	4 - 8pm	Shieldhill Welfare Hall
Thurs 8 Dec 2011	4 - 8pm	Meadowbank Library
Sat 10 Dec 2011	10am - 3pm	Tesco Redding
Tues 13 Dec 2011	4 - 8pm	Bonnybridge Community Education Centre
Thurs 15 Dec 2011	4 - 8pm	Maddiston Primary School
Thurs 5 Jan 2012	4 - 8pm	Stenhousemuir Library
Tues 10 Jan 2012	4 - 8pm	Bo'ness Town Hall
Thurs 12 Jan 2012	4 - 8pm	Avonbridge Community Centre
Mon 16 Jan 2012	4 - 8pm	Larbert Village Primary School
Wed 18 Jan 2012	4 - 8pm	Slamannan Community Education Centre
Fri 20 Jan 2012	10am - 3pm	Howgate Shopping Centre
Thurs 26 Jan 2012	10am - 3pm	TESCO, Bo'ness



Falkirk Council

Further Information or Queries

Telephone Alistair Shaw 01324 504739 or Colin Hemfrey 01234 504720

E-mail ldp@falkirk.gov.uk

**Appendix 7:
Development Plan Newsletter**

Development Plan update

Issue 12

Winter 2011/12



Falkirk Council
Development Services

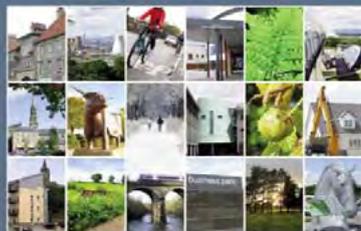
Abbotsford House
David's Loan
Falkirk FK2 7YZ

FALKIRK LOCAL DEVELOPMENT PLAN MAIN ISSUES REPORT PUBLISHED

FALKIRK Local Development Plan



Main Issues Report November 2011



Falkirk Council

Falkirk Council is preparing a new Local Development Plan (LDP) for the whole Council area which will eventually replace our current Structure Plan and Local Plan and will guide the development of the area for the period 2014-2034. This is an important document which will shape the future of our communities.

As the first key stage of the LDP process, the Council has published a **Main Issues Report** and is consulting people on its content from now until **10th February 2012**. The Main Issues Report

- ✦ identifies the **key development and land use issues** facing the area
- ✦ sets out the **Council's preferred options** for tackling these issues, including **preferred sites for future development**, along with possible alternatives
- ✦ **invites people to give their views** on the issues and the development options

This special issue of the Development Plan Newsletter is all about the Main Issues Report - what's in it, how you can get involved and have your say, and what will happen next.

COMMUNITY ROADSHOW EVENTS

DATE	TIME	VENUE
Tuesday 22 November 2011	4 - 8 pm	Airth Primary School
Thursday 24 November 2011	4 - 8 pm	Denny Library
Tuesday 29 November 2011	4 - 8 pm	Grangemouth Library
Thursday 1 December 2011	4 - 8 pm	Banknock Community Education Centre
Monday 5 December 2011	4 - 8 pm	Falkirk Library
Wednesday 7 December 2011	4 - 8 pm	Shieldhill Welfare Hall
Thursday 8 December 2011	4 - 8 pm	Meadowbank Library, Polmont
Saturday 10 December 2011	10 - 3 pm	Tesco, Redding
Tuesday 13 December 2011	4 - 8 pm	Bonnybridge Community Education Centre
Thursday 15 December 2011	4 - 8 pm	Maddiston Primary School
Thursday 5 January 2012	4 - 8 pm	Stenhousemuir Library
Tuesday 10 January 2012	4 - 8 pm	Bo'ness Town Hall
Thursday 12 January 2012	4 - 8 pm	Avonbridge Community Centre
Monday 16 January 2012	4 - 8 pm	Larbert Village Primary School
Wednesday 18 January 2012	4 - 8 pm	Slamannan Community Education Centre
Friday 20 January 2012	10 - 3 pm	Howgate Shopping Centre
Thursday 26 January	10 - 3pm	Tesco, Bo'ness

How can I get involved?

We want to hear the views of individuals, businesses and organisations on the Main Issues Report, particularly the Council's preferred options and sites. You can:

- ✦ Read the Main Issues Report which can be viewed on the Council's web site. Copies can also be inspected at libraries, one stop shops and the Council offices at Abbotsford House, David's Loan, Falkirk. You can also read this newsletter which provides a useful summary of the key points. Copies can be purchased from Development Services for £11 (+£4 p+p).
- ✦ Attend one of the community roadshow events which will be held around the Council area, as indicated in the box opposite. This will consist of an exhibition with Council planning officers present to explain the document and help you record your views.

