

# FALKIRK

## Local Development Plan



## Technical Report 10: Pre-Main Issues Report Consultation Summary

November 2011



**Falkirk Council**

**Falkirk Local Development Plan  
Technical Report 10  
Pre-Main Issues Report Consultation Summary**

**1. Introduction**

- 1.1 This report has been prepared to accompany the Main Issues Report (MIR). It sets out the consultation and community engagement activities that have been undertaken in the run up to publication of the MIR, and summarises the outcome of the various consultation exercises.
- 1.2 During this early stage of the Local Development Plan, the focus has been on involving and engaging stakeholders and the wider public as early as possible, in helping to identify and to discuss key issues and options.
- 1.3 The process of consultation will continue throughout the period of plan preparation, although the nature of consultation will change as the plan progresses. Whereas the present focus is on engagement and opinion seeking, the next and subsequent stages of the LDP will be more consultative in nature, inviting responses to formal consultations.
- 1.4 There will be further updates on consultation opportunities and the outcome of consultation exercises as the plan progresses.

**2. Getting people involved in the Local Development Plan**

- 2.1 In May 2009, the Council published its first Local Development Plan Scheme (DPS). This set out a timetable for preparation of the LDP and detailed the means that would be used to involve individuals, communities and organisations in the plan making process. The DPS acknowledged that consultation on previous plans had not always been successful at getting people to participate in plan preparation. The importance of development plans was sometimes poorly understood, opportunities for involvement may have been too limited, and this may have made it difficult for particular groups to participate.
- 2.2 In committing to improve the way in which involvement and consultation is carried out, the Council has been guided by the Scottish Government's Standards for Community Engagement and by Planning Advice Note (PAN 81) on Community Engagement – Planning for People. These principles continue to underpin the engagement and consultation process.
- 2.3 The overall principles for involving people in the local development plan process are based on the National Standards for Community Engagement, and are as follows:
  - 1. INVOLVEMENT: we will identify and involve the people and organisations who have an interest in the local development plan
  - 2. SUPPORT: we will identify and overcome any barriers to people getting involved in the local development plan process

3. **PLANNING:** we will gather evidence on what people need to be involved in, and available resources, and use this evidence to agree the purpose, scope and timescale of the participation process and the actions to be taken

4. **METHODS:** we will agree and use methods for getting people involved that are fit for purpose

5. **WORKING TOGETHER:** we will agree and use clear procedures that enable the participants to work with one another effectively and efficiently

6. **SHARING INFORMATION:** we will ensure that necessary information is shared between those taking part in the process

7. **WORKING WITH OTHERS:** we will work effectively with others who have an interest in the local development plan process

8. **IMPROVEMENT:** we will develop actively the skills, knowledge and confidence of everyone who wants to be involved in the plan preparation process

9. **FEEDBACK:** we will feed back the results of the participation process to the wider community and agencies affected

10. **MONITORING AND EVALUATION:** we will monitor and evaluate whether the participation process achieves its purposes and meets the national standards for community engagement

- 2.4 In addition to Scottish Government guidance, ongoing consultation procedures are informed and guided by feedback from the Council's own training in community consultation and engagement (**Better Community Participation Seminar**, 21<sup>st</sup> April 2010). A number of planning officers have also attended training in community engagement, offered by the **Improvement Service** (30<sup>th</sup> March 2010).
- 2.5 An important aspect of consultation to date has been the use of independent organisations to deliver training to community councils (**Planning Aid for Scotland**) and to facilitate and report back on workshops with key agencies and other stakeholders. (**Vivid Ideas and Solutions**). The use of an external trainer/ facilitator was considered important to ensure independence and impartiality.
- 2.6 An important means of communication is the Development Plan Newsletter, normally published on a twice yearly basis. This conveys information about the various stages of development plan preparation, setting out opportunities for consultation and reporting on various significant projects and milestones.
- 2.7 Prior to undertaking the 'Issues and Sites Consultation', reported below, the opportunity was also taken to refresh and update the development plan mailing list. A number of additional organisations were included to ensure as broad a representation as possible of interests, including race, age, disability and gender equality.

### **3. Presentation of Information**

- 3.1 The report provides details of the consultation and engagement activities undertaken, and summarises these where written comments have been received. The full text of these exercises is contained in the Appendices.

#### **Action 1 Initial Engagement with Key Agencies (Ongoing since October 2009)**

- 3.2 In response to the spirit and guidance of the new development planning system the Council decided to open discussions with key agencies in the early stages of plan preparation. In August 2009 an invitation was extended to the key agencies and a selection of other bodies important to the Falkirk Council context: SNH, SEPA, Historic Scotland, Scottish Water, Transport Scotland, SEStran, NHS Forth Valley, Forestry Commission, Central Scotland Forest Trust, Health and Safety Executive and Scottish Enterprise.
- 3.3 The invitation essentially asked the agencies how they would like to engage with the council and offered the opportunity to meet to discuss the engagement process and raise any key issues which they would like considered for the Main Issues Report.
- 3.4 Responses were received from all of the invited bodies but not all wished to meet the Council at that stage. Some were content to continue to use existing liaison arrangements to put forward their views and keep abreast of the plan preparation process or wished to wait for the Council's initial thoughts to emerge; Scottish Water, Forestry Commission, SEStran, Scottish Enterprise, HSE and Historic Scotland fell into that category.
- 3.5 Of the other agencies meetings were held with SNH, SEPA, Transport Scotland, Forth Valley Health Board and CSFT (under the aegis of Central Scotland Green Network) between October 2009 and May 2010. The agendas for each meeting were broadly similar and followed the format below:
- A. Establish type and level of engagement
- Focus should be on what forms of engagement will best suit and, if that involves meetings, how often we need to meet and when to start.
  - FC will explain the LDP timetable which should provide context for deciding when and how the agency would engage – highlight FC will have all purpose LDP so time horizon for spatial strategy is 20 years (to 2034)
  - Key stage is Main Issues Report, due to be published for consultation in March 2011, so input from agency desirable from Spring 2010 onwards
- B. Opportunity for discussion to extends to specific agency related issues
- 3.6 At each of these meetings agreement was reached to have subsequent one to one sessions with the agencies and opportunities for more intensive engagement, such as the stakeholder workshops held in June 2010, were highlighted.
- 3.7 In July 2011, a further meeting was held with representatives of Key Agencies to discuss the draft MIR.

**Action 2      Community Council Training  
undertaken by Planning Aid for Scotland (PAS)  
12<sup>th</sup> June 2010**

- 3.7     In order to assist in the development and skills of people engaging with the planning system, the Council commissioned Planning Aid for Scotland (PAS) to deliver a tailored training session to community councillors.
- 3.8     The aim of the training was to broaden participants' understanding of the relevance of being involved in the development plan preparation process, and how to go about this. PAS training also aims to build bridges between community councils and local authorities.
- 3.9     This day long event allowed over 20 participants to discuss a broad spectrum of issues relating to the planning system.
- 3.10   The programme began with an introduction to the new legislative requirements and was followed by an update on the current development plan status by the Planning & Environment Manager.
- 3.11   Two workshop sessions followed covering the role of community councils in development planning and development management.

**Development Planning**

- 3.12   In terms of the importance of community input into the development planning process, it was felt that the extensive local knowledge of community councils made them well placed to raise awareness of issues within their communities, and to defend local communities against development which could be potentially damaging. It was considered important to get views across on broader strategic issues as well as matters of more local concern.
- 3.13   With regard to community councils engaging more effectively with the development plan preparation process, it is important that community councils are made aware of opportunities to have an input into the process, that they are consulted at appropriate times, and that they are put at the interface of consultation. It was felt that local authorities could do better at engaging properly with local communities. One immediate aspect is keeping contact details up to date. In turn, community councils considered a number of factors which could enhance their own ability to participate. This included knowing the development plan timetable, appointing people to lead on specific issues, arranging meetings with planners to have local planning matters explained, and maintaining contact with that same planner. Time commitment, resourcing, and cost implications of meeting rooms were all cited as issues for community councils, as were also problems in communicating with the local community and attracting people to meetings. A feeling was also expressed that comments from community councils has been largely ignored over the past 30 years.
- 3.14   Asked about examples of where consultation in development plan consultation had worked well, map based consultations are considered to be useful, as are meetings involving developers and Falkirk Council representatives.

## **Development Management**

- 3.15 This workshop discussed occasions when it was felt that community councils had positively influenced the outcome of planning applications and when they felt they had been unable to exert influence. The session proceeded to explore experiences of being involved in neighbourhood and large scale planning applications, and the means whereby community councils can be as inclusive as possible in representation their designated areas.

### **Action 3                      Stakeholder Workshops May, June 2010**

- 3.16 A series of three facilitated workshops was held during May and June 2010. The workshops covered three main topics areas, and provided the opportunity for an invited audience of key agencies and stakeholders, to review previous development plan progress, consider future challenges, identify key issues, and explore ideas about how these should be addressed through the LDP process.
- 3.17 The workshops took place over three full day sessions and covered the three key topic areas of:
- Environment and Green Network
  - Economy
  - Community Growth and Infrastructure
- 3.18 An independent external facilitator was commissioned to lead the workshops and to report back on findings. A summary of key findings is presented below. The consultant's report is attached as Appendix ??.

### **Environment and Green Network Workshop**

- 3.19 There was general agreement that the value of the local natural environment had increased, and that the quality of the local environment was viewed as being an important factor in encouraging people to live and invest in the area.
- 3.20 Climate change was viewed as a key challenge for the future and the need to mitigate against, and adapt to it, was important for the built environment, archaeology, landscape and ecology. Pressures on the environment arising from a growing population were also highlighted, as was the need to improve water quality, guard against habitat fragmentation, reduce landfill waste, increase green networks and address the challenge of reducing landfill waste.
- 3.21 In an uncertain economic climate, continued support for 'green policies' was considered essential. Also noted was a need to develop clear policy on enabling development for projects involving the built heritage, and to address future development and maintenance of flood defences.
- 3.22 In terms of future opportunities for the environment, a wide range of ideas was suggested including greater protection for high quality agricultural land, carbon sequestration, community food growing projects and encouraging

renewables. Cross boundary working was also seen as important for the green network, as was also the importance of the Integrated Habitat Network and the Central Scotland Green Network.

- 3.23 Green frameworks should be developed and developers required to show how their development contributes to the green network.

### **Economy Workshop**

- 3.24 In considering progress over the last 10 years, a number of developments were identified including regeneration of former industrial sites, improvements to the transport network, investment in retailing and services, the development of tourism, town centre improvements, inward investment, port development at Grangemouth and in-migration. This has contributed to improving perceptions of the area.
- 3.25 Future challenges include retaining the attractiveness of Falkirk Town Centre, competition from surrounding areas, the need to strike a balance between the the SPA. Climate change was also viewed as a challenge, as was decarbonising the local economy, ensuring development is sustainable, and looking beyond oil to the potential of future industries e.g. renewables. Further challenges included the need to improve local transport infrastructure and future cuts in public expenditure. This recognises that current sources of funding from both public sector and private sector, through developer contributions, are not likely to be sustainable.
- 3.26 Future opportunities should continue to build on current strengths, but should seek to grow and diversify the economic base by exploring opportunities in new markets. Continuing to improve the physical fabric of towns and the countryside is viewed as essential to increasing the area's attractiveness to inward investment and in-migration.
- 3.27 In terms of the LDP, it was stressed that the plan making process should be quick, and that land allocations are effective. The need for the LDP to assess deliverability and suitability of sites, and address the perception of a shortage of local business land requires to be addressed.

### **Community Growth and Infrastructure Workshop**

- 3.28 In terms of developments over the last 10 years, local transport improvements, the schools building programme, tourism infrastructure, and the new hospital in Larbert, were all viewed as key improvements.
- 3.29 A major future challenge is the provision of infrastructure. It was noted that alternative funding methods should be explored, and that there is a requirement for local authorities to become more risk aware. The provision of affordable housing was also viewed as a key challenge along with improving energy efficiency. In terms of health facilities, it was noted that there was a need to ensure that these are flexible and located in the right place, and arrived at through closer partnership working. Additional challenges noted are flood risk, an ageing population and a complicated and lengthy planning process.

- 3.30 Future opportunities are seen to lie in advancing alternative models for funding community infrastructure, increasing site choice for housing, reviewing the greenfield/brownfield split and focusing on consolidation or on types of development other than housing.

**Action 4      Presentation to Falkirk Business Panel Leadership Group  
8<sup>th</sup> June 2010**

- 3.31 This presentation explained the LDP process and the issues to be considered as part of the plan, with discussion afterwards. The Business Panel is a forum for the business community in the area.

**Action 5      Engagement with Young People**

- 3.32 As part of a programme of consultation with young people in the pre MIR stage of the LDP, two engagement exercises were undertaken, one involving a presentation to the Council's School Council, and the other, a project undertaken by Planning Aid for Scotland.

- 3.33 In addition, the results of a previous consultation exercise undertaken by another Council Service were considered relevant, and were reviewed as part of the MIR process. The three exercises are outlined below.

**1.      Presentation to Falkirk Secondary Schools Council  
26<sup>th</sup> November 2010**

- 3.34 Falkirk Council has a Schools Council which is made up of representatives from all secondary schools in the area. The Schools Council meets six times per year in the Council Chambers to discuss a range of issues and to share ideas. The Schools Council plays a major role in Falkirk Council's consultation process with school communities.

- 3.35 A presentation by planning officers was made, outlining the aims of planning, the role of the development plan, key changes in the Falkirk area over the last 10 years, and suggested issues for the LDP.

- 3.36 The ensuing discussion focussed on future plans for Falkirk town centre and a concern about a replacement for the former Woolworths store. Access to recreation facilities, including open space and the countryside was also highlighted as being important.

**2.      IMBY Project  
November/December 2010**

- 3.37 As part of its objective of engaging younger people in the LDP, the Council commissioned Planning Aid for Scotland (PAS) to undertake an education project with the Primary 7 classes at Wallacestone Primary School. PAS's education programme 'Imby' (In My Back Yard) aims to introduce primary



children to the concept of 'spatial planning' from the perspective of exploring how their local area is shaped. This approach to town planning encourages every child to focus on issues which are relevant and interesting to them. By setting their learning in the real-life context of their own community, they are engaged and motivated through the work they are doing, and are able to complete it at their own level.

3.38 As the programme progressed, the children were asked to consider proposals for a vacant site in their area. A wide variety of ideas came forward, which allowed an exploration of the often difficult and competing demands that planning raises, and an exploration of the impact of development on the environment, whilst promoting values of inclusion and social justice.

3.39 The Imby Falkirk project was considered a success in delivering the aims of the Imby Education Programme to Primary 7 pupils at Wallacestone Primary School. By participating, pupils benefitted from:

- experiencing learning in a real-life context;
- participating in Curriculum for Excellence cross-curricular learning;
- developing skills of enterprise and citizenship, both local and global; and
- accessing the knowledge of a planning professional.

Wider benefits of the Imby education programme include:

- ensuring children's rights to participate in the planning system in Scotland;
- empowering children to enable them to have a say in planning matters;
- encouraging citizenship;
- preparing children to help shape their future environments;
- valuing what children say about their communities and surroundings; and
- facilitating children to become more active in the development of sustainable communities.

### **3. My Future's in Falkirk – Economic Regeneration Initiative Consultation 2005 and 2009**

3.40 My Future's in Falkirk (MFiF) is an economic regeneration initiative for the Falkirk area which seeks to change the Falkirk area and make it a better place in which to live, learn and work.

3.41 A key aim of the initiative is to engage with young people, and as part of an exercise aimed at finding out what young people think of the area, two surveys were undertaken in 2005 and 2009. Although these surveys are were undertaken some time ago, and in response to an economic development initiative, there are number of responses of direct relevance to the LDP. These are summarised below:

#### **Survey 2005:**

3.42 The survey asked over 25 questions of young people aged between 10-15 years and 16-24 years. From an original sample of 3,000, 1,970 completed forms were received. This represented nearly 10% of the young people population of the Falkirk area.

Key points of direct relevance to the LDP are summarised as follows:

**Environment:** There was strong support for the statement 'the environment and open spaces of Falkirk are important and need further development', particularly from the older age group. The majority felt safe in the areas they lived in however this was less so when visiting another area especially for the older age group.

**Culture and Leisure:** Overall young people feel there is not enough for them to do in and around their area. When asked to respond to the statement 'the Falkirk area offers a wide range of leisure, cultural and sporting activities/events for young people' a large majority of the younger age range agreed.

### **Review 2009:**

- 3.43 This exercise sought the views and opinions of primary and secondary aged young people across the Falkirk Council area, about plans to transform and develop the area.
- 3.44 The consultation exercise took the form of three discussion groups with about 20-30 pupils from upper primary, lower secondary and upper secondary; Graeme High School (S6), Denny High School (S2/3) and Stenhousemuir Primary (P7).

The discussions centred around the five possible 'Future Falkirk' scenarios:

- Green Falkirk
  - Cultural Falkirk
  - Metropolitan Falkirk
  - Business Falkirk
  - Scientific Falkirk
- 3.45 In terms of green space, some considered this to be the most important theme, as it contributed to attractive living environments, encouraged exercise and a sense of well being, as well as encouraging more tourists and businesses to the area.
- 3.46 In terms of Metropolitan Falkirk as a place to live and visit, the appearance and attractiveness of neighbourhoods and other areas was viewed as important. If it is made more attractive, locals would shop in the area and more people would be likely to visit, rather than just pass through. It was also commented that there were not enough big hotels, Denny town centre is boring, there are insufficient leisure facilities, and public transport is not always adequate. The need for better shopping facilities was noted, as well as the need for more facilities for tourists and the importance of keeping places tidy and attractive as a deterrent to vandalism. More cycle lanes were viewed as important and the idea of a car share lane put forward.
- 3.47 In terms of Falkirk as a source of employment, the importance of having local job opportunities and living close to work was highlighted

**Action 6        Issues & Sites Consultation**  
**July – September 2010**

3.48 A questionnaire aimed at identifying key issues for the LDP, and a 'call for sites' was sent to over 700 individuals, companies, organisations and a wide range of stakeholders.

3.49 The purpose of this exercise was to:

- gain a better understanding of residents' thoughts about what makes a good neighbourhood and community
- to know residents' and other stakeholders' wider aspirations for their community and the Falkirk area
- to gauge the potential level of interest in development sites through an early 'call' for expressions of interest

3.50 A summary of responses is given below:

Section A	communities
Section B	future aspirations for communities
Section C	key issues for the LDP
Section D	issues affecting individual communities

Section E comprises a summary of non-site/community specific representations which were submitted independently of the questionnaire. These are mainly from key agencies and other key stakeholders.

3.51 Sites that came forward for consideration as part of this consultation exercise have been assessed, and will be reported on separately.

**Section A        Characteristics that contribute to successful places:**

3.52 In general, the features that were most commonly cited were:

good road and public transport links  
range of community and leisure facilities;  
sense of community  
good schools  
access to attractive countryside around towns  
access to shops  
good choice of housing  
clean neighbourhoods and public spaces  
access to employment opportunities.

3.53 In terms of the physical environment, quality in the design and construction of developments was ranked highly, as was also the historic environment and natural environment in terms of green space and attractive countryside. It is evident that the access to and the quality of the countryside is greatly valued.

## **Section B Aspirations for local communities and the wider Falkirk area**

- 3.54 As with the above question, these responses reflect priorities for individual communities

Address derelict land and unsightly buildings  
Promote local renewable energy schemes, including hydro, and also energy saving  
Promote locally owned and managed micro-regeneration  
Promote nuclear energy  
Promote tourism  
Create more woodland  
Develop the SRRs, if necessary by bringing forward additional land  
Promote and maintain a clean environment  
Better facilities for cyclists  
Increase recycling  
Keep windfarms away from scenic areas  
Promote Denny Eastern Access Road  
Interlink green spaces in and around towns  
Renewable energy in the form of water turbines on rivers and burns to provide all year, all weather low cost and low visibility power

## **Section C Key issues for the LDP**

- 3.55 In terms of broader issues for the wider Falkirk area, the following were regarded as key:

More affordable, social housing  
Maintaining sufficient levels of housing land  
More housing for the elderly  
Increased community facilities

Protecting farmland and supporting local agriculture  
Protecting the countryside and green belt land from new development

Quality of the built environment  
Regeneration of run down areas  
Policy support for development of greenfield sites adjacent to settlement boundaries in specified circumstances as contributing towards sustainable development  
Ensuring adequate infrastructure for new development  
Sustainable development of buildings and infrastructure  
Consolidating existing areas  
Reducing crime

Addressing climate change  
Renewable energy  
Sustainable development  
Promotion of activities associated with onshore oil and gas exploration and development

Transport to employment areas  
Integration of new housing with access to employment opportunities, leisure facilities and transport

Joined up transport

Employment – more jobs

Over-reliance on the petro-chemical sector

Promote inward investment and employment opportunities

Development of Grangemouth as an industrial town and improvements to the local transport network

Continuing to raise social and economic profile of the area

Comprehensive review of hierarchy of shopping centres and review of retail policy

## **Section D      Issues specific to individual communities**

### **Bo'ness**

Maintain countryside belt to south of Bo'ness

Develop Birkhill Clay Mine as a major tourist attraction

More local main street shops

### **Bonnybridge**

Improved public transport

Increased open space

Traffic calming at Longcroft

### **Falkirk**

Redevelop damaged properties in St Crispins Place

Promote tourist attractions

Create an outdoor gym

### **Grangemouth**

Need for passenger station

Redevelop town centre

### **Larbert**

Address capacity issues at Larbert High

Avoid over-development

Improve Larbert Town Centre

Improve recreation facilities

Create country park at Dunmore

### **Letham**

Tackle demand for affordable housing

### **Reddingmuirhead**

Braes High close to capacity and doctors' surgeries full

Lack of evening buses

Shortage of housing for the elderly

### **Slamannan**

Promote regeneration

Create more core paths around Slamannan

## **Section E      Non site and non community specific responses**

### **Composite Energy Ltd**

Notes the need for the LDP to consider non renewable as well as renewable energy under the heading of 'sustainable development.' The operations of the oil and gas industry, as well as coal, are part of a sustainable energy supply, and should be referenced within the LDP in line with national planning policy.

The representation makes specific reference to the Petroleum Exploration and Development License (PEDL), which covers an 'Area of Search' for onshore oil and gas exploration and development. Composite Energy is seeking to develop coal bed methane (CBM) and shale gas within the Falkirk LDP boundary and considers that Areas of Search should be used to safeguard the deliverability of this unconventional resource, including CBM and shale gas.

### **Scottish Natural Heritage**

SNH highlight the importance of creating and maintaining high quality landscapes. In addition to protecting designated sites and protected species, SNH stress that natural heritage issues should be integrated into the LDP's spatial strategy. The potential risks associated with climate change should consider adaptive strategies for flood prevention e.g. natural flood management. The Central Scotland Green Network will ensure the integration of landscape and nature with a variety of locations and land uses, whilst providing a connected range of habitats for wildlife. In terms of strategic networks, SNH comment that there are constraints to the north-south network. An annex to the submission sets out the landscape issues that should be considered in the MIR.

### **Mobile Operators Association**

MOA stress the importance of a telecommunications policy in the LDP and the need for it to be concise and flexible to give all stakeholders a clear indication of the issues that development will be assessed against. It goes on to suggest the wording of such a policy and recommends that any background information should be contained in Supplementary Planning Guidance.

### **Geddes Consulting**

Request that consideration be given to policy support for greenfield sites adjacent to settlement boundaries in specified circumstances, as contributing towards sustainable development.

### **SEStran**

SEStran's main interest is in identifying sustainable development in relation to transport. A number of issues that require to be addressed are listed. These include an indication of how transport impact of new development can be minimised; a focus on development which maximises use of existing stations, and on the need to reduce travel by car. SEStran emphasise the need for

locations to be accessible by walking, cycling and public transport, and encourages the Council to promote commuter cycling.

#### **Health and Safety Executive**

HSE stress the need to consider HSE advice at an early stage to ensure that unsuitable developments are not proposed within the consultation distances of major hazard sites and pipelines.

#### **Network Rail**

Network Rail emphasise that the inclusion of transport proposals in the development plan is essential to ensure that land required is safeguarded, and that adjoining land is not developed inappropriately. In this respect, it notes that the Edinburgh Glasgow Improvements Programme (EGIP) is included. The potential impact of development on rail services should be considered at a high level in the LDP. Network Rail also takes the opportunity to stress that it should be exempt from having to make developer contributions.

#### **Forth Ports PLC**

Forth Ports list a number of issues of critical importance to their Grangemouth operation. These are that land use allocations should remain focussed wholly on industrial and port related uses in Classes 4, 5 and 6; requirements for upgrades to the local transport network, including rail and road; and, better road connections between Grangemouth, the M9 motorway and the M8. In addressing climate change, the LDP should reflect the considerable scope for renewable generation and have regard to the need for coastal defences.

#### **Transport Scotland**

TS supports a policy of allocating development in locations where it can best be served by existing infrastructure, thereby promoting modal choice and a reduction in the need to travel. The importance of enabling TS to arrive at an informed understanding of how the preferred spatial strategy will impact on the trunk road and rail networks is important. This will allow any strategic infrastructure in support of development to be identified in the Proposed Plan, along with the funding mechanisms for delivery. The MIR should reflect investment priorities contained in the Strategic Transport Projects Review which includes road and rail upgrades in Grangemouth. TS also note that allocations approved in advance of the timescales proposed for the delivery of strategic transportation infrastructure by the Scottish Government, will require to be delivered through alternative funding mechanisms e.g. developer contributions. It is finally noted that proposals for new stations should reflect the Scottish Government's investment hierarchy, and that a positive business case is required.

#### **Scottish Enterprise**

SE note that ensuring long term sustainable growth should be a key aim of the LDP, and emphasise the importance of the area as a driver for growing the Scottish economy. SE further note that the scale and directions for growth need to be clearly set out, that policies to support the Grangemouth area should be developed, and that the potential for port related activities to expand and grow should be safeguarded. Reference is made to the potential of the whole Grangemouth area for further growth, the importance of the petrochemicals sector, and the significant potential to support other key increasingly important sectors, especially renewables and logistics. It is

hoped that the Upper Forth Framework Study will be completed in time to inform the LDP.

In terms of strategic planning, the need for the LDP to set out the overall approach to economic development priorities and directions for growth is emphasised, as is also the need to take a long term approach. A clear vision is required, along with clear targets and priorities for development. Infrastructure of all kinds requires to be prioritised to ensure that the area retains its economic competitiveness, and support is required for improvements to the road and rail network, as well as proposals and policies to protect the area from coastal flooding.

The current impact on public sector resources may require the LDP to prioritise enabling investment in the shape of key infrastructure, in support of long term sustainable economic growth and the delivery of maximum benefits.

SE also notes that the LDP, reflecting Scottish Planning Policy, should review the quantity and quality of the current employment land supply, with a view to making adjustments where necessary. Key employment sites should be safeguarded, and the potential for the subdivision of the site at Glenbervie should be explored. Reference is also made to the need to concentrate development in sustainable locations, the need to diversify agriculture and the rural economy, the need to sustain rural and outlying communities, and to reduce the need to travel to work.

#### **Scottish Wildlife Trust**

SWT refer to the need for all development to be set in the context of sustainable development, and to afford priority to the conservation of biodiversity. The LDP should list and map all protected sites and species, tree preservation orders and ancient woodlands, with supporting safeguarding policies. Biodiversity considerations should be taken into account in all development proposals including SUDs, green networks (including CSGN) and to cross referencing of the LDP with the Single Outcome Agreement – especially national outcomes, 10, 12 and 14.

#### **Scottish Auto Cycle Union**

SACU refer to the lack of facilities for quad bikers, and request that the LDP support the need to identify possible suitable site(s) within the Council area. SACU has recently received funding from the Scottish Government and sportscotland to promote the establishment of proper clubs and facilities.

#### **Mr & Mrs D Graham, Denovan Mains Farm**

Request provision of a new minerals policy for dimension stone extraction, in addition to the existing general policies.

### **Action 7      Database of Consultees**

- 3.56    The development plan address list is refreshed and updated on a regular basis to ensure it reflects as broad a cross section of people, groups, and organisations as possible. A number of organisations representing less easy to reach groups were added at the outset of the MIR process.



## **Action 8      Development Plan Newsletter**

- 3.57    A development plan newsletter advising of progress with the LDP and other planning initiatives and projects was issued in July 2011. It is anticipated that an update will be circulated at the same time as the consultation on the Main Issues Report is advertised.

## **4.      Summary**

- 4.1    A considerable number of responses have been received during this early period of engagement and consultation, from a diverse range of sources. These encompass young people, individuals, community organisations, key agencies and other stakeholders.
- 4.2    The quality of the built and natural environment is of paramount importance to most groups, not just as an amenity to be enjoyed by residents, but as a vital element in attracting inward investment. The need to address climate change and its various wide ranging consequences was cited frequently as a vital issue, as is the importance of developing key industries and opportunities for job creation. Improvements to the local transport network and the provision of infrastructure to accompany development are also considered to be priorities for the future.
- 4.3    At a local and community level, housing choice is considered important along with the necessary infrastructure to ensure that communities have easy access to a range of facilities and services that contribute towards a sense of place and community. Quality of the built and natural environment and attractive green spaces also adds greatly to a sense of well being in communities.
- 4.4    Key challenges and issues for the LDP include the need for greater housing choice, particularly affordable housing; protection of the countryside and expansion of the green network; adequate infrastructure for new development; support for industries in the Grangemouth area; ensuring an accessible supply of employment land; tackling the consequences of climate change; and ensuring that development is sustainable.

## **5.0    Next Steps**

- 5.1    Whilst engagement with various individuals and organisations will continue on an informal basis, as and when the need arises or requests made, the next key stage for consultation is following publication of the Main Issues Report, currently scheduled to take place over a 12 week period from October 2011.
- 5.2    At this stage, the consultation process will assume a more formal structure, as the requirement for formal responses gets underway. It is anticipated that the Proposed Plan will be produced in October 2012.

- 5.3 In the run up to publication of the MIR, engagement continues with elected members, key agencies, the Scottish Government and other bodies and individuals as requested.

**Appendices:**

1. Community Council Training
2. Stakeholder Workshop Feedback Report
3. My Future's in Falkirk – Reports on Engagement with Young People
4. Report of IMBY project
5. Early Consultation on LDP - Sites & Issues Questionnaire

## COMMUNITY COUNCIL TRAINING

**FALKIRK – 12 JUNE 2010**

### WORKSHOP 1 – DEVELOPMENT PLANNING

#### PARTICIPANT FEEDBACK

1. *Why is it important that Community Councils should have input into the Development Plan preparation process?*
  - CCs know the area best – local knowledge important
  - Representing the local community
  - Making the community aware of issues that might affect them
  - Defending the local community against detrimental development
  - Keeps local democracy working – use CCs or lose them
  - Long term impacts for generations – legacy
  - Important to get community views across
  - Important to get strategic views across – housing, economy, transport, community facilities
  - Interest on basis of local community – no self-interest should be involved
  - Community Council involvement at development planning stage – the only way to influence decisions on future planning applications
  
2. *How can Community Councils engage more effectively with the Development Plan (Strategic Development Plans and Local Development Plans) preparation process?*
  - Community Councils must be made aware of the chance to have an input – from Local Authority
  - Local Authority should take the consultation out to the community at appropriate times and make CCs the interface
  - The Local Authority must properly engage with the community and do better
  - Focus on key issues and if significant – get active contact/meetings!
  - Appoint a lead person/empowerer to deal with issues
  - Get meeting with planner to explain issues and impacts – to find out implications for your area
  - Connectivity to the other CCs can be difficult, but there is the Association of CCs.
  - Time/Resource issues for CCs
  - Cost implications – meeting rooms (costs) – where are there free meeting rooms in the area?
  - Pro-active sending of information to the right people. Keep contact details of CCs up to date. Think about cover for holidays/illness?
  - Get the same person/links for advice at Council / PAS

- Know the timetable – and question how up to date it is
- Organise events
- Ask Falkirk Council to meetings
- Help out with Council events

3. *Can you provide examples of where you feel:*

a) *Your involvement in a Development Plan Consultation worked well – why was this so?*

- Airth Castle – housing development – reporter's findings for housing here
- Involvement in map based consultation
- Meetings involving developers and council worked well in past
- Former foundry in Denny developed for housing – further housing proposed on basis of new road in subsequent plan – but plan changed to promote different housing site and new road not built

b) *Your involvement in a Development Plan Consultation didn't go as planned – why was this so?*

- Problems in communicating to the community – letter-box drops, newsletters a good idea but costly
- Getting the numbers at meetings can be difficult – apathy / timing of meetings
- Over 30-odd years – comments from CCs have been ignored

## **WORKSHOP 2 – DEVELOPMENT MANAGEMENT**

### **PARTICIPANT FEEDBACK**

1. *Discuss a planning application which you have influenced positively. Why do you feel this result was achieved?*

- Upper Forth crossing route change / positioning – via consultations and meetings
- New health centre – community action / newsletters / public meetings / local contacts
- Polmont House Gardens – Georgian mansion demolished – original scheme for 66 houses reduced to 42 – now one of best developments in Polmont
- Denny – Carrongrove House – saved house by getting it listed, now developer going to convert house to flats sensitively and incorporate a salmon leap, weir and water generator at request of CC and local Councillor
- Wildlife lagoon saved – stopped landfill application
- Bridge over Avon washed away – CC campaigned to get it re-built
- 6-storey building reduced to 5-storey
- Saved museum and saved listed building (but lost at appeal) – community got behind CC on proposals, went to public inquiry and CC was able to speak, local press got behind CC

2. *Discuss a planning application which you feel you have been unable to influence. Why do you feel this happened?*
  - CHP unit – no details, process mistakes made by officials, no redress/comeback eg trees cut down
  - Issues of consistency by elected members
  - CC objected to 3 storey flats on Polmont Main Street to replace 2 storey houses stating that flats do not sell well in the area. Objection was ignored and flats built – 15 years later the flats are still not sold
  - Stenhousemuir shopping centre
  - Redding Park – contaminated land – 370 houses aprox
  - Drum housing development
  - Developer built higher building than had permission for, but was granted retrospective planning permission by Council
  - Democratic process can go against communities – Councillors from other areas making decisions, some decisions inconsistent
3. *Share your experiences of being involved in a neighbourhood or large scale planning application, and discuss whether you think the requirement for Pre-Application Consultation will improve your role.*
  - Opportunity to use Community Councils – perhaps contacting the developer and suggest locations for exhibitions / offer to carry out meeting for them
4. *How can Community Councils be as inclusive as possible in representing their designated areas?*
  - Become representative through public meetings, raising awareness that there is a CC in the area.
  - Mail shots – could this be paid by Council?
  - Articles in free local newspapers
  - Disseminate info on website / newsletters
  - Have members of CC of different ages – diversity
  - Speak to sub-groups and liaison group
  - Community Action Forum group

**FALKIRK LOCAL DEVELOPMENT PLAN**  
**PRE-MAIN ISSUES REPORT CONSULTATION**  
**STAKEHOLDER WORKSHOP FEEDBACK REPORT**

August 2010

## Contents

Introduction	3
Summary of stakeholder workshop discussions	4
Appendix 1 - Workshop participants	18
Appendix 2 – detailed comments from workshop groups	20

## **Introduction**

Falkirk Council is in the early stages of work on its Local Development Plan (LDP). This work includes the preparation of a strategy for consultation and community engagement.

As part of this process, the council organised a series of facilitated workshops to identify key issues, and to explore ideas about how these issues should be addressed through the LDP process.

The council undertook workshops on three key topic areas during May and June:

- Environment and Green Network
- Economy
- Community Growth and Infrastructure

The workshops, held at Callendar House in Falkirk, attracted a wide range of participants and produced a great deal of useful information. Each workshop followed the same structure, with participants listening to a short presentation and then working in small groups to discuss their views on four different questions. The groups shared their results at the end of each discussion session.

Lists of the participants, and a full record of all the feedback, have been included as an appendix. All three workshops had good attendance and were well received by the participants. The potential exists to retain and develop these topic groups for further consultation.

This report summarises the key themes discussed at each of the workshop sessions.



## **Environment and Green Network Stakeholder Workshop, 18<sup>th</sup> May 2010**

### **1. Previous Progress:**

The workshop participants were asked to reflect on development activity and settlement expansion in Falkirk Council area over the last decade, and to identify progress in improving the local environment and green network.