- ✦ Make comments in writing by 10th February 2012. You can respond using the comments form and sending it
- ✦ By post to **Falkirk Council, Development Services, Abbotsford House, David's Loan, Falkirk FK2 7YZ**
- ✦ By e-mail to ldp@falkirk.gov.uk.
- ✦ Alternatively you can use the comment facility on the online version of the MIR which is available on the Council's web site at www.falkirk.gov.uk.

WHAT DOES THE MAIN ISSUES REPORT SAY?

The Main Issues Report starts by setting out a preferred Vision for the area. It then identifies 14 main issues under the general vision themes of Thriving Communities, A Growing Economy and A Sustainable Place. Each issue poses a key question, and sets out the Council's preferred option, along with reasonable alternatives. The preferred sites for development are listed in schedules within Appendix 1 of the Main Issues Report.

VISION

The Main Issues Report suggests a vision for the area in 2034 of:

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 significance within the national context, providing an attractive and sustainable place to live, work and invest.

Do you agree with this vision?

THRIVING COMMUNITIES

Main Issue 1: What level of housing growth should we plan for?

The population of the area is expected to grow over the coming years. Scottish Government projections suggest a need for around 18,000 new houses by 2034, of which 9,350 will be needed between 2014 and 2024. Therefore the Local Development Plan must plan for more houses.

- ✦ The preferred option is 'medium growth', with a target of building 725 new houses every year (7,250 over the period 2014-2024).

This is roughly the same average level of growth we have had in the area since 1998. To achieve this, the Main Issues Report suggests allocating land for around 9,400 houses in the period 2014-2024. The extra allocations would allow flexibility in case some sites are delayed or prove too difficult to develop.

Do you agree with this level of growth?

Main Issue 2: Where should new housing be located?

There is a lot of land already allocated for housing in the current Local Plan. These sites will be carried through into the new Local Development Plan. However, we think we will need additional sites to meet the level of growth indicated above.

The preferred option is additional modest settlement expansion in most communities in the period 2014-2024, apart from Grangemouth and Larbert/Stenhousemuir.

The preferred additional sites are:

- ✦ **Bo'ness** - sites at Bo'mains Farm and east of the village of Muirhouses
- ✦ **Bonnybridge & Banknock** - four sites along the A803 corridor at Dennyloanhead, Longcroft, Hags and Coneypark, and a site north of Greenhill
- ✦ **Denny** - extensions to existing sites at Mydub, Carrongrove, and Broad Street, and a small site at Nethermains Road.
- ✦ **Falkirk** - brownfield sites at the former Falkirk Royal Infirmary and Gowan Avenue, and a further expansion at Mungal/Cauldhame Farm
- ✦ **Polmont Area** - sites at Reddingmuirhead, Sunnyside Road and east of Maddiston
- ✦ **Rural North** - a site at the north end of Airth
- ✦ **Rural South** - a site at Shieldhill (Hillcrest Farm), two sites in Avonbridge and two further sites at Slamannan.

Do you agree with the overall location of housing growth?

Do you have comments on the sites in your area?



Main Issue 3: What provision should be made for affordable housing?

In most areas there is a shortage of housing that is affordable to people on modest incomes. The Council and housing associations are building more social housing to meet this need, but private housing sites should also make a contribution where appropriate.

- ✦ The preferred option is that a proportion of housing should be affordable on private housing sites of over 20 units.

Do you agree with this approach?

Main Issue 4: What infrastructure is required to support growth?

The scale of new housing proposed will need improvements to transport, drainage, schools, healthcare facilities and open space to support proposed levels of housing growth.

- ✦ The preferred option identifies the key items of infrastructure required, and tries to limit further infrastructure pressures through the strategy of modest settlement expansion.

Do you agree with the infrastructure priorities highlighted for your area?

Main Issue 5: Should we keep the green belt?

The green belt consists of areas of countryside which separate the main towns to stop them from merging.

- ✦ The preferred option is to keep the green belt, but to alter its boundaries to exclude the coastal area to the east of Skinflats, and small parcels of land for possible development at Kinglass Farm, Bo'ness and Bog Road, Laurieston.

Do you agree with this approach?

Main Issue 6: How should development in the countryside be controlled?