There was general agreement that the value of the local natural environment had increased, and that environmental issues were taken seriously. The quality of the local environment was seen as an important feature in encouraging people to live in the area, and creating a sense of well being.

A number of successful projects were identified. These included the work of the Central Scotland Forest Trust, the Millennium Canals project, the Core Paths Plan, greater recognition of the Antonine Wall through its World Heritage Site status, the Local Biodiversity Action Plan, the first Local Nature Reserve, the Open Space strategy, completion of the Integrated Habitat network study, and the Bo'ness THI.

The make up of the council's Environment team, and its links and relationships with external bodies, were considered to be important factors. A number of opportunities, including greater community involvement, were also identified.

### **2. Future Challenges:**

The participants were then asked to consider the various strands of the environmental agenda (habitat and landscape protection and enhancement, outdoor access, built heritage, climate change and flood risk). They were also asked to identify the main challenges for the Falkirk Council area over the next 20 years.

The groups identified a wide range of challenges. The need to mitigate against climate change, and the ability to adapt to it, in the short and long term, was mentioned a number of times. This would involve managing all archaeological resources, the built environment, and landscape/ecology assets, in response to pressure to accommodate renewable energy and energy efficiency projects.

The groups recognised that the current economic climate and decreasing funding would also create challenges, and that it was important not to let standards slip. The need for continued political support for green policies was seen to be important. It was recognised that there is a challenge in making green issues relate to health, education and economic policy.

The groups also identified a number of issues resulting from meeting the needs of a growing population. These include guarding against habitat fragmentation and loss of high quality sites, and improving connectivity when allocating land for development. There was also a request that real wild spaces should be retained, and that green travel networks should be provided. Pressure on the River Carron water quality, including sewage overflow, and lack of capacity within the current sewerage network was seen as a problem. Also raised was the challenge of reducing landfill waste and meeting increased pressure to find either new provision, or other disposal methods.

The groups identified that there was a need to develop, and implement, clear policy guidance on enabling development for projects involving the built heritage and historic environment.

Flood risk, and managing the maintenance of flood defences under both public and private ownership, was mentioned. This would include the potential need to incorporate elements of emergency planning in the Development Plan, and to assess options for lowering flood risk for development areas. The potential conflict of the Grangemouth NPF2 project (flanked by flood risk and environmental protection areas) was highlighted by one of the groups.

The groups also felt that, in order to remain competitive, there was a need for Falkirk Council to work with surrounding authorities to address certain environmental issues.

### **3. Future Opportunities:**

The groups were then asked to consider and identify opportunities for the environment in the Falkirk Council area over the next 20 years.

This question prompted a wide range of innovative ideas. These included looking at opportunities to forward-fund woodland and structure planting for development, using renewable energy projects as inspiration for potential developer funded improvements, exploring carbon sequestration opportunities, and investigating the quality of soil and peat and improving its protection. Other ideas included being more proactive and encouraging renewables (e.g. combination of wind and biomass, using the canal as a renewables resource), identifying soft engineering flood management opportunities, creating green jobs, and encouraging community food growing projects.

Cross boundary working was seen to be important, and could include ideas such as creating a sustainable vision for the River Forth.

The Integrated Habitat Network was considered to be a key starting point for identifying good opportunities to connect good quality green networks, and acting as a tool to inform site design around natural heritage features. The area's industrial heritage, Antonine Wall and Helix project all offered opportunities – given careful management and improved linkages. The Central Scotland Green Network was also seen as an asset to the area, and a possible funding source for a range of opportunities.

One group suggested collating all green datasets (including external datasets) into a green network dataset. A strategic flood risk map could also be produced through collating existing data, and then linking it to the Development Plan.

The groups were keen to demonstrate that green activities represent added value for new developments. Environmental improvements can continue to make Falkirk a better place to live and invest in. Developers, therefore, should be encouraged to show how they can make their projects contribute to the green network and make use of sustainable design.

### **4. The Local Development Plan and policy priorities:**

The groups were then asked for their views on the role of the LDP and future policy priorities.

The groups identified a number of roles for the Local Development Plan including:

- Establishing a green framework in which development can take place - setting out aspirations for the environment (including environmental enhancement) as well as for development
- Prioritising the environment as a core consideration
- Emphasising the multi-functionality of greenspace
- Building in a full suite of environmental assessments of proposals at all levels (a checklist) in order to maximise opportunities from new development proposals.
- Securing a high quality environment in order to maintain competitiveness
- Reflecting the aspirations of other plans (from other agencies) spatially
- Making sure appropriate development is directed to appropriate locations, and providing robust protection for designated sites – including local sites. Identifying the environmental capacity of an area to inform where new development is located
- Integrating with neighbouring strategic networks
- Identifying environmental problems and solutions e.g. areas for flood risk management
- Maintaining habitat connectivity

One of the groups also thought that the LDP could be used as a hook for developing policy on the built and natural heritage. The group also considered that Supplementary Planning Guidance (SPG) offered opportunities for dealing with the detail for some topics.

It was suggested that SPGs could be considered for issues such as flood management, development design to integrate habitats/woodland, developing brownfield sites, and the importance of the Local Biodiversity Action Plan as a key contributor to delivering international obligations. In addition, monitoring change (and the work of the local Development Management team) was seen to be important.

Suggested policy priorities included:

- Protection of water environment
- Protection of agricultural land/carbon rich soils
- A deliverable framework to maximise the opportunities offered by the CSGN
- Flood risk – climate change future proofing (including soft engineering and flood risk management)
- Clarifying the protected status of local wildlife designations
- Providing a framework for agricultural diversity to enable local food production
- Defining circumstances where enabling development may be appropriate
- Continuing with the existing successful development plan policies relating to built heritage
- Sustainable management of the Antonine Wall
- Connectivity of people – i.e. a sustainable travel network
- Connectivity of habitats
- Sustainable economic growth and transport - creating green infrastructure to achieve this
- Encouraging small scale renewables at community level
- Climate change – this should be strategic and built into the plan

## **Economy Stakeholder Workshop, 8<sup>th</sup> June 2010**

### **1. Previous Progress:**

The last decade has seen a period of rapid national economic growth followed more recently by a deep recession. The workshop participants were asked to discuss and identify progress in improving the local economic circumstances of the Falkirk Council area during this period.

A number of the groups identified positive change – with continued regeneration of old industrial sites, improvements in strategic road accessibility and the rail network, an increase in rail freight volume, investment in retailing and services, and an increase in social and community facilities. Until the recession productivity was growing, and the area experienced higher than average levels of employment.

There has been significant growth at Grangemouth Port. Big companies have been investing in the area - giving confidence to others and spin off benefits to the community. Economic growth has attracted more people to the area and has helped sustain the local economy. Local town centres have improved, and are starting to develop a café culture and evening economy. The area also now looks more prosperous, and projects like the Bo'ness THI have been a catalyst for attracting new investment to the area.

Tourism facilities have also improved – with new marketing opportunities offered by the Falkirk Wheel, the Antonine Wall and the new football stadium. Tourism has brought a change of perceptions, and the Falkirk area is now recognised as a tourism destination.

The reputation and perception of the area have changed. More people want to come and live in the area, which has led to a change in demographics.

Business start up levels have been good, and the area was seen to be successful in providing facilities for encouraging and nurturing small businesses and industries. There is also good engagement between the community, industry, the council, MSPs and local politicians.

The area's importance to the Scottish economy has been recognised in the NPF2 and STPR. The location as an east/west hub in central Scotland, and accessibility to a good local workforce, were seen as key benefits in ensuring the area is well positioned for future growth.

### **2. Future Challenges:**

The groups were asked to identify the key challenges for the local economy in the Falkirk Council area over the next 20 years.

A number of the groups identified the threat of competition from surrounding areas for investment and spending. Maintaining a mix of leisure facilities was seen to be important. Facilities that were attractive for older people/youth/family markets were also required in order to retain future spend. The groups also stated that the fabric of the town centres is ageing. Decisions will be required on how to retain the attractiveness of Falkirk Town Centre. A new vision for Falkirk may be required.

A number of the groups also identified the need for the area to achieve a balance on various issues. This included the need to understand the uniqueness of the petrochemical industry cluster and the Port of Grangemouth, their importance to the Scottish economy, and their fixed location. With the likelihood of tighter Health and Safety regulations in the future, there was also a need to find a balance between industry and population. In addition, there was recognition of the requirement for a balance between the need for flood defences, and their impact on birds. There was a need to further advance tourism in the area, but also to balance this with protecting tourism assets such as the Antonine Wall.

The groups identified difficulties resulting from the co-existence of business/industry and environment. It was felt that decisions should address issues jointly, and avoid encouraging increased conflict to the potential detriment of both parties.

Climate change was also identified as important, and a future challenge for the area. The Local Development Plan must reflect how the area will meet the Climate Change Act targets for 2020. Decisions will be required on how the area will react to change, and will decarbonise the local economy. The area has to adapt, look beyond oil, and consider the potential of future industries, e.g. renewables and alternative technologies.

The groups also identified the need to ensure that growth is sustainable and is managed in terms of potential impact on the environment. New housing, transport, facilities and parking (including parking at stations) will be required in the area for a growing population.

The need to improve infrastructure, particularly road infrastructure, was seen as key to future growth. The impact of improvements such as the M9/Junction 6 and A801 to M8, plus links to the new Forth Crossing, were identified as having an impact on the local economy. The groups highlighted the need for advance funding to complete these flagship projects.

Public sector spending cuts over the next 5 years were seen to be a major challenge. The groups discussed likely sources of funding, and how these smaller pots of funding would be targeted. This will have an impact on issues such as future road network and flooding projects. Previous methods of funding from the public sector, and Section 75 agreements, are no longer the future. The groups recognised a need to look at alternative funding mechanisms.

The groups identified various actions required to address these challenges including:

- promoting the area's assets
- maximising the positive change in perception of Falkirk
- focusing on the area's employment and skills development
- improving road connections
- providing more investment in the port and logistics industry
- ensuring greater certainty from the Local Development Plan in order to support investment. (The private sector needs certainty to make their decisions).
- ensuring faster planning decisions
- producing a clear strategy and priorities for the area
- ensuring business friendly policies
- maintaining a balance with the strong existing manufacturing base
- maintaining engagement with the local business community
- monitoring the Local Development Plan to measure progress

### **3. Future Opportunities:**

The groups were asked to identify opportunities for the local economy in the Falkirk Council area over the next 20 years.

A number of the groups identified the area's strong existing company and skills base as a great asset. This combined capital and intellectual wealth provides potential to grow the local economy and further diversify the business base.

The groups identified the potential for the area to exploit opportunities in new markets (e.g. renewables, energy crops and environmental technologies). There was also potential for Forth Ports to support supply chain industries.

Two of the groups identified the potential of encouraging partnerships between the petrochemical industry/council/R&D/University expertise to explore and develop new sources of energy (e.g. biofuels). These groups also identified opportunities offered by dealing with waste streams.

The groups felt that the area's central location was an asset and offered a key opportunity for growth in the future (especially for storage and distribution businesses). More effort was required, however, in making the area a visitor destination, and in converting more of the growing population into a growing workforce.

The groups identified the area's tourism potential as a major opportunity in terms of developing new markets (e.g. American visitors), building on existing and planned tourism icons and links (e.g. the Falkirk Wheel and the Helix), and promoting these assets (e.g. the Antonine Wall).

One group highlighted opportunities to improve local communities by maintaining and creating places where people want to live. They felt that a reinvigorated housing market would bring new interest and opportunities to the area. The quality of Falkirk's environment was seen to offer an opportunity to attract investment. It is important, therefore, to create the right environment for living, visiting and investing in the area. This could include developing more sustainable activities (e.g. cycling), projects such as local district heating schemes, or replicating the successful THI initiative.

Also raised was the importance of attracting interest from the wider catchment area, and the potential offered by new office and hotel business accommodation. It was felt that local town centres need a vision for the future.

The groups recognised that the Local Development Plan creates long term opportunities. A good LDP brings certainty, and guides development to the correct places and areas with capacity for growth. It is important that the Plan process is quick, and the land allocations are effective. The groups also felt that there could be potential for Falkirk by looking beyond local authority boundaries, and considering any collaborative opportunities that arise from Strategic Development Plans for neighbouring areas.

One of the groups, however, highlighted potential conflicts between the various opportunities, e.g. the freight hub v's the Helix.

#### **4. The Local Development Plan and policy priorities:**

The groups were asked to consider what the Local Development Plan policy priorities should be, and how the Plan should address issues relating to the chemical and petrochemical sector, distribution, general business and industry, retailing, and tourism.

The group discussions highlighted the diversity and differing needs of the entire local business sector that contributes to the local economy. It is important, therefore, that the LDP provides a balance, focusing on developing the area's existing strengths and business community, and creating a framework for the future. The groups felt the Plan should support existing businesses and smaller scale developments for SMEs, rather than incur the costs and risks associated with attracting large inward investors. One of the groups thought that the LDP should also focus on creating more opportunities for start up businesses.

The importance of the area's town centres was raised. It was felt that the LDP should retain this focus, and specify what will happen to retail and tourism activities in the future. They thought that the Plan should ensure retailing and services are located in close proximity to neighbourhoods (e.g. neighbourhood retailing). It should move away from the retail park culture and re-focus on investment in town centres. It should also support a Masterplan/vision required for Falkirk town centre.

The groups also raised the issues of increasing business competition within the wider economy. The LDP must support the existing business community and work closely with local businesses to respond to change. The Plan should support local industry's potential for growth, and should be produced more quickly.

The groups highlighted the need for the new LDP to assess the deliverability and suitability of existing business sites, and address the perception of a shortage of local business land and property. Consideration could also be given to the re-use of land, and support for the reconfiguration of sites.

The groups identified infrastructure constraints in the LDP area (strategically and for individual sites). The Plan must, therefore, address how to deliver necessary improvements and major infrastructure projects. The Plan must also outline the mechanisms required for the delivery of major sites - ensuring principles of Masterplans, etc, and necessary infrastructure. The needs of the distribution sector were also highlighted - including cheap space and intermodal transport networks. The local digital networks will also be required to cope with future demand.

There is likely to be a growing demand for housing in the Falkirk area. Whilst it is important that the road network can cope with increased demand, one of the groups highlighted the importance of encouraging sustainable communities. The Plan, therefore, should consider directing development to sustainable locations (not dependent on the private car). The challenge for the future may be to find more central and sustainable sites for housing, with a different diversity/spread of development than in the past.

The new Plan should also address the renewable energy opportunities in the natural environment (e.g. Central Scotland Forest - planting energy crops as well as woodland for amenity).

It was felt that the Plan should reflect the importance of tourism in the area. Issues that need to be addressed are the requirement for more hotel accommodation, and providing transport links between the area's dispersed tourism facilities.

The local historic environment creates a unique sense of place. The Plan should consider it as an asset to the area rather than a constraint to future development.

It was recognised that there would be conflicting land use interests within the Plan, and that some issues could benefit from being addressed holistically (i.e. flooding).

A balance will be required in producing a Plan that provide degrees of both certainty and flexibility (i.e. certainty as to where development can take place – and flexibility as to the type of use). Flexibility would help the Plan, within its lifetime, adapt its priorities to meet changes in local/national/European government, legislation and economies. Regular monitoring and reviews would also ensure the Plan keeps pace with change.

One group summarised that the aim of the Plan should be to create a framework that allows development for business and people. The LDP should build on previous experience and offer a balance between aspirational and deliverable objectives.

The Local Development Plan Policy Priorities identified included:

- The integration of land use planning with other policies to achieve targets:
  - Climate change
  - Road traffic reduction
  - Economic growth targets
  - Sustainability
- Encouraging investment
- Ensuring the area is an attractive place in which to live and work
- Linking transport infrastructure (including linking public transport with business not just with the town centres)
- Supporting the re-use of land
- Having a town centre focus – and demonstrating Falkirk's competitive position compared to other centres in Scotland
- Promoting and supporting tourism



## **Community Growth and Infrastructure Stakeholder Workshop, 23<sup>rd</sup> June 2010**

### **1. Previous Progress:**

The groups were asked to consider and identify progress in ensuring community growth and infrastructure provision in the Falkirk Council area over the last decade.

The groups agreed that some progress had been made with school development (including the new secondary schools). Falkirk was seen to be a progressive council, although there was still some pressure for meeting demand in the area.

The area was seen to have developed decent transport links. This included securing park and ride funding, safer routes to school, road network improvements and the major M80 upgrade programme. Improvements to the rail network have resulted in Falkirk being one of the best connected areas in Scotland. It was thought, however, that use of the rail network is at its limit in terms of capacities of trains, and facilities (eg car parking at rail stations).

The area was seen to have benefited from a new acute hospital and developments in primary care e.g. a new health centre at Stenhousemuir and upgrades to other facilities. In addition there is a new library (Meadowbank Library) and leisure facilities (including swimming pool upgrades).

Tourism infrastructure has also increased during this period - including the development of the Falkirk Wheel, the Football Stadium, and the proposed Helix project.

Progress on environmental projects has included a new bio-mass plant, and a range of activities undertaken by the Central Scotland Forest Trust.

The area has also had a considerable amount of new housing over the last 10 years. This has been successful in bringing additional population to the area. There were concerns from the participants, however, about how much of this new housing development has been 'affordable'.

There was also some discussion about future funding and infrastructure. New approaches will be required. Local authorities may have to take responsibility for risk in the future. A roof tax system, shared equity, and Tax Increment Finance (TIFs) were mentioned (with the local authority borrowing money against future income).

### **2. Future Challenges:**

The groups were asked to consider challenges for the various strands of Community Growth in the Falkirk Council area over the next 20 years.

Funding was identified as a major challenge to future development. A more incremental approach and new models for delivery may need to be developed.

Current funding constraints (e.g. accessing mortgage finance, etc) have had an impact on house building. Recovery could take a number of years.

Future funding for infrastructure projects was discussed. It was suggested that developer contributions need to be prioritised and alternative funding models explored (e.g. Aberdeenshire Council's FIRS (Future Infrastructure Requirements for Services) process which looks at front funding projects and clawing money back at a later date).

The groups identified that the delivery of affordable housing will also be difficult in the future. This is likely to lead to problems in managing local need against aspirations and expectations. There is also a need for more flexibility in housing land supply, and the way affordable housing is delivered.

It was felt that certainty about developer contributions will be critical for future development. Councils, therefore, need to be more realistic about their demands. More clarity is also needed on what developments will have to deliver.

The groups discussed the difficulties of developers funding upfront infrastructure. They discussed the use of developer agreements, the need for clear direction in the LDP, provision of early information, and establishment of the requirements. (An example was given of Planning Gain Officers and parallel negotiations being used in Aberdeen).

It was suggested that the Scottish Government should take more of a lead in relation to developer contributions, instead of leaving key decisions to local authorities.

The impact of EU legislation and energy standards was highlighted by one of the groups. The need to bring uneconomic housing stock up to energy standards was seen to be a problem. There is a need for a financial model that recognises the whole life costs and benefits of a structure. On a wider issue, the lack of a national energy policy (and enough timber for biomass plants) makes it difficult to respond locally to energy issues.

One of the groups pointed out that although improvements to the Glasgow/Edinburgh rail line will reduce journey time by about 25%, increased demand from passengers will lead to greater pressure on adjacent road infrastructure and station car parking.

The group also identified future challenges involving local health facilities. It will be important to develop facilities in right place, and keep them flexible. There is also a need to address the suitable disposal of surplus facilities. It was suggested that greater co-operation between agencies is needed when planning local health facilities.

Another of the groups suggested that public sector agencies should work together to find sites and plan multi-use sites (e.g. school/health centres and community facilities all on one site). These agencies need to work more proactively and think differently to deliver developments in the future.

Flooding was identified as a future challenge that requires long term discussions with the community – including the possibility of radical solutions such as resettlement.

The area's increasing, and ageing, population was seen to be a challenge. Discussions will be required on the impacts, and how the area should plan for change (eg granny flats/older peoples village/equity release).

One of the groups felt that agreement is required about whether the area wants to continue to pursue a growth agenda. Falkirk must be seen in context within

surrounding and competing Local Authority areas. With scarce resources can all these areas grow in the future? The group concluded that if Falkirk is going to pursue further growth it must be on terms of sustainable economic growth, delivering developments that the area needs.

Group members felt that the planning process is complicated, and the five year LDP review period and the LDP adoption period are too long. This results in statistics being out of date, and elections taking place within this time period. They felt the process needs to be quicker and the focus should be on core plan issues e.g. housing/jobs.

A number of groups highlighted the need to 'future proof' the plan – and the difficulties of creating a robust plan with built in flexibility over the next 20 years.

### **3. Future Opportunities:**

The groups were asked to consider opportunities for various strands of community growth in the Falkirk Council area over the next 20 years.

It was felt that the current economic climate, and the new planning process, offer the area an opportunity to reflect and refocus on strategic issues specific to the area. It also offers an opportunity for greater co-operation between agencies - more opportunities to forward plan for infrastructure. It offers an option to move away from the existing developers' contributions model to concepts involving more innovation, greater buy-in from all parties, and less of an 'us' and 'them' approach. Opportunities could also be created in neighbouring authorities (e.g. West Lothian Comprehensive Development Areas).

The new LDP offers an opportunity to engage with the community and identify and prioritise what local people want. This could help the area focus on fewer and better activities.

One group felt that the creation of the LDP in the current economic climate requires Falkirk to think 'out of the box' – i.e. to look at more sites, increase flexibility, review the existing brownfield/greenfield spilt, scrutinise deliverability of the big sites, and increase range and choice for the future.

It was felt that the area's growth opportunities for the future lay in building on Falkirk's environment and its strategic location in Scotland. More awareness of the area is required, however, together with efforts to attract people into the area (ie not driving past or just going through on the train).

The Falkirk area already has good road and rail communications. Electrification of the rail network, and other developments beyond Falkirk boundaries, will create better opportunities for the area (e.g. better connection to Edinburgh airport through new station at Gogar, the new Clackmannanshire Bridge and new Forth Bridge).

Tourism was seen to be a sector with room for expansion. The Helix project, and canal related developments, were seen to offer additional potential opportunities for linking with the area's existing tourism assets including the Falkirk Wheel, the Antonine Wall, shopping facilities and Falkirk town centre.

More efforts could be made in making Falkirk a destination, and promoting the 'My Future's in Falkirk' brand. It was also thought that good quality housing was part of Falkirk's unique selling point.

It was suggested that short term forestry community projects could provide the temporary greening of future sites until they were developed.

The group discussions covered the issue of town centres and the need for the area to meet demand for new housing, and facilities for existing population. They discussed the existing vision for the area and the need for town centre regeneration. The use of Special Initiatives for Residential led Regeneration (SIRRs) was discussed. This included difficulties relating to timescales, delivery, and infrastructure requirements.

One group stated that the changing infrastructure required to deal with an ageing population could be viewed as both a challenge and an opportunity.

One group highlighted a number of areas in Falkirk requiring attention. These included the neglected appearance of properties (Bainsford/Graham's Road – retail/private business space), the need for improvement of major routes, dereliction/run down areas (Gowan Avenue), the need for more footfall and the redevelopment of the Bus Station (but not necessarily for housing). The group also felt that the historical environment should be seen as a valuable asset providing a unique setting that supports developments. It is not necessarily always a constraint.

One group questioned whether, as the 2020 population target has already been met, the plan should be to consolidate rather than aim for additional growth. Should the area focus on other types of development rather than housing? If there is to be further growth it should target areas where there is capacity. Another group thought that Falkirk should grasp the growth agenda and review the Green Belt.

#### **4. The Local Development Plan and policy priorities:**

The groups were asked to consider policy priorities and how the Local Development Plan should address the issues of Community future growth and infrastructure provision.

One of the groups emphasised that when considering a 20 year time horizon the Plan needs to provide confidence and certainty for developers. It will need to define the level of growth for the area, and how this will be measured. It will also have to take into account the growth ambitions of surrounding areas, and explore opportunities and impacts from other areas.

Other group feedback stressed the need for realism, and identification of what can be achieved in the next 5 years. Existing targets must be taken into consideration. A more rigorous assessment of the likelihood of a site's development should be undertaken, and only effective sites included in the Plan.

Another group stressed the need for the Plan to make best use of existing infrastructure, and to be flexible in order to be able to react to future changes. They felt that the Plan has to anticipate a brighter economic future - not complete meltdown of the development sector. They thought that the Plan needed to have a strong vision, and identified delivery mechanisms. They also suggested that the Plan should not be overly prescriptive in respect of developers' contributions. They

suggested that, if the area was to consolidate rather than grow, the Plan must provide for increased regeneration activities and make other sites available to allow for flexibility.

One of the groups thought the Plan should take account of the related impact of growth of the community and improved infrastructure. They suggested the Plan should look at a number of issues together e.g. map existing issues/constraints, look at opportunities, land ownership etc.

LDP priorities identified by the groups included the importance of planning for a balanced community with a good tenure mix. This includes wider provision of housing (not just family housing) and creating mixed communities.

Employment opportunities were also a priority, with the Plan promoting economic growth - especially in the new technology sectors. The green energy opportunities offered in rural parts of the Falkirk area were also considered to be important. The group wanted the Plan to also highlight the role that Central Scotland Green Network can play in underpinning development.

One group also highlighted the growth impact created by the health and well-being of the local population. They felt that people may choose to live elsewhere if local facilities, and the quality of the natural environment, are poor. The quality of the built environment is also very important, and the group felt the Plan should ensure that future developments add to the quality of the area, and relate to the local area's urban design.

It was also thought important that the LDP stakeholder engagement is started as early as possible. It was also important that other policies / strategies support the Plan.

The groups felt that further discussion between developers/local authority/RSLs etc would help increase understanding of partner constraints, and improve partnership working.

The workshop concluded with a discussion on the need to retain the local labour force, and the importance of various job opportunities related to the house building industry.

## **APPENDIX 1**

### **List of participants**

#### **Falkirk Local Development Plan Pre- MIR Consultation Environment and Green Network Stakeholder Workshop**

**18<sup>th</sup> May 2010, Callendar House, Falkirk**

#### **Attendance list**

Central Scotland Forest Trust	Emily Wadsworth
Historic Scotland	Adele Shaw
Forestry Commission Scotland	Maida Ballarina
Royal Society for the Protection of Birds	Toby Wilson
Scottish Environment Protection Agency	Angela Burke
Scottish Natural Heritage	Neville Makan Niall Corbet Paul Lewis
Waterways Trust	Karen Moore
Falkirk Council	Alex Lewis (Development Planning) Danny Thallon (Development Planning) Colin Hemfrey (Development Planning) Joyce Hartley (Development Planning) Ian Edwards (Environmental Planning) Lynn Slavin (Transport Planning) Daniel Dickson (student placement)
Facilitator	Viv Collie

**Falkirk Local Development Plan Pre- MIR Consultation  
Economy Stakeholder Workshop**

**8th June 2010, Callendar House, Falkirk**

**Attendance list**

Alexander Dennis Buses Ltd	Bill Simpson
Falkirk & District Town Centre Management	Alastair Mitchell
Forth Ports plc	Michaela Sullivan Derek Knox
Health & Safety Executive	Kirsten Laidlaw Neil Mackay
Historic Scotland	Andrew Stevenson
Ineos Manufacturing (Scotland) Ltd	Raymond Mountford
Kemfine UK Ltd	Doug Edwards
Malcolm Group	Bob Tannahill
Cooperative Group	Graeme Laing (GL Hearn)
Duncan Adams Haulage	Duncan Adams
John Mitchell Haulage	Iain Mitchell
Transport Scotland	Stuart Wilson Amy Tigg
Falkirk Council	Alistair Shaw (Development Planning) Catherine Devlin (Development Planning) Joyce Hartley (Development Planning) Kevin Collins (Transport Planning) Douglas Duff (Economic Development) Ian White (Economic Development) Alexandra Ward (Economic Development) Kenneth Foggo (student placement)
Facilitator	Viv Collie

**Falkirk Local Development Plan Pre- MIR Consultation  
Community Growth & Infrastructure Stakeholder Workshop**

**23rd June 2010, Callendar House, Falkirk**

**Attendance list**

AWG	Andrew Fleming
Central Scotland Green Network	Sue Evans
GL Hearn (per Hallam Land)	Graeme Laing
Henderson Surveyors	Eddie Henderson
Historic Scotland	Andrew Stevenson
Land Options West	Terry Walker
McNally Associates	Scott Graham
Persimmon Homes (East Scotland) Ltd	Annie Russell
Mactaggart & Mickel	David Jewell
NHS Forth Valley	Morag Farquhar
Network Rail	Sandra Hebenton
Ogilvie Homes	Bob Moyes
Scottish Water	Chris Collins
Transport Scotland	Amy Tigg
Weslo Housing Management	Susan Anderson
Falkirk Council	Susan Loudon (Housing Strategy) Lindsey Aiken (Housing Strategy) Paul McLay (Housing Strategy) Karen Strang (Housing Strategy) Catherine Devlin (Development Planning) Joyce Hartley (Development Planning) Colin Hemfrey (Development Planning) Alistair Shaw (Development Planning) Kevin Collins (Transport Planning) Richard Teed (Education Planning)
Facilitator	Viv Collie



## **Appendix 2 - Detailed comments**

### **Falkirk Local Development Plan Pre- MIR Consultation Environment and Green Network Stakeholder Workshop 18<sup>th</sup> May 2010, Callendar House, Falkirk**

#### **Group Feedback**

##### **Question 1**

*Against the background of considerable development activity and settlement expansion in Falkirk Council area over the last decade - what progress has there been in improving the local environment and green network?*

##### **Scribe: Joyce**

- Falkirk is the foremost local authority in the Central Scotland Forest Trust (CSFT) area at delivering environmental benefits through the planning system
- Much of the progress can be attributed to the team and links with external bodies
- The value of the natural environment has increased – this encourages more people to live here, and creates a sense of well being
- There are a high number of protected areas for a council of this size
- The efforts have not been so good at protecting the area against coalescence
- There have been good environmental improvements associated with the historic environment (eg the Bo'ness THI)
- Securing World Heritage Status for the Antonine Wall

##### **Scribe: Danny**

- Completing Council wide phase 1
- Impression (from an outside perspective) that environmental issues are taken seriously despite development pressure including habitats and flood risk
- Support given to interesting small scale environmental projects eg communities along the Carron, Tidal Exchange Project
- Completion of integrated habitat network study
- Year on year improvement through small scale interventions
- Environmental performance only recently measured – making it hard to judge improvement
- Improved community involvement – room for improvement
- Suite of SPGs in place

##### **Scribe: Alex**

- Greater recognition of the Antonine Wall through the World Heritage site status
- Millennium Canals project – good progress
- Core Paths Plan – good linkages with other transport projects

- Central Scotland Forest Trust (CSFT) – woodland creation
- Recognise Falkirk has valuable existing green resource
- Local Biodiversity Action Plan
- First Local Nature Reserve
- Open Space strategy
- Integrated Habitat network
- Increased uptake of brownfield land

**Opportunities:**

- Ongoing management of key project is an issue
- More focus needed on connectivity of green network
- Groundwork in place for further improvement and opportunities
- Greater community involvement?

**Question 2**

*Considering the various strands of the environmental agenda - habitat and landscape protection and enhancement, outdoor access, built heritage, climate change and flood risk - what are the challenges for the Falkirk Council area over the next 20 years?*

**Scribe: Joyce**

- The need to guard against habitat fragmentation and loss of high quality sites
- The degradation of habitats - and the ability to mitigate against, and adapt to, climate change
- Putting in policies reflecting the need to guard against fragmentation whilst improving connectivity
- The need to visualise these policies in the plans
- The need for work on the landscape scale to fit with the existing landscape
- The need to visualise activities at a much bigger scale – outwith the Falkirk area
- The need to put policy into practice
- The need to manage the World Heritage Site designation with development pressure
- The need to manage all archaeological resources and the built environment in response to climate change
- Getting people to use our Core Paths

**Scribe: Danny**

- Issues Falkirk can't work on alone eg upper catchment and coastal realignment
- Protection of wider green network and not just designated sites – ensuring protection of connectivity
- Pressures on River Carron water quality including sewage overflow and lack of capacity
- Not to let standards slip despite the current financial pressures

- Improved access causing habitat damage
- Selling wildlife only areas politically - opportunities for managed realignment mainly in the Falkirk Council area
- Ensuring wild spaces aren't 'suburbanised' eg with seating, signs etc
- Extending access network to meet the needs of a growing population
- Creating functional green travel networks
- Managing maintenance of flood defences
- Keeping children interested in real wildspace – not sanitised by health and safety
- Developing a rough edge
- Ensure development over the next 20 years doesn't constrain your longer term adaptability to climate change

**Scribe: Alex**

- Overarching issue of the economic climate
- Change of government – shifting goal posts
- Streams of environmental funding are decreasing
- Challenge to make green issues relate to health, economic and education policy
- Falkirk is not in a City Region – must be competitive and must integrate
- Flood risk – potential need to incorporate elements of emergency planning in the Development Plan and assess options for lowering flood risk for development areas
- Potential conflict of Grangemouth NPF2 project – flanked by flood risk and environmental protection areas
- Landfill – increased pressure to find new provision, or other disposal methods, and the challenge to reduce landfill waste
- Climate Change – pressure to accommodate renewable energy projects
- Falkirk has reliance on certain industries – and if these fail then environmental and social problems will arise

**Question 3**

*Considering the various strands of the environmental agenda again - what are the opportunities for the environment in the Falkirk Council area over the next 20 years?*

**Scribe: Joyce**

- Delivering other Bo'ness THI type of projects?
- Management of the area's industrial heritage – and use this to enhance the historic environment
- Recognise that what are seen as 'blighted areas' also have stories to tell!
- Using the Antonine Wall as a positive environmental asset – attracting tourists (but with careful management)

- How to incorporate environmental benefits into development. Embed them into the planning process and adopt a 'can do' approach
- Integrated habitat network important in identifying good opportunities
- Integrating development around natural heritage features
- Forward structure planting
- Helix – potential for environmental improvement
- Cross boundary working with other local authorities eg flood management
- Central Scotland Green Network – possible funding for other opportunities
- Encouraging renewables and recycling and zero carbon in buildings
- Identify and protect key resources and connect these

**Scribe: Danny**

- Collate all green datasets and collate into green network – including external datasets
- More targeted habitat improvement – justified
- Exploit national status of Central Scotland Green Network (CSGN)
- Identify multiple benefit projects – River Forth
- Create sustainable vision for the Forth (opportunities for wildlife tourism)
- Use planning gain to deliver: access, environmental benefits, built heritage – identify these opportunities in the plan
- Be more adventurous – use renewable energy projects for inspiration
- Explore carbon sequestration opportunities
- Improve protection of soil and peat – investigate quality
- Identify soft engineering flood management opportunities
- Create strategic flood risk map
- Collecting existing data – link to the Development Plan

**Scribe: Alex**

- Need to turn around the threat of economic instability
- Environmental improvements will make Falkirk a better place to live and invest in
- Sustainable transport network – at local level to increase mobility in local area
- Be more proactive and encourage renewables:
  - Combination of wind and biomass
  - Use canal as a renewables resource?
  - Set targets and set out strategic areas
- Helix opportunities – how to manage tourism/recreation/biodiversity aspirations. Improve linkages with wheel, canals etc
- Focus developers on how they can make their development contribute to the green network and use sustainable design
- Green = Added Value

- Opportunities to tackle climate change through habitat creation in coastal areas
- Community allotments and orchards for local produce – involve community and schools - and links into health policy
- More scope for experimental projects ie design competitions
- Green jobs

#### **Question 4**

*What role can a Local Development Plan play in addressing environmental issues - and what should be the policy priorities?*

**Scribe: Joyce**

#### **Role of the Local Development Plan:**

- Use the LDP as a hook for policy
- Supplementary Planning Guidance (SPG) can deal with the details
- SPGs for some topics could be 'regionalised'
- Using imagery/maps to highlight areas/corridors for protection/enhancement of the built and natural heritage and to highlight key resources
- National Planning Framework (NPF) – important that emphasis on the environment is carried into the LDP
- LDP key role in habitat connectivity