Development in the countryside is strictly controlled to maintain its attractive rural character. However many people live and work in the countryside.

- ✦ The preferred option is to relax countryside policies to allow for the redevelopment of farm steadings, development to help restore historic buildings, and replacement houses.

Do you agree with these changes?

A GROWING ECONOMY

Main Issue 7: How do we support the future growth of the area's economy?

Although current economic conditions are difficult, the Falkirk area has the potential to expand and create jobs. There is a good supply of economic development sites in the current Local Plan, focused on the strategic growth areas of Falkirk-Grangemouth, the Larbert Gateway and the Eastern Gateway.

- ✦ The preferred option is to carry forward the existing employment sites, with the exception of sites at Kinneil Kerse and Wood Street, Grangemouth, and to add sites at Klondyke Garden Centre and Lochlands, Larbert.

Do you agree with this approach and the sites proposed for economic development?

Main Issue 8: What are the priorities for Town Centres and shopping facilities?

The area has a network of town and local centres which form the heart of our communities.

- ✦ The preferred option is to continue to maintain and enhance the existing network of centres including:
 - Refocusing on the enhancement of Falkirk Town Centre.
 - Better food shopping for Denny, Bonnybridge and Bo'ness Town Centres
 - New local centres for the growth areas of Banknock and Whitecross.
 - Retain current plans for a household shopping centre at the Falkirk Gateway.

Do you agree with this approach?



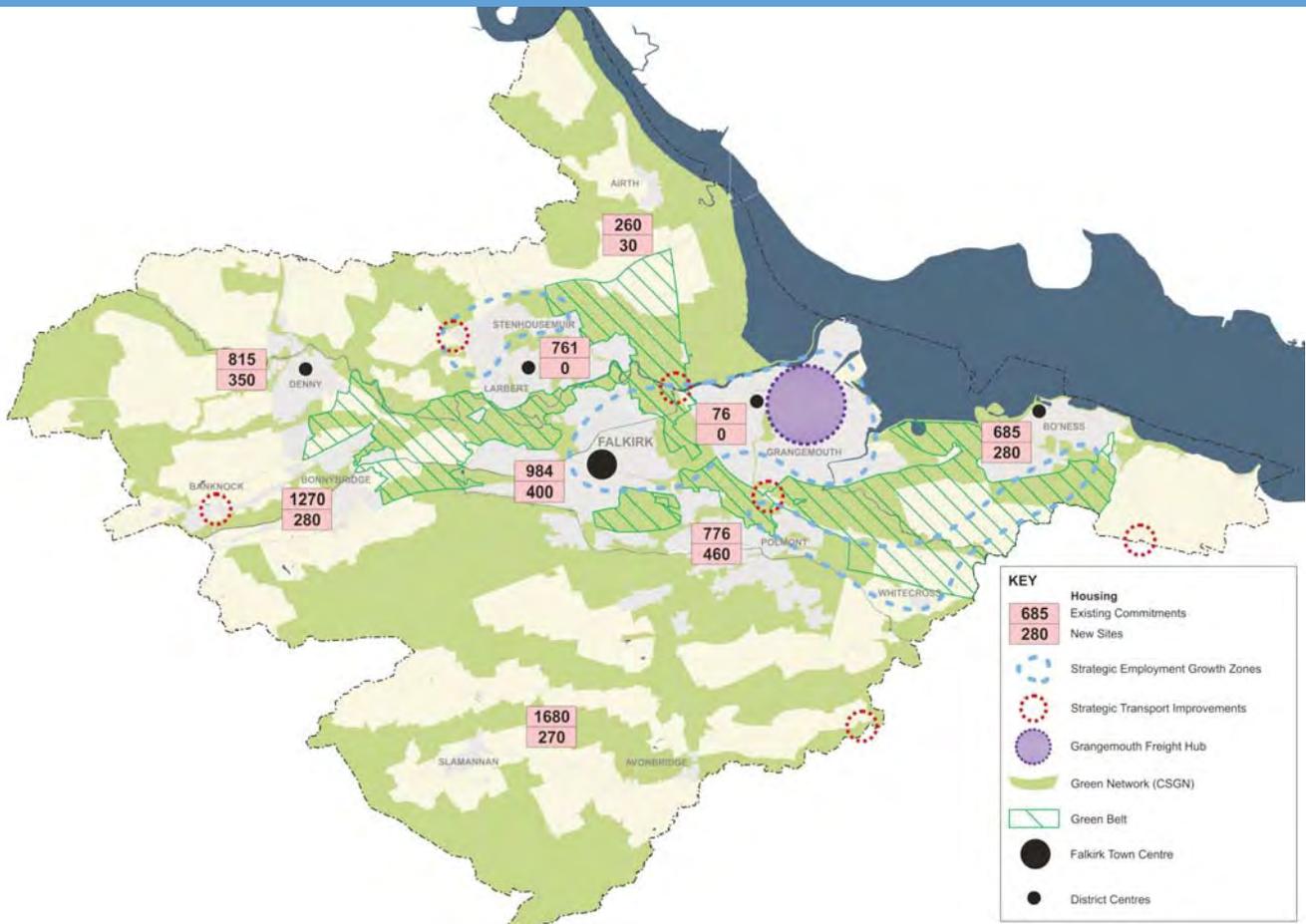
Main Issue 9: How can transport and accessibility be improved?

The road network in the area experiences congestion at peak times, and there is a need to encourage reduce private car use.

- ✦ The preferred option identifies key improvements to the road network as well as infrastructure to support walking, cycling and public transport.

What do you think are the priorities for new transport infrastructure?

PREFERRED STRATEGY



A SUSTAINABLE PLACE

Main Issue 10: What can the plan do to combat climate change?

The Local Development Plan has a role in tackling the challenges of climate change and to help deliver the government's ambitious targets for renewable energy.

- ✦ The preferred option:
 - To introduce a policy promoting buildings with reduced carbon emissions.
 - A spatial framework for windfarms to guide them to the right locations
 - Updated policies on flood risk, with priority given to addressing flood risk in Grangemouth.

What do you consider the potential for wind farms in the area to be?

Main Issue 11: How can we create more of a sense of place in our communities?

In promoting new development, the Council wants to create places that enhance the image of the area and are attractive to live and work in. We have some examples of good design in the area, but we want good practice to be more widespread.

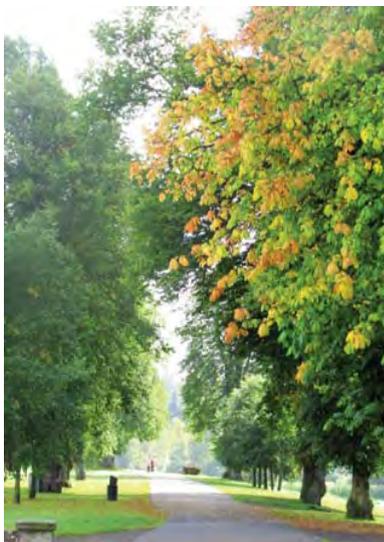
- ✦ The preferred option is to update design policies and guidance, and identify priority areas for improvement.

Where do you think design improvements should be focused?

Main Issue 12: How can we improve our network of greenspaces?

The Central Scotland Green Network aims to develop networks of green spaces across Central Scotland which can provide opportunities for amenity, recreation, active travel, wildlife and flood management.

- ✦ The proposed option identifies green areas and corridors which represent what we think the Green Network should be in this area. (see Strategy Map)



Which green spaces do you think should be improved as part of the Green Network?

WHAT HAPPENS NEXT?

The Council will consider all the comments received on the Main Issues Report before producing the Proposed Plan, at which point the Council fixes its view on development policies and proposals. There will be an opportunity to object to the Proposed Plan and an Examination into unresolved objections, prior to the final adoption of the Local Development Plan. Further information, and all the relevant documents, can be found on the Council's web site www.falkirk.gov.

FURTHER INFORMATION

If you have any queries, call Alistair Shaw (01324 504739) or Colin Hemfrey (01324 504720), or send an e-mail to ldp@falkirk.gov.uk.



Main Issue 13: How can we better protect and promote the historic environment?

The area has a wealth of historic buildings and archaeological sites. Much has been done to ensure these assets are protected and managed properly.

- ✦ The preferred option is to carry forward current policies into the new plan with an additional policy to indicate circumstances in which enabling development will be permitted to allow the restoration of historic buildings at risk.

Do you agree with this approach?

Main Issue 14: Are current waste and mineral policies still valid?

The Government's Zero Waste Plan means more recycling and an increased need for various types of waste management facilities.

- ✦ The preferred option is to carry forward existing policies on waste management facilities which direct such activities to existing waste sites or appropriate industrial areas.

Do you agree with this approach?