#### **Policy Priorities:**

- Possibly through SPGs? eg
  - Flood Management
  - Development design to integrate habitats/woodland
  - Developing brownfield sites
  - Importance of LBAP (Local Biodiversity Action Plan) as key contributor to delivering international obligations
- Existing policies relating to built heritage considered good – need to carry into the LDP
- Good strong policy for the Antonine Wall
- Look at how well working for the Development Management team through monitoring
- Monitor change

**Scribe: Danny**

#### **Role of the Local Development Plan:**

- Set out aspirations for the environment (including environmental enhancement) as well as development
- Reflect the aspirations of the other plans (from other agencies) spatially
- Make sure appropriate development is directed to appropriate locations
- Provide robust protection for designated sites – including local sites

- Integrate with neighbouring strategic networks (with a role for external agencies to assist)
- Identify environmental problems and solutions eg areas for flood risk management
- Identify the environmental capacity of an area to inform where new development is located

**Policy Priorities:**

- Protection of water environment
- Protection of agricultural land/carbon rich soils
- To deliver CSGN – deliverable framework
- Flood risk – climate change future proofing including soft engineering and flood risk management
- Clarify protected status of local wildlife designations
- Framework for agricultural diversity eg local food production and enabling development as part of diversity

**Scribe: Alex**

**Role of the Local Development Plan:**

- To establish a green framework in which development can take place
- To prioritise the environment as a core consideration
- No tokenism, no bolt-ons
- LDP should emphasise the multi-functionality of greenspace
- Building in full suite of environmental assessments of proposals at all levels (checklist) – maximise opportunities
- Make sure the plan is competitive in terms of securing a high quality environment

**Policy Priorities:**

- Contribute to the Central Scotland Green Network and maximise opportunities for this
- Climate change – should be strategic and built into the plan
- Connectivity of people
- Connectivity of habitats
- Sustainable economic growth and transport - creating green infrastructure to achieve this
- Encourage small scale renewables at community level

**Falkirk Local Development Plan Pre- MIR Consultation  
Economy Stakeholder Workshop  
8<sup>th</sup> June 2010, Callendar House, Falkirk**

**Group Feedback**

**Question 1**

*Against a background over the last decade of rapid national economic growth followed more recently by a deep recession - what progress has there been in improving the local economic circumstances of the Falkirk Council area?*

**Scribe: Alistair**

- Positive change – continued regeneration of old industrial sites
- Better planning of business sites – discrete business areas, separate from residential areas
- Well ahead with planning. Just need to keep the faith that development will follow as the economy picks up
- Area looks more prosperous
- Haven't made enough use of the Port as an asset – it hasn't sold itself enough
- Potential weight restriction on Beancrosss Road – could result in extra mileage and cost for hauliers
- Strategic road accessibility has been improved
- Rail is better. Volume of rail freight has increased – should be further developed
- Increased social and community facilities
- Town centre starting to develop a 'Café Culture'
- Need to maintain emphasis on manufacturing activities
- Grangemouth suited to heavier industry/freight activities
- Haven't developed the canals as we might have hoped
- Small businesses haven't been given enough support? Is there awareness of the help that is available?

**Scribe: Joyce**

Over the last 10 years there has been:

- Positive experiences from business. Big companies have been investing (eg Forth Ports) giving confidence to others to invest in the area which has had spin off benefits to community
- Significant growth in Grangemouth Ports, (50% growth) particularly in container traffic where there has been significant investment. Also warehousing and distribution. Local businesses have benefited greatly from investment in rail and road network, although there are problems with local road network
- Accessibility to local workforce
- Investment in retailing and services (with mixed results – both positive and negative). Central Retail Park seems to work well. Falkirk and Grangemouth have benefited from having superstores adjacent to town centres
- Located in Central Scotland – the area is well positioned to grow

- Improved tourism facilities. The Falkirk Wheel and the Antonine Wall provide good marketing opportunities
- Bo'ness Townscape Heritage Initiative (THI) great success and a catalyst for attracting further investment to Bo'ness
- Economic growth has attracted more population. Helps to sustain the local economy

**Scribe: Kevin**

- Now an area to visit
- New profile and changing reputations
- People want to come and live here
- Changing demographic of the area
- Hub area – good links East and West
- Vision
- Attracting investment
- Infrastructure improvements
- National recognition – NPF2 and STRR
- Drive to provide diversification of industry
- Facilities for encouraging and nurturing small businesses and industries
- Engagement between community, industry, council, MSPs and local politicians
- Recognition of importance of industry and getting balance right in developing brownfield sites

**Scribe: Catherine**

- Continuing business investment in Grangemouth
- Historical uncertainty
- Petrochemical companies are investing
- Grangemouth is important to the Scottish economy
- Up until the recession – productivity was growing, high employment - doing better than average
- Manufacturing still important in the area
- Restructuring in the chemicals industry – bringing in other business?
- Food sector is important – Asda is a large employer
- Tourism – has brought a change in perception in the area eg the Falkirk Wheel (of national importance), Callander House, Bo'ness town centre
- Housing and population growth have brought more people to the area
- Business start ups have been good – and reflect a broad range of activities
- Town centres have improved – including the night-time economy (eg nightclubs) – although there is no theatre
- The new football club stadium
- New tourism icons in the area



## **Question 2**

*Considering the various strands of the local economy – the chemical and petrochemical sector, distribution, general business and industry, retailing, and tourism - what are the challenges for the Falkirk Council area over the next 20 years?*

### **Scribe: Alistair**

- Everyone else is trying to do the same thing – competing for investment
- Need to promote the area's strengths
- Need to get the message out there about the area's assets
- Have to focus on employment and skills development
- Have to improve road connections
- Although we are growing, other areas are growing faster, nationally (south of England, and globally). Population of Scotland is still relatively small – so how do we compete?
- Balancing industry and population in terms of Health and Safety – tighter regulations are likely in the future
- Grangemouth is an industrial town but has to adapt – need to look at the potential for the industries of the future – renewables and alternative technologies. Oil isn't the basis for the future
- Climate change – need to look at how to decarbonise the economy? What is our role? (local example given of potential weight restriction at Beancross Road and impact on business, CO2 and road miles)
- The fabric of our town centres is ageing
- Do we need to invest in Grangemouth town centre? Is it a lost cause – can it be justified?
- Continuing pressures on smaller centres (from increased consumer choice and mobility)
- Housing and parking and facilities required for a growing population
- Control of transport and parking
- Need for more parking at stations. Already at capacity – what next? Is the answer to have different stations rather than more stations – e.g. parkway stations

### **Scribe: Joyce**

The recession was seen to impact in a number of ways:

- Public sector spending cuts over the next 5 years are critical. There is a mismatch in timing between producing the new Local Development Plan and future available funding
- How to retain attractiveness of Falkirk Town Centre
- Targeted investment. Where will the smaller pot of funding be targeted? How will the area address issues such as the future road network and flooding? How will the area grow business in the current/future economic climate?
- Challenge to improve infrastructure, particularly road infrastructure – seen as key to future growth
- Improvements to M9/Junction 6 and A801 to M8 vital plus links to new Forth Crossing

- Challenge to keep commercial traffic away from housing areas
- Sustainability – ensuring that growth is sustainable and managed in terms of potential impact on the environment. Need to recognise the ‘negative’ externality of economic growth
- Climate change
- Need for industry and the environment to co-exist
- Concern about reducing consultation distances for the petrochemical industry
- Requirement for greater certainty from the Local Development Plan to support investment. The private sector needs certainty to make their decisions.
- Faster planning decisions required
- Port and logistics industry need more investment
- Need clear strategy about priorities
- Concern about possibility of less future investment in Falkirk due to past successes and competition from other areas
- Need to look at alternative funding mechanisms
- Anticipating where economic recovery will come from – need to understand global markets
- Maintaining engagement with local business community. Need to continue the monitoring of the Local Development Plan to check progress eg through interest groups

**Scribe: Kevin**

- The challenges are all about getting the balance right
- Need to understand the uniqueness of the petrochemical industry cluster and the Port of Grangemouth. Need to understand that some things (eg Grangemouth) can’t be moved and are important to the Scottish economy
- Co-existence of business/industry and environment. Decisions should avoid encouraging increased conflict to potential detriment of both. Why are they addressed separately? (eg creates tension between birds and business). Need to prove national interest for development to take place
- Consultation Zones – need to realise if areas are contracted they become a constraint
- Access to strategic networks (M9 J6)(A801). Accept that can’t change some decisions eg Forth Crossing and new links – but how do you address the impact on the economy of a flagship project? How can the area get the government to provide advance funding to complete projects with a potential impact on the local economy?
- Projected flood prevention/defences issues – realise there is a balance between the need for defences and the impact on birds
- Re-prioritisation of national funding (in times of budget cuts) to what matters – the economy
- Alternative funding mechanisms to kick start development sites and infrastructure projects. Are there other ways of achieving goals? Realise the relevance of new methods of funding. Finding funding will be critical for the future. Previous methods of funding from the public

sector and Section 75 agreements are no longer the future. Need to find new means of delivering projects locally and nationally. What role will the private sector play (eg TIFs Tax Increment Financing)?

- Sustainability and climate change targets. How can the Local Development Plan deliver the Climate Change Act challenges for 2020? Accept that Forth Ports have a role/interest in this
- Advancing tourism and the Antonine Wall. Tourism depends on innovation. The Falkirk Wheel gave the area a big leap in terms of tourism – but where is the next project going to come from (eg an iconic project such as the Helix)? Or how do we build in the existing success? (eg promoting the Antonine Wall)

**Scribe: Catherine**

- Competition from neighbouring authorities (town centres)
- Vision for town centre required. Need to consider where the growth for leisure and changes in range of facilities will be – eg café culture, theatre
- Town centres are shop windows for the area – they reflect the perception of the area. They also have important community aspects – with people from the wider community coming together to use the town centre
- New road to Livingston could impact on the area
- What is unique about Falkirk? Other towns are catching up
- Maintaining mix of leisure facilities is important
- Facilities for older people/youth/family friendly need to be maintained to retain spend
- Climate change is important and will be a future challenge – how will the area react to change? Will there be a shift/loss of manufacturing/oil refinery sectors? Need to adapt. New industries eg renewable energy/bio mass welcomed – but the area will take time to adapt
- There will be an impact from reduced public funding in the future – how will it affect the M9 improvements, Livingston Link, Avon Gorge? These proposals will be good for some areas (ie types of business) but may impact on town centres. More complex models for delivery of infrastructure projects will be required in the future.
- Must maximise the positive change in perception of Falkirk
- Must maintain a balance with the strong existing manufacturing base
- Need business friendly policies – must engage early and have quick response from the local authority and national government
- Need to be able to balance interests in the area
- Infrastructure and access/egress into the area are important
- Positioning against the city regions is important. Become a city?
- The use of the term 'Falkirk' often gives the perception that the area is just about the town. Must remember that the area includes other communities with their own sense of identity

### **Question 3**

*Considering the various strands of the local economy again - what are the opportunities for the Falkirk Council area over the next 20 years?*

#### **Scribe: Alistair**

- The area's company base is a great asset. There is potential to further diversify the business base.
- Huge capital and intellectual wealth in the area
- Tourism potential – new markets eg Americans
- The Antonine Wall is a latent tourism giant. Need to interpret this and raise awareness
- Environmental technologies
- But - potential conflicts between opportunities eg the freight hub v's the Helix – how do you resolve this?

#### **Scribe: Joyce**

- Key opportunity is location
- The Local Development Plan creates long term opportunities. It brings certainty and guides development to the correct places
- Ensuring allocations are effective
- Replicate THI initiative
- Falkirk's environment is an opportunity eg the Helix project
- Opportunity to build on tourism investment eg through the Wheel/Helix through considering another iconic structure?
- How to exploit opportunities in new markets eg renewables? Potential for Forth Ports to support supply chain industries (Falkirk's central location is an asset)
- Explore partnerships between R&D, universities
- Dealing with waste streams
- Look at potential spin off for Falkirk from Strategic Development Plans in other areas
- Strong skills base provides an opportunity for further economic growth
- Opportunities to improve local communities – places where people want to live. A reinvigorated housing market will bring new interest and opportunities to the area. It is important to create the right environment for living, visiting and investing in the area.

#### **Scribe: Kevin**

- Opportunity to speed up Local Development Plan process
- Adoption of renewables in the wider sense
- Include sites for energy crop sites in Falkirk?
- Partnerships between industry/council/expertise eg biofuels – can the petrochemical industry use its research expertise to use new sources of energy? Is there a role for the public sector to drive these relationships?
- Dealing with waste streams eg energy from waste – unpopular with planners in this country – but used in other countries
- Sustainable/green towns and villages – increasing cycling, public transport, recycling

- Local district heating schemes eg outer lying areas using LPG could consider small scale bio mass
- Don't ignore what is happening on doorstep (SDPs etc). Look at the potential of working with other/neighbouring geographical areas for more 'joined up thinking'. Are there opportunities from Strategic Development Planning proposals?

**Scribe: Catherine**

- Central location – need to make people stop - and make the area a destination
- Grangemouth manufacturing base – opportunity to attract new business
- Manufacturing output is growing (although not the number of people involved)
- Decline in some fields of industry – must find new markets
- How do you convert growing population into a growing local workforce? How keep local people in the area? (eg use of leisure time)
- Wider catchment area is important
- Central business district – could we do this, connectivity in 10-20 years time?
- Good location for storage and distribution businesses
- Town centres need a vision for the future - and we need to think about this now
- Need to focus on where the capacity is for growth ie where existing infrastructure/utilities can cope, and where the transport is okay.
- There is room for growth in some sectors – tourism, business accommodation, and the Helix beside Junction 5
- Synergies with different businesses – Grangemouth
- Office and hotel business accommodation
- More people working in town centre – infill development/access/parking problems
- Use of municipal buildings in the future – opportunity for using a town centre site or an iconic new building
- Political future – maybe need to look at wider local authority boundaries

**Question 4**

*How should the Local Development Plan address the issues of the chemical and petrochemical sector, distribution, general business and industry, retailing, and tourism - and what should be the policy priorities?*

**Scribe: Alistair**

**Role of the Local Development Plan and Policy Priorities:**

- Need to look much more closely at deliverability of business sites
- Paradox – perception that there is a shortage of business land and property – but in reality there is lots
- Need to focus more on getting infrastructure in – strategically as well as for individual sites (ie same issue of 'deliverability')
- Need to review the plan regularly – and keep pace with change

- Need to identify opportunities for renewables eg Central Scotland Forest - planting energy crops as well as woodland for amenity
- Need to work more closely with business (businesses are closer to change)
- Balance of flexibility and certainty (ie certainty as to where development can take place – and flexibility as to the type of use)
- Tourism is important. Need to encourage more hotel accommodation
- Digital networks – is our infrastructure up to scratch?

**Scribe: Joyce**

**Role of the Local Development Plan and Policy Priorities:**

- Prioritise infrastructure to retain and support existing business
- Focus on existing business community. The business sectors are all diverse and have different needs – does the LDP provide a balance for this? All sectors contribute to the economy. The LDP should focus on developing existing strengths and the business community - and create a framework for the future. Have seen the failure of large industrial sites in the past– the LDP should focus on existing businesses, and smaller scale, developments for SMEs rather than incur huge costs associated with attracting inward investors
- Build upon strengths of the area and focus on what is here already
- Focus on road connections - keep commuting easy
- Creating framework that allows development – for business and people
- Historic environment – not seeing it as a constraint but as an asset. Use it to sell the area
- Using historic environment to create a sense of place
- Sustaining communities. There is a big future for housing in the area.
- Should provide retailing and services in close proximity to neighbourhoods eg neighbourhood retailing – re-focus on town centres and away from retail park culture
- LDP should look back as well as forwards and should be pitched somewhere between the aspirational and deliverable
- Create more opportunities for start up businesses

**Scribe: Kevin**

**Role of the Local Development Plan:**

- Have the right sites been identified for that land use – potential conflict eg habitats v's industry in current plan? Scope for change in new plan
- Infrastructure constraints. How does it deliver the necessary improvements? How can development mitigation help deliver major infrastructure projects? Need a mechanism to pull funding forward
- Mechanisms for delivery of major sites ensuring principles of Masterplans etc and necessary infrastructure

**Policy Priorities:**

- Integration of land use planning with other policies to achieve targets:
  - Climate change
  - Road traffic reduction

- Economic growth targets
- Sustainability
- Flexibility for changing priorities within lifetime of plan and revisions. Five year review. What about the future economic climate and political scene? What about future changes in local/national/European government and legislation?

**Scribe: Catherine**

**Role of the Local Development Plan:**

- Town centre(s) should be a priority and have more focus. Masterplan/vision required for Falkirk town centre. Retail and tourism – need to be more specific about what will happen in the future
- Petro-chemical competition. Plans need to be quicker and support the industry. Conflicting interests.
- Look at issues holistically ie flooding
- Flexibility required
- Shouldn't limit potential for growth – impact on competitiveness
- Reuse of land – policy support for reconfiguration of sites
- Direct development to sustainable locations – not dependant on the private car. Not necessarily looking for the same diversity/spread of development as in the past (may need to be more central and sustainable)
- Policy on distribution/transfer to rail freight. Direct rail to Grangemouth and internal site network
- Distribution sector needs cheap space. Forth Ports has land – but too costly
- Tourism facilities are dispersed – need links to different facilities eg bus tours/trams

**Policy Priorities:**

The Local Development Plan should:

- Encourage investment
- Ensure the area is an attractive place to live and work
- Link transport infrastructure – should link public transport with business (not just town centres)
- Support re-use of land
- Have a town centre focus – where should Falkirk sit compared to other centres in Scotland
- Tourism

**Falkirk Local Development Plan Pre- MIR Consultation  
Community Growth and Infrastructure Stakeholder Workshop  
23<sup>rd</sup> June 2010, Callendar House, Falkirk**

**Group Feedback**

**Question 1**

*Against a background over the last decade of rapid national economic growth followed more recently by a deep recession - what progress has there been in ensuring community growth and infrastructure provision have kept pace in the Falkirk Council area?*

**Scribe: Alistair**

- Progress has been made with the development of schools. This is a progressive authority
- Decent transport links - but some areas of concern
- Success of bringing new population to the area
- Areas of strain (eg GPs). Opportunities for joined up approaches?
- New focus on looking at infrastructure earlier. Aiming for pragmatic approach
- Always need for flexibility

**Scribe: Joyce**

- Schools – including the new secondary schools (although still under pressure)
- M80 upgrade – major programme
- Rail network – although use is maximised to the limit (capacities of trains and facilities)
- Acute hospital and developments in primary care
- New housing over the last 10 years (although how much was affordable?)
- Access to rail network – has difficulties and requires further discussion
- Tourism infrastructure – the Falkirk Wheel, the Football Stadium, the Helix
- New library
- Leisure facilities – including swimming pool upgrades

**Scribe: Karen**

- Housebuilding recent years – good, but challenge now with the down turn in the economy
- Hospital and school developments
- Funding and infrastructure. Move away from upfront to house completions
- Roof tax fair system. Moving target re AHP/schools, water and sewerage
- Need agreement on how to move forward
- Shared equity way forward
- Callender Estates structured re land release for public good
- Road networks improved



- Local authorities may have to take responsibility for risk in the future. Tax Increment Finance (TIFs) – local authority borrows money on the money they receive
- Progress re targets set – house building/health
- Progress re historic targets
- Building bio-mass plant
- Safer routes to school
- Central Scotland Green Network

**Scribe: Catherine**

- Reasonably successful to date at keeping pace ie Hospital and other infrastructure improvements
- Transport – distributor road, park and ride government funding (bus lane extension required), railway parking (for commuters), town centre parking (it is an issue that its not all under council control)
- Developer funding still to come – economic slow down may affect this
- Council demolition and replacement – affordable housing
- Historic consents – infrastructure issues now
- Transport – changing peoples attitudes difficult – using public transport
- Changes in government policy over time impact on delivery
- Location of housing areas – hard to get to town centre
- Cultural issues rather than provision
- Poor links with other council areas
- Public transport – time issue
- Education – mixed progress – have met demand. Had to react to growth rather than plan for it. Capital growth (Council funded) rather than developers contributions in the past. Learning process – have had to adjust

**Question 2**

*Considering the various strands of Community Growth – mainstream housing provision, affordable housing, provision of community facilities, schools, health services and physical infrastructure - what are the challenges for the Falkirk Council area over the next 20 years?*

**Scribe: Alistair**

- Funding is key – we are now in a new era – developers don't have cash. Need to look at new funding models.
- Developers exposed to more risk
- May need a more incremental approach. Big sites will take a long time – too many eggs in one basket
- Will take a decade for industry to recover
- Delivery of affordable housing will also be difficult
- Need for more flexibility in housing land supply.
- Certainty on developer contributions is critical
- Councils need to be more realistic

- Needs to be over-arching view of priorities – role for planning authorities
- Needs to be more clarity on what developments will have to deliver
- Housebuilders still need to make a profit
- Councils need to look at more imaginative funding mechanisms eg TIFs (only commercial?)
- Councils may not wish to take risk – which could cause an issue
- Community expectations need to be dampened, They need to see housing as a good in itself
- Why should housebuilders carry the can when the industry is so constrained?
- ‘Affordable housing’ has negative connotations – need to change this
- Registered Social Landlords (RSLs) could get better value in terms of design
- People still want a front and a back garden
- Need to change quality of the streetscape
- Need more flexibility in the way affordable housing is delivered

**Scribe: Joyce**

- Funding for affordable housing. Managing need and aspirations and expectations. Big political issue. Emphasis on getting a council house and not exploring other options
- Rail network – access/parking issues
- Future funding – priorities for developer contributions and exploring alternative funding models
- Extent of contributors – eg issues around contributions from RSLs. Commercial developments should make contributions too. There is a need for the plan to remain flexible. Aberdeenshire has future funding models eg looking at front funding projects and clawing funding back at a later date
- Health facilities – need to get the setting right (eg Bonny bridge) – get the facility in right place and keeping the facility flexible. Also need to address how to dispose of facilities surplus to requirements

**Scribe: Karen**

- Over the next 20 years – how do we future proof the plan – how do we build in flexibility?
- Reactive not proactive
- Ensuring deliverable land
- Funding constraints – accessing mortgage finance etc
- Flooding – do we need long term discussions with the community on this? Even discuss resettlement?
- SRRs not effective in short term? How many will be delivered?
- Planning process is complicated
- Land for affordable housing
- AHP?
- Too many developing RSLs

- Energy/standards: financial model so whole life costs benefits recognised
- Increasing population and more older people – future process housing built now. Options – granny flats/older peoples village/equity?
- No national energy policy and not enough timber for biomass plants – how respond locally?
- What do we do with uneconomic stock re energy standards?
- EU legislation
- How can we have a plan that is robust enough to deliver but flexible enough to use with confidence?
- What about the 'white land' issue? Should assess the effectiveness of sites and be prepared to consider replacements

**Scribe: Catherine**

- Existing planned growth – we are dealing with this problem first – but what about additional future major housing growth
- Do we need more growth?
- If we are going for growth – it must be on Falkirk's terms, must deliver what we need, wish for sustainable economic growth
- Must be aware of competition with other Local Authority areas – can't all grow, we have scarce resources, also SESPLAN in the middle of competing areas
- No government housing targets
- Five year review period is too long
- LDP adoption period is too long – statistics out of date, process is long, elections within this time period
- Need to be quicker
- Need to focus on core plan issues – housing/jobs etc – be quick at working on LDP
- Affordable housing – not meeting target, policy not working, historical consents not fulfilled, we have no land/difficult sites
- Why should developers provide? Developers contributions causing issues. Should use CPO, allocate sites for affordable housing, consider the possibility of using health board land
- Public agencies should work together to find sites and plan multi use sites – school/health centres and community facilities all on one site. Need to work proactively and think differently.
- Open space – use for affordable housing
- Industrial development land – must be developable land, identified through the plan – not expect individual site discussion
- Need to acknowledge the abnormal development costs and take these into account
- Upfront infrastructure – how do future developers fund this?
- Developer agreements – direction in LDP, need early information, requirements must be known
- Example of Aberdeen – use of Planning Gain Officers and parallel negotiations
- Politics play a key role

### Question 3

*Considering the various strands of Community growth again - what are the opportunities for the Falkirk Council area over the next 20 years?*

#### **Scribe: Alistair**

- Falkirk needs to think 'out of the box' – more sites, more flexibility – range and choice
- Make Falkirk a destination. The development of Drum Farm put Falkirk on the map – we should build on this. Design quality is important is important (eg Drum) but there was a risk attached – would this happen now? We are in a different economic climate now
- Need to scrutinize the big sites – are they deliverable now?
- Opportunities in other sectors eg retail, the port
- Dealing with an ageing population – changing infrastructure is required – this is a challenge and an opportunity
- The Helix – will put Falkirk on the map
- Build on the area's Unique Selling Point (USP). Good quality housing is part of this
- Selling the Falkirk brand is also about the future
- The My Futures in Falkirk brand works
- Promotion and marketing for the Plan – need to sell it
- Other big leisure attractions that could put Falkirk on the map
- Promote the Antonine Wall World Heritage Site
- Review the Brownfield/Greenfield split – more choice
- Grasp the growth agenda – review the Green Belt

#### **Scribe: Joyce**

- Accessibility – good communications to road and rail network – but crossways into the surrounding road networks is not so good eg local road network with West Lothian.
- Electrification of the rail network
- Better connection to Edinburgh airport. New station at Gogar. Have the new Kincardine Bridge – and will also have the new Forth Crossing
- The Helix offers opportunities – also the Falkirk Wheel, the Antonine Wall and shopping in the town centres has potential
- The new planning process offers the area an opportunity to reflect and refocus
- Greater co-operation between agencies. More opportunities for forward planning for infrastructure. Get parties to sign up for the future
- Supporting what we have / make best use of existing infrastructure
- Move away from existing developers contributions model to more innovation, greater buy-in from all parties, less of an 'us' and 'them' approach
- Infrastructure deficit / requirements not huge

- Opportunities created in neighbouring authorities eg West Lothian Comprehensive Development Areas
- We have an opportunity to consider our own strategic issues

**Scribe: Karen**

- Prioritise – focus on fewer things, and done better
- Building on Falkirk's environment and strategic location in Scotland
- Different tenures
- Dynamic solutions
- Different funding models
- Engagement with the private sector
- Shared equity
- Need to be realistic – with community and others
- Temporary greening until developed – short term forestry community projects – funding from the Forestry Commission
- Innovation of design and scheme – recognise constraints and work with it
- Manage expectations
- Private and public sectors working together. TIFs
- Milton Keynes – example of a roof tax development trust - £16K per house.
- Identify what the community wants – not the usual suspects and loud voices (vocal minority)

**Scribe: Catherine**

- Existing vision – town centre regeneration. Special Initiatives for Residential led Regeneration (SIRRs) – particularly Whitecross
- Historical environment – not necessarily a constraint (Whitecross, using the monument), the setting, supporting developments
- SIRRs – bring infrastructure – gas, community heating (Bo'ness has weakened)
- Tourism – still room for expansion. The Helix and canal side development
- Whitecross – more than Slamannan. Conflict with other Local Authorities
- SIRR timescale – wont deliver in time. Need to be upfront with infrastructure requirements
- Caldercruix – new railway line – Slammanan/Limerigg. North Lanarkshire/West Lothian housing development issues may delay contributions for stations
- Council administration – hung council – need for consensus
- Brownfield land – make urban area function better
- Openspace – more functional – quality is important
- Focus on where there is capacity – target these areas
- Cross service working
- Example of Highland Council – too much school capacity – asking community what they want

- Engage community – where do you want growth/schools/open space to be? Acknowledge limited resources. Where is your priority?
- Falkirk – appearance neglected (Bainsford/Graham's Road – retail/private business space), major routes need improved, dereliction/run down areas, Gowan Avenue – housing – more footfall, Bus Station – but not necessarily for housing
- Town centres – need to meet needs of new housing. Need facilities for existing population. Council needs to do more
- Action Plan needed – consolidate rather than additional growth. 2020 population already met. Should we focus on other types of development rather than housing?
- Schools – restructuring, think ahead, bring different catchments together, reduce overall number of schools, rebuild ie 2 new schools instead of 4 poor ones
- Central location – more awareness of the area required, getting people into the area (not driving past or just going through on the train)

#### **Question 4**

*How should the Local Development Plan address the issues of Community growth and infrastructure provision - and what should be the policy priorities?*

**Scribe: Alistair**

#### **Role of the Local Development Plan and Policy Priorities:**

- Needs to define the level of growth. How do we measure if we achieve it? What if the surrounding areas have the same growth ambitions? Should we be conservative? Falkirk is not an island – we need to look at our boundaries for the opportunities and impacts from other areas
- Look in particular at areas which have a more measured growth in the past
- Need to plan for a 20 year horizon (Slamannan growth too remote, too slow in a market sense) – need confidence and certainty for developers
- No great examples of MIRs from other parts of Scotland – tend to rehash old visions
- Aberdeenshire – has gone for growth and flexibility
- The MIR should be brief (the Stirling MIR has a lack of clarity and a lack of evidence base). Presentation of options needs to be better. The Stirling MIR does at least have background papers that refer to specific sites
- Need to convince Councillors about the national growth agenda

**Scribe: Joyce**

#### **Role of the Local Development Plan and Policy Priorities:**

- Make best use of existing infrastructure
- Let's consolidate rather than grow. Increase regeneration – not just where housing is a priority (eg in some of the secondary shopping areas)

- If we are not going to grow – must make other sites available to allow for flexibility. The plan must be flexible as we don't know what is going to happen in the future.
- The plan has to anticipate a brighter economic future and not complete meltdown
- Need strong vision and delivery mechanisms. How will the plan be delivered?
- Don't be overly prescriptive re the developers contributions

NB Later discussion on the need to keep the local labour force and the various job opportunities related to the house building industry

**Scribe: Karen**

**Role of the Local Development Plan and Policy Priorities:**

- Balanced community – tenure mix
- Employment opportunities – promote economic growth especially in new technology
- Rural – opportunity re green energy
- Central Scotland Green Network underpins development
- How are developers contributions made?
- Less reliance on consultants
- Understanding what partner constraints are: eg finance/legislation etc
- Aligning policies / strategies to support LDP
- Stakeholder engagement as early as possible
- Local Housing Strategy and ASB take forward discussions re ASB. Mixed tenure may bring up issues
- School rezoning?
- Transport issues re rural South / active travel

**Scribe: Catherine**

**Role of the Local Development Plan and Policy Priorities:**

- Realism – aspirational only long term. What can we really do in next 5 years? Need effective sites only
- Existing targets
- More rigorous assessment of likelihood of development
- Developers contributions – need to resolve
- How does community growth impact on infrastructure – and vice versa? Need to look at a number of issues together: map existing issues/constraints, look at opportunities, land ownership
- Discussion with developers/local authority/RSLs etc to gain better understanding and partnership working
- Wider provision of housing – not just family housing
- Creating mixed communities – people taking ownership, government support
- Flexibility
- Council – procurement should be innovative, not just about best value

- Health and well-being of population – may lead to stabilisation or growth, people may go elsewhere if facilities are not good, quality of natural environment is important, developments should add to the quality of the area, developments should relate to the local areas urban design (Bo'ness – important feeling of housing connecting to place)



## **MFIF Way Forward Review Focus Groups with Young People**

### **Introduction**

The future direction of MFiF outlines a refreshed ambition and seeks to involve more people to drive it forward. Engaging with and involving young people are a key area of activity within the initiative, and hence seeking their views and opinions on how we do this, how relevant it is for them and where they want to connect is important.

### **Objective**

To seek the views and opinions of primary and secondary aged young people across the Falkirk area in relation to the plans for transforming and developing the area. The aim will be to seek endorsement of the key areas of activity within the Making the Connection programme and to understand what is important and relevant for their future.

### **Target Group**

3 groups of about 20-30 pupils from upper primary, lower secondary and upper secondary; Graeme High School (S6), Denny High School (S2/3) and Stenhousemuir Primary (P7) were the 3 schools involved in the consultation.

### **Main Areas of Consultation**

The young people were asked to discuss 5 possible 'Future Falkirk' scenarios, these were:-

- Green Falkirk
- Cultural Falkirk
- Metropolitan Falkirk
- Business Falkirk
- Scientific Falkirk

Each group discussed and fed back their views on each possible scenario on how important it was and what opportunities and benefits it would bring.

### **Main Findings**

All 3 schools participated in the process well and the 3 appendices provide the full details of the feedback from the sessions. The main findings from the 3 groups fall into 4 main areas:-

#### **1. Importance of the Future Development of the Falkirk Area**

All the pupils recognised the importance of creating a mix of how the area should develop in terms of cultural development, a green environment, vibrant town centres, business development and a focus on scientific based businesses. There was however a few with stronger views on the importance of green space and the environment stating it was really important for the Falkirk area and it made people happier. Interestingly in the senior and the junior group science came out as important; at a senior level as a route to a good job and at the

junior level as it was interesting and also that it was important not only to the Falkirk area but also to Scotland and the rest of the world.

## **2. Opportunities for Jobs**

The ability to create jobs and have 'more jobs' was discussed by all groups and this came over as important to all young people. All scenarios of a future Falkirk has the ability to create jobs and this was noted and commented on by all. From P7 pupils to the S6 pupils jobs and what they do in their future was important; particularly for the seniors as they were talking about part time work as well and seeking to gain experience in the world of work. Creating links to businesses specifically science based businesses was noted to help them to understand the job opportunities which could be available. Also noted was a slight fear of non local people gaining the new jobs and locals missing out on the opportunities.

## **3. Communications**

How young people find out about what is going on or happening in the area was discussed again by all groups, as well as how Falkirk is promoted to people outside the area. All felt it could be better and talked about use of different mechanisms to do this – social networking websites, Cineworld and peer to peer passing information. A few also commented on too many people coming to the area if it became really popular and the general view was this is not wanted. We do not want to be a City.

## **4. Activities for Young People**

There were many comments on activities for young people from a number of angles. Firstly not knowing what was on and many were not aware of WOW (What's on Where) in the Young Scot website, secondly a perceived lack of activity for the 16-18 year old group (many felt lots on for younger age group or over 18s) and thirdly specific to areas the young people in Denny stated there was not a lot happening in Denny for them.

Overall the discussions were very positive in relation to the area with many commenting on the fact that Falkirk had a good music/arts scene and that they liked where they lived and did not want it to become too big. They like the 'friendly feel' of Falkirk and all are very aware of, and dislike the YOB culture and the young people who vandalise parts of the area. In the discussions there was an under current of pride for their area and a desire to work and have a positive future.

The appendices below provide some detailed comments from the young people over the 3 sessions.

## **Appendix 1**

### **Some comments from the Young People**

'More businesses impacts on green issues and this impacts on the number of people living in the area as well as tourism so we need to balance all factors'

'More businesses means more jobs, more people and more money in the area which we can use to make Falkirk look better'

'A mix of all categories is important rather than having more of one than another'

'All themes are of equal importance but we need more advertising about Falkirk'

'Falkirk does have lots of culture but we need more advertising of what is happening here'

'Falkirk gets a lot of negative press but there is a lot of good things going on – we need to tell people about the good'

'We need to stop people just passing through Falkirk'

'We like Falkirk being a town – we don't want it to become a City'

'We would feel differently about the chemicals companies if we knew them better'

'Create a science centre in Grangemouth where young people can learn about the type of jobs they have'

'The science based companies in Falkirk can impact the area, the rest of Scotland and even the world'

'Locals are not proud of their industrial base, maybe it is because they don't know enough about it'

'We need fun things to do'

**Appendix 2**  
**GRAEME HIGH SCHOOL, Monday 26 October 2009**  
**24 pupils, S6**

At least 10 had heard of MFiF before

**Task**

Pupils were split into 5 groups as below and asked the following questions about their theme:

What will this Falkirk look and feel like?

What would be the benefits of living here?

What would be the downside?

What would the opportunities be?

How would the people who live here react to the place?

**1. Business Place**

More inviting - locals would stay in Falkirk - more money spent in area - miss the old format with the market area (In Shops) in the Howgate where small/local businesses traded.

Cold/left out - not qualified due to circumstances.

More advertising - Falkirk overshadowed by Stirling-Edinburgh-Glasgow, people just pass through without stopping

Lack of tourism signs.

Too many empty business units in eg Central Business Park.

No job opportunities for 16-18 year olds (even for PT jobs whilst studying) - can't get experience as aren't offered the jobs.

Not enough big hotels in Falkirk – this was debated as some could name several hotels in town

Like Falkirk being a town, don't want it to grow into a city

**2. Cultural Place**

Falkirk already does have a lot of culture - bands, new cinema, Town Hall, theatre groups, Big in Falkirk although more advertising is needed as don't usually know what's going on.

Things from Edinburgh wouldn't work in Falkirk because it is a town

More diverse cultures/different interests.

Yob culture is the only problem in Falkirk.

Important to have good bands because then people will stay here rather than go to Stirling and Edinburgh.

Price reductions - Young Scot cards.

Age limits 18+/under 18s. Group felt they are either too young or too old, nothing to do for the 16-18 year olds which leads to gangs/violence.

Council aims events at 1<sup>st</sup> & 2<sup>nd</sup> years!

No information on xPod or drop in centre - only found out by word of mouth.

Falkirk receives a lot of negative press eg body found in canal however there is a lot of good in Falkirk eg Falkirk Wheel.

### **3. Metropolitan Place**

Would be more like a city – expanded with more shops and cafes, but prefer more homely feel.

More pride - safer - no litter.

Too many tourists and foreign workers.

Tourism - more jobs but also less jobs for locals if outsiders come in.

Too many people smoking outside pubs/clubs/restaurants.

### **4. Scientific Place**

More links between schools and industry – improve awareness of job opportunities and career ideas.

Science Centre for an older age group – residential science trips, learn about jobs

Increased pollution

Locals not proud of their industry, may be because they don't know about it. Old/disused industry abroad admired and turned into public art/parks.

### **5. Green Place**

Don't need to provide more green space but just improve what's already there

Greenspace is important and should be looked after - needs to be made more attractive so people can relax, take picnics.

Less grey looking - improve current greenspace/maintenance.

Advertise what is in and around Falkirk area.

Graffiti, vandalism and litter are a problem at parks etc.

## **Questions and General discussion**

All themes are of equal importance but more advertising is needed.

Science is the most important theme.

New licensing laws prevent under 18s into pubs after 8pm so they are unable to watch the bands that play in Behind the Wall, etc.

They feel they would benefit more from information from Social Networking sites and word of mouth from their peers than from teachers.

Advertise at cinema.

They would like to see well known bands at Falkirk Town Hall as it is a bigger venue than eg O2 Academy, Glasgow.

The best ways of communicating with young people; use social networking sites like Bebo.

### **Appendix 3**

**DENNY HIGH SCHOOL, Wednesday 28 October 2009**

**30 pupils, mix of S2 and S3**

1 had heard of MFiF before

#### **Task**

Pupils were split into 5 groups as below and asked the following questions about their theme:

Why is it a Falkirk that looks like this important?

What would be the benefits of living here?

What would the opportunities be?

#### **1. Business Place**

Important because it will be easier for us to get a job

More choices for jobs

More money in area

Better place to live

Friendly community

More people moving into Falkirk

Could start own business because more support here

Can live closer to work

#### **2. Cultural Place**

Important so we can get the jobs we desire

Generates more money for the area

We need fun things to do

Will boost tourists because of events and more money will be spent here, which will boost people's businesses locally

Could be too busy, too many people

Not enough going on in Denny for our age group so have to go outside the area to Cineworld etc

#### **3. Metropolitan Place**

Would look better

More jobs

More leisure facilities

Better houses

Currently Denny town centre is boring, want it to change

Want a McDonalds and a cinema

Currently use Falkirk cinema but not a good bus route, want more direct service

Not a lot for us to do in Denny

We shop at Cumbernauld, Falkirk and Stirling – would like to see an Asda and a sports shop in Denny

Think Stenhousemuir looks nicer now than before, shame problems with vandalism

#### **4. Scientific Place**

More science jobs and employment opportunities

Would be good to have university links close to where we live

Young people don't know about the chemical companies in Grangemouth, don't know big name companies locally, but would feel differently if there were companies they knew of through school or world class, well known companies.

**5. Green**

Would bring more tourists and so more money to the area

Nicer place to live

Less pollution

More flowers, plants, grass – more colourful

More public parks and gardens

More businesses because more tourists

More outdoor activities

Kids and adults would be happier

**Questions and General Discussion**

A mix of all categories is important rather than having more of one than another.

Being a green place is the most important.



## **Appendix 4**

**STENHOUSEMUIR PRIMARY SCHOOL, Wednesday 28 October 2009**

**30 pupils, P7**

7 heard of MFiF before

(7 Young Ambassadors in class)

### **Task**

Pupils were split into 5 groups as below and asked the following questions about their theme:

What would a Falkirk with your theme look like?

Why is it important?

What would the benefits be?

What would the opportunities be?

What would be the downside?

#### **1. Business Place**

Better because more people would live and work here

More money in the area

Would need more houses so would become more cramped

Could be attractive buildings, but may not necessarily be

Could use money from the businesses to make Falkirk look better

Will be good when we grow up because there will be jobs available

#### **2. Cultural Place**

Would be a happy place – teenagers would not smoke/do drugs because they would get a job and save money for trips to the theatre etc

Could result in too many people, bigger queues and too many people moving here

#### **3. Metropolitan**

Bigger shopping mall with more units

More jobs and more money

Not sure whether would prefer more chain shops or independent shops

More clothes shops - different shops for teenagers clothes and adults clothes

More outside cafes and restaurants so more people would want to come

More tourists – people would come with their families

People would take better care of the town centre if things were new

– what about Stenhousemuir town centre?

Pupils agreed people are not taking good care of Stenhousemuir

Solutions

- CCTV to watch who is vandalising, but can't identify people wearing hoods etc

- Wardens to issue tickets/fines

- The park is down the road from the police station so police should patrol; the area

#### **4. Science**

Have technology that is environmentally friendly eg big towers in Grangemouth could have solar panels on

Buildings that can move!  
Rocket cars to travel long distance quickly  
Better jobs, lifestyle, even better environment  
Science companies in Falkirk can impact the Falkirk area, the rest of Scotland and even the world

**5. Green**

Would have more cycle lanes, countryside, places like Callendar Park  
Cleaner  
Car share lane for faster travel, less traffic  
Graffiti wall for teenagers – instead of vandalism  
Better environment for everyone to live in  
More jobs  
Very important for Falkirk to be greener

**Questions and General discussion**

Concern that young people in P7 won't get jobs in the future because all the jobs will have gone by the time they leave school – discussed retirement, particular need for science companies to recruit young people to replace large numbers of staff due to retire

Green is the most important because don't like the litter and vandalised bus shelters in Falkirk Council

Business important because more people would be here for businesses, but this could increase litter so green important too

The tunnel at Howgate has lots of broken glass and graffiti so green is important to have a clean environment

Science is the most important (x 3)

Green most important – graffiti wall is good idea but some teenagers will do graffiti on other areas as well as the wall

Best ways of communicating with young people

- come into our school and talk to us
- leaflets through doors
- Bebo and Myspace

# IMBY

## IMBY FALKIRK PROJECT – REPORT

**November – December 2010**

### **Contents**

Introduction to Imby	2
Imby Falkirk Project	2
Week 1 Lesson Plan – Imby Through the Window	3
Week 2 Lesson Plan – Planning my Local Area	
Week 3 Lesson Plan – Planning my Local Area (cont)	
Week 4 Lesson Plan – Presentations to Falkirk Council	
Summary	

### **Appendices**

- 1 Excerpts from Falkirk Development Plan Scheme 2010
- 2 Lesson 2 – Planning My Local Area – Site map and aerial photograph
- 3 Lesson 2 – Initial Group Ideas
- 4 Final Group Presentations to Falkirk Council Representatives
- 5 Wallacestone Primary School – P7 Class Blog
- 6 Certificate of Achievement



Planning Aid for Scotland's education programme 'Imby' (In My Back Yard) aims to introduce primary children to the concept of 'spatial planning' from the perspective of exploring how their local area is shaped.

This approach to town planning encourages every child to focus on issues which are relevant and interesting to them. By setting their learning in the real-life context of their own community, they are engaged and motivated through the work they are doing, and are able to complete it at their own level.

Planning often raises difficult and competing demands, and children will be introduced in the classroom to some of these which enhances their problem solving skills and develops their sense of social responsibility. For example - how to address the concerns over a new housing development with the benefits of providing homes for people? This in turn provides children with an opportunity to be enterprising by fostering improved decision-making skills and promoting values of inclusion and social justice.

Planning Aid for Scotland (PAS) puts forward an unique opportunity through its network of nearly 300 planning volunteers. The benefits of having alongside the teacher a professional adult in the classroom with specific planning knowledge are manifold. Children will learn how to ask the right kinds of questions to access his or her knowledge. They will also have the benefit of the planning professional's expertise and experience. We understand the need for PAS planning professionals to fit in cohesively with planned classroom work, and intend for the relationship between the planner and the teacher to be complementary.

### **Imby Falkirk Project**

Following initial liaison and project brief from Falkirk Council, PAS' Development Officer met with Mrs Kerr, Wallacestone Primary School's Head Teacher to discuss the four week Imby project, suitable dates and input from the class teachers.

The timeframe for the delivery of the project coincides with the Pre-Main Issues Report Consultation on the Falkirk Local Development Plan (LDP). Relevant excerpts from the Falkirk Development Plan Scheme 2010 are at Appendix 1. This document highlights schools as one of the organisations to get involved in consultation on the emerging LDP. This Imby project was therefore designed to focus on the Pre-Main Issues stage of the LDP preparation.

In each lesson, PAS' Development Officer and a PAS volunteer planner worked in the classroom to deliver the lesson with the assistance of the two class teachers Mrs Hervey and Mr Peter. The lesson plan for each lesson is outlined in the sections below.

**Week 1 Lesson Plan – Imby through the Window**

This is the introductory Imby lesson, designed to be delivered in any classroom to provide an introduction to planning by focussing on the area surrounding the school as the context to discuss land uses in the present and the past.

Exercise	Duration
<b>Introduction</b> – Introducing the planner, PAS and the Imby project. Hand out Imby bookmark to each pupil and introduce Imby.	5 minutes
<p><b>Viewfinder exercise</b> – Pupils are introduced to the viewfinder and instructed to look out of the window through the viewfinder, noticing only what they can see through the viewfinder. Pupils then use the viewfinder to draw a frame on paper, and draw the view that they see out of their bedroom window (a view familiar to them all).</p> <p>Class discussion of different views and land uses. Different land uses are written on the board as they are mentioned, noting that no two drawings are the same and that there are a number of different views depending on the window.</p> <p><i>Note – Planning outcome of exercise – developing an understanding of the land uses in the local area</i></p>	35 minutes
<p><b>Thinking about the past</b> – Class split into 6 groups. Group discussion of what the local area would have looked like in the past, using the tool of the alien Imby to encourage pupils to think about how they'd describe their local area to someone who doesn't understand it, or who is not familiar with it.</p> <p>Two groups discuss what their local area looked like 10 years ago, two groups discuss 100 years ago, and the final two groups discuss 1,000 years ago. Each group identify a spokesperson who feeds back the group discussion to the class</p> <p><i>Note – Planning outcome of exercise – developing an understanding that land use and areas change over time</i></p>	15 minutes
<p><b>Conclusion</b> – Class discussion of 'planning' as the process by which the homes, roads, parks, school etc are located where they are. Recap on the lesson emphasising that the past and present have been discussed, and explaining that next week's lesson will be thinking about the future and putting the pupils in charge of being planners for the remainder of the project.</p> <p>Ask pupils look at their local area and everything they see in it on the way home from school. Also ask pupils to ask their parent/guardian at home about the past and what they think about their local area.</p>	5 minutes

**Week 2 – Planning my Local Area**

The second lesson moved on to looking at the future of the local area, allowing pupils to work in groups to plan an area of land near the school, looking not only at land use, but also at the reasons for their choices – allowing the concepts of compromise, consensus, managing expectations to be discussed in the context of the planning exercise.

Exercise	Duration
<p><b>Introduction</b> – Recap on previous lesson and discussion of the Present (view from their bedroom window) and the Past (what their local area might have been like 10, 100 and 1,000 years ago).</p> <p>Introduction to weeks 2 and 3 - Planning my Local Area. Pupils become planners for the remainder of the project, and make the decisions on how a piece of land should be developed.</p> <p>Maps (see Appendix 2) handed out of the site to be planned. Planner explained the concept of the Development Plan and that Falkirk Council are in the process of updating their plans, and preparing new plans for the area. As part of this, they require input from different people of all ages in Falkirk.</p> <p>The aim of the exercise is to look at the area of land near to the school (marked with a '?' and outlined in red on the map handout).</p> <p>Initial discussion of the size of land available its proximity to other facilities such as the school itself and other buildings.</p>	10 minutes
<p><b>Group Discussion</b> – Pupils split into groups and asked to have an initial discussion of ideas and what they feel would be a suitable use for this land. Pupils are asked to think about various users of the site such as their school community and their local community. Pupils are also asked to think of reasons for their ideas and the advantages that their plan would bring to the community.</p>	10 minutes
<p><b>Group Discussion</b> – In their groups, pupils discuss the different ideas they have come up with, and think about what types of development would be best suited to the area of land. Groups must then decide on their final proposals which will be taken forward to the Design Boards and will be presented to the Falkirk Council representatives.</p> <p>Planners move round the groups and encourage them to work together as a team, discussing all issues together before deciding on a final idea. Also emphasising and encouraging pupils to think about the reasons why they've chosen certain land uses, what is needed in their area, the size of the land available, and other uses already available in their area. Pupils also encouraged to be realistic in their design, and understand that not all ideas can</p>	15 minutes

be taken forward to the design board stage	
<b>Design Boards</b> – For the remainder of the lesson, pupils work together in their groups to	25 minutes



*Lesson 2 –Design Board preparation*

### **Week 3 – Planning my Local Area (cont)**

<b>Introduction</b> – Recap on previous two lessons	5 minutes
<b>Design Boards</b> – Pupils finish design boards started in the previous lesson	25 minutes
<p><b>Presentation preparation</b> – planner works with pupils in their groups to prepare presentations to be made in lesson 4 to the Council and other people based on design boards and previous week's group discussions and thoughts. Pupils will write short presentations based on:</p> <ul style="list-style-type: none"> <li>- Group/ Team name and reason for this</li> <li>- What the ideas are</li> <li>- Why these ideas have been agreed upon, what are the benefits?</li> <li>- Who will benefit?</li> <li>- What ideas were originally suggested and then discarded</li> </ul>	25 minutes
<p><b>Conclusion</b> – Recap from planner on lesson and format for next lesson's presentations. Questions and answers from pupils.</p> <p><i>Note – Pupils had some time before Lesson 4 to rehearse presentations with class teachers.</i></p>	5 minutes

**Week 4 – Planning my Local Area - Presentations**

<b>Introduction</b> – Introduction to presentations by planner and explanation of project.	5 minutes
<b>Feedback session</b> – Once plans have been finalised, children present their ideas to representatives from the Council, teachers and any other invited guests	40 minutes
<b>Feedback Session</b> – Time given for representatives from Council to make comment on pupils' proposals	5 minutes
<b>Conclusions</b> – Planner draws conclusions from feedback session and summarises the lesson and project.	10 minutes

## Summary

The Imby Falkirk project was considered a success in delivering the aims of the Imby Education Programme to Primary 7 pupils at Wallacestone Primary School. By participating in the Imby Pilot, the pupils of Wallacestone Primary School have benefitted from:

- experiencing learning in a real-life context;
- participating in Curriculum for Excellence cross-curricular learning;
- developing skills of enterprise and citizenship, both local and global; and
- accessing the knowledge of a planning professional.

Wider benefits of the Imby education programme include:

- ensuring children's rights to participate in the planning system in Scotland;
- empowering children to enable them to have a say in planning matters;
- encouraging citizenship;
- preparing children to help shape their future environments;
- valuing what children say about their communities and surroundings; and
- facilitating children to become more active in the development of sustainable communities.



*the*



## APPENDIX 1

### Excerpts from Falkirk Local Development Plan Scheme 2010

## Falkirk Local Development Plan Scheme

### 4. PROGRAMMING TIMETABLE

Date	Plan Stage/Process
	Pre-Main Issues Report
April 2010 to March 2011	<ul style="list-style-type: none"> <li>consult with key agencies</li> <li>discuss with elected members the development strategy and vision for new plan</li> <li>carry out pre-Main Issues Report consultation, including inviting expressions of interest</li> <li>prepare Monitoring Statement</li> <li>carry out Housing Need and Demand Assessment</li> <li>prepare Strategic Environmental Assessment Scoping Report and Environmental Report</li> <li>prepare Technical Reports</li> <li>prepare and obtain Committee approval for Main Issues Report</li> </ul>

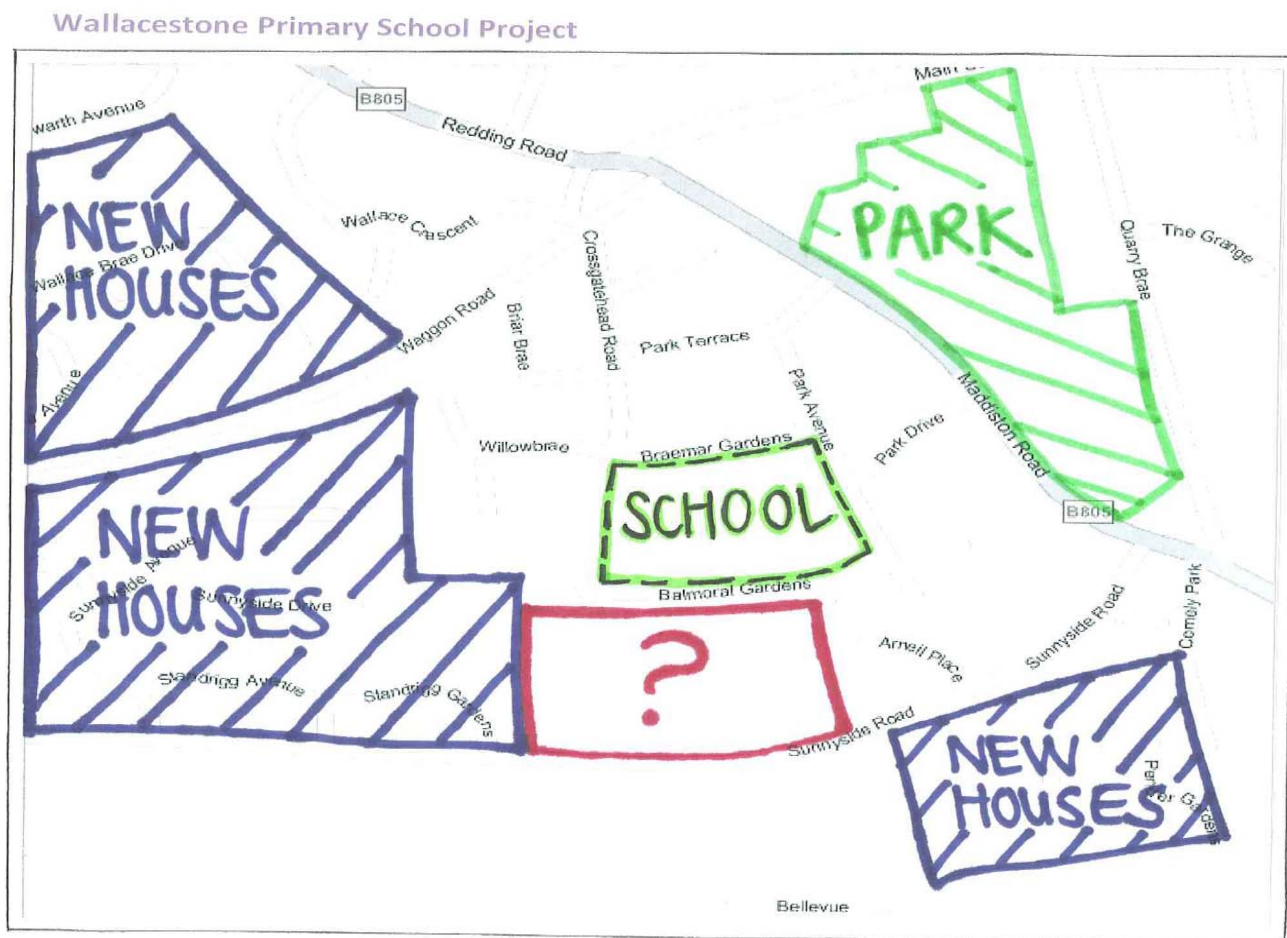
### 5. GETTING PEOPLE INVOLVED IN THE LOCAL DEVELOPMENT PLAN

Stage	Methods
Pre Main Issues Report	<ul style="list-style-type: none"> <li>Publicise Development Plan Scheme by placing it on-line and in libraries and other deposit locations and distributing copies to all on consultation database</li> <li>Update and develop stakeholder database</li> <li>Consult on the scope and issues to be covered in plan</li> <li>Consult on the scope of Strategic Environmental Assessment</li> <li>Invite developers and landowners to submit development proposals for consideration</li> <li>Hold topic focus groups with key stakeholders</li> <li>Organise training for community councils and others on engagement in Main Issues Report stage</li> <li>Carry out specific youth engagement exercise</li> <li>Issue Development Plan Newsletter and review Council web site to update all stakeholders on progress</li> </ul>

#### Community Organisations & Representatives

- Community councils
- Area Forums
- Schools and parent councils
- Local councillors
- Local MPs and MSPs
- Residents associations and groups
- Local amenity and interest groups
- Churches and faith groups

## Lesson 2 – Planning My Local Area – Site map and aerial photograph



## Lesson 2 – Initial Group Ideas

As part of the second lesson, pupils were tasked with a ‘brainstorming’ exercise, thinking individually or in groups about potential land uses for the site. Below is a list of some of the ideas that the Primary 7 pupils thought of, showing the range of different ideas initially thought of, although not all made the final plans and presentation.

### Retail / Business:

- |                                  |               |
|----------------------------------|---------------|
| • Retail park / mall             | • Supermarket |
| • Shops                          | • Factory     |
| • Restaurant                     | • Spa         |
| • Bar                            | • Café        |
| • Fast food restaurant/take-away |               |

### Community Benefit:

- |                             |                             |
|-----------------------------|-----------------------------|
| • Disability school         | • Hospital                  |
| • New larger primary school | • Doctor’s surgery / clinic |
| • High school               | • Veterinary surgery        |
| • Community centre          | • Police station            |
| • Youth club                | • Retirement / care home    |
| • Church                    | • Homeless shelter          |

Sport / Leisure / Entertainment:

- |                                |                     |
|--------------------------------|---------------------|
| • Leisure centre               | • Ice rink          |
| • Sport complex                | • Fun park          |
| • Football stadium / pitch(es) | • Cinema            |
| • Swimming pool                | • Outdoor mega-zone |
| • Astro turf                   | • Dance studio      |
| • Gym                          | • Skate park        |
| • Driving range                | • Go-karting        |

Environmental:

- |                                    |                            |
|------------------------------------|----------------------------|
| • Country park                     | • Scottish wildcat reserve |
| • Nature park                      | • Butterfly dome           |
| • RSPCA / SSPCA centre / dog trust | • Bug / reptile house      |
| • Wildlife reserve                 | • Fishing reserve          |
| • Zoo / safari                     | • Otter / beaver reserve   |

Other uses:

- |               |                  |
|---------------|------------------|
| • Cemerery    | • Petrol Station |
| • Residential | • Nightclub      |
| • Hotel       | • Museum         |
| • Airport     | • Roads          |

## Planning My Local Area – Final Group Presentations to Falkirk Council Representatives

### 1. HuRRLS Planners



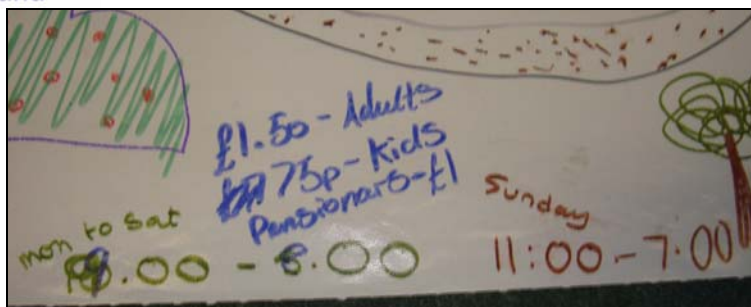
*HuRRLS Planners – Design Board*

#### Ideas:

- Butterfly dome, plants, pond, woodland;
- café / ice-creams, picnic facilities;
- Stables, petting zoo;
- Initially thought of some silly ideas like giant trampolines, and some other sensible ideas like a new school.

#### Benefits:

- Not next to the busy main road for walking;
- Families will benefit – a good family day out for all ages



*HuRRLS Planners ideas on pricing and opening hours*

### **PAS Comment:**

This group initially thought of demolishing the existing school and building a new, larger school on the site to provide more school facilities for the large number of new residents who have moved to the area over the last few years to the new homes built in the locality. However, in the end, the group decided that instead of a school which would serve the young people of the area, their final idea should be something for the whole community to benefit from. An emphasis was placed on family.

The group name was derived from the pupils' initials, and the group was keen to include the word 'planning' in their name to show their enthusiasm for the task and role as 'professional planners'.

This group took this exercise a step further and began to look at pricing for their development. This was unprompted by PAS, but encouraged.





*Toxic Lemons – Design Board*

### **Ideas:**

- Toxic Lemon Centre
- Snack bar
- Ice rink, swimming pool, gokarting
- Disabled, parent & child and regular car parking

### **Benefits:**

- The area needs something different, and the Toxic Lemon Centre will benefit adults and children
- The name Toxic Lemon is unusual and will stand out and be remembered
- Helping people to become fitter and healthier
- Easier journeys for disabled people with car parking facilities for all

**PAS Comment:**

This group thought not only of the design and layout of the site, but also started to think about marketing and pricing of their development, and displayed their ideas as a floorplan to clearly demonstrate their ideas to the Council representatives.



### 3. All in 1



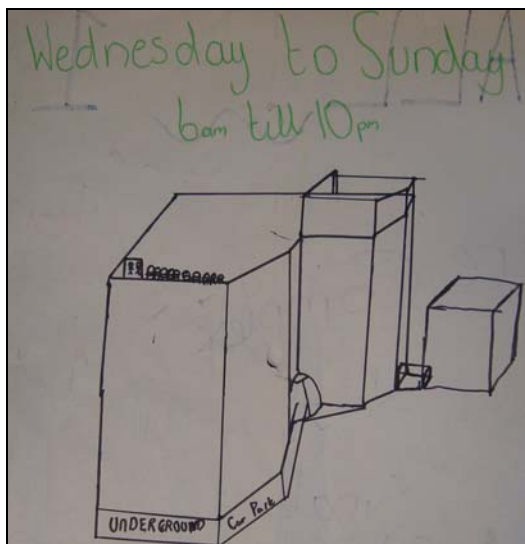
*All in 1 – Design Board*

#### **Ideas:**

- Leisure complex – Astroturf, tennis, dance studio, cricket field outside;
- Petrol station;
- Shops;
- Youth club and soft play area;
- Restaurant (located over the cricket field to be able to watch matches);
- Underground car parking facilities (not enough space above with all the different uses).

#### **Benefits:**

- Everything in one building;
- Eco-friendly development with wind turbines;
- Need to have something for people moving into the new houses in the area to do at the weekends / evenings;
- Used the piece of land wisely.



*All in 1 – Block Plan*

### Questions from Falkirk Council

**Qn1** – Is there not enough to do in your area?

**Ans1** – We have to go to Grangemouth for the nearest swimming pool, and we want things in our local area.

**Qn2** – Who would use the development?

**Ans2** – There are a few hotels nearby so people visiting the area on holiday could use it. Some people might recommend it to their friends and they will come along. But it will be more local people that will use it.

**Qn3** – Will neighbours mind that the building is very tall?

**Ans3** – Don't think people next to the site will mind the high rise building since there will be lots of things in there for them to do

**Qn4** – If you don't have a car, how would you get to the centre?

**Ans4** – There is a bus stop nearby on the main road.

### PAS Comment:

This group included a block plan of their building as well as a poster showing the uses within the building. There was a lot of discussion in the early stages about making good use of the space available.

Some interesting ideas such as the underground car parking to allow for more development above ground without wasting space. This group also spent time discussing the benefits of building a higher building to incorporate all of their ideas for what they believed the area needs.



There was a lot of prior discussion amongst the group of the design of the building, the reasons for this, and the facilities which would be incorporated; therefore there was a good ability within the group to answer questions.

#### 4. All Sorts of Sports



*All Sorts of Sports – Design Board*

#### Ideas:

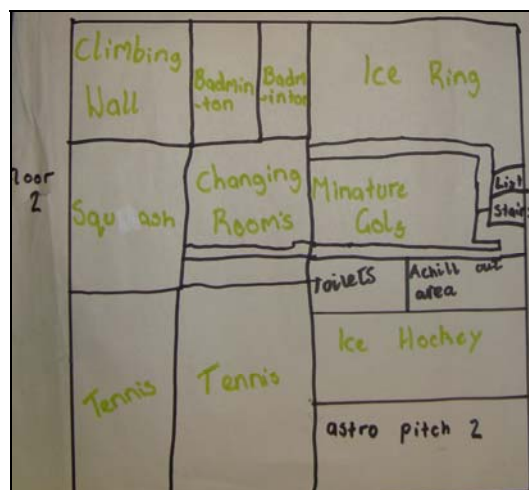
- Sports Centre – ice rink and ice hockey facilities, swimming pool, running track, tennis and squash courts, astroturf, rugby pitch, basketball court, chill-out area, skate park;
- Cinema;
- Restaurant on the roof;
- Car park outside and bus stop;
- Crèche – fun for children and allowing adults to have some time alone.

#### Benefits:

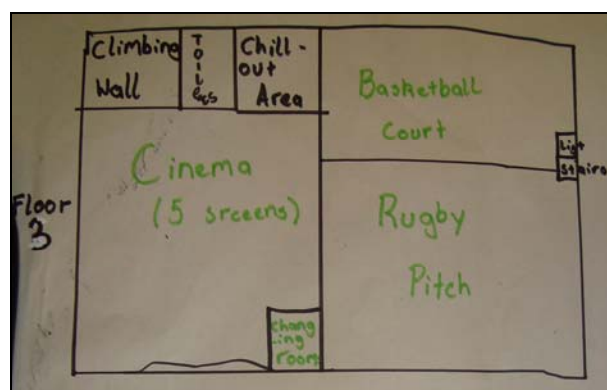
- A very family friendly building;
- Facilities for everyone, handy for pupils at Wallacestone Primary and surrounding areas;
- A lot of sporting facilities that aren't currently in the area.



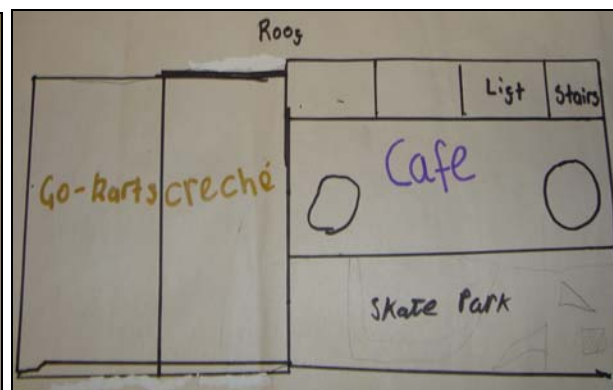
Floor Plan – Ground Floor



Floor Plan – Floor 2



Floor Plan – Floor 3



Floor Plan – Roof

### Questions from Falkirk Council

**Qn1** – Will your plans take up the whole site?

**Ans1** – The building is square shaped and is quite big, but there are three floors and room for parking.

### PAS Comment:

The group decided to separate out each floor of their plan to clearly demonstrate each use. There was consideration given to different modes of transport to access the development, and also facilities for disabled customers.

## 5. WBIF (We Belong in Falkirk)



WBIF – We Belong in Falkirk – Design Board

### Ideas:

- Sunnyside Leisure Centre – four floor building;
- Floor 1 – swimming pool, tennis courts, reception, changing rooms;
- Floor 2 – go-karting, gym, reception, changing rooms;
- Floor 3 – ice rink, astro turf, youth club;
- Floor 4 – sports shops and café.

### Benefits:

- There is something for everyone;
- Lifts for disabled so that all people can use the leisure centre;
- Not much space so using it wisely by building up, not across the site.



### Questions from Falkirk Council

**Qn1** – You seem very keen on sports. Where do you normally go?

**Ans1** – For ice skating we have to go to Stirling. Falkirk stadium has 5-a-side pitches.

**Qn2** – How big are the buildings round about the site?

**Ans2** – They're not as high as the one we've designed.

### PAS Comment:

This group thought about not only the name of their team, but also the name of their building. WBIF (We Belong in Falkirk) is an interesting name, and when quizzed on it, the pupils noted that for lots of sporting facilities and other leisure and shopping activities, it was necessary to go out of Falkirk, but their group idea was to provide the facilities in the local area. Similarly, the name of their building 'Sunnyside Leisure Centre' picks up on the name of the road adjacent to the site, again bringing out the idea that the site has been planned to provide facilities for the local community.

This group had a large list of ideas, and took a while to discuss the pros and cons of each idea before settling on the final plan of a leisure centre with some retail as well. They also discussed the size of the piece of land available and decided that they would need to have the facilities over 4 floors to fit on the site. One pupil suggested drawing the floorplan layouts to make it clear that they'd thought about whether the facilities would fit on the site provided.



 **planning aid**  
for Scotland

## 6. The Wallies



*The Wallies – Design Board*

### **Ideas:**

- Sports Centre – gym, ice rink, swimming pool, astroturf, changing rooms
- Car park and bicycle rack;
- Buses run to and from the centre;
- Building on one floor, taking up most of the space;

### **Benefits:**

- Benefit to the school and the community – close-by and better facilities than those already in the area;
- Disabled facilities – all people can use the centre;
- Things for all ages to do.



**Questions from Falkirk Council:**

**Qn1** – If the council granted permission for this facility, they might ask you to agree to other things in the development. How do you feel about this?

**Ans1** – We think there is too much housing in the area already so the Council wouldn't ask us to put housing on the area, but we wouldn't mind adding other facilities if that would mean the sports centre could be built.

**PAS Comment:**

This group decided on their name as a play on Wallacestone – The Wallies, to emphasise that their ideas were about the local area.

The group had some interesting ideas on more sustainable modes of transport to access the sports centre, with the inclusion of bicycle racks and a bus stop as well as a car park.

This group discussed what the local area needed for all ages, and were keen to produce a plan which would benefit the whole community, not just the pupils of Wallacestone Primary.

## 7. MFB (Making Falkirk Better)



MFB – Design Board

### Ideas:

- Retail Park – job centre, library, restaurant, cinema;
- Woodland – bughouse, stables, paintball area;
- A design that looks interesting.

### Benefits:

- People can park their cars in the retail park area to go to the shops or the woodland;
- Nothing like this in the area already;
- Retail park has shops and also facilities for the community to use.

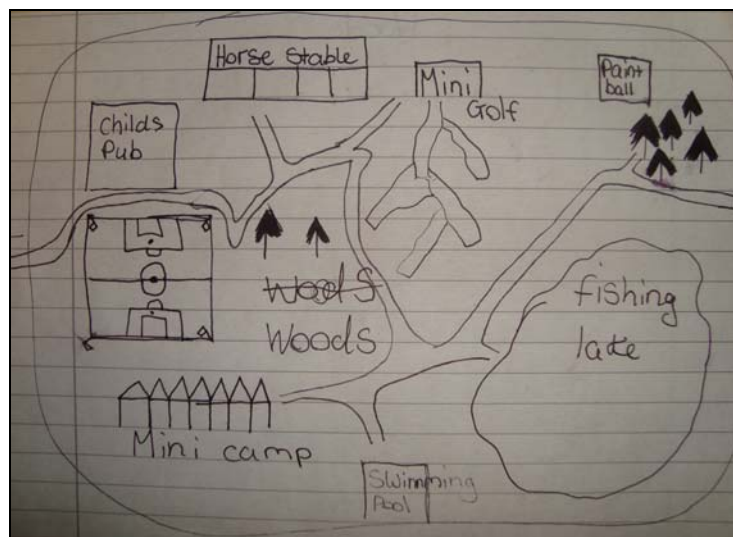
### Questions from Falkirk Council

**Qn1** – Did you decide on two big ideas because as a group you couldn't agree on one?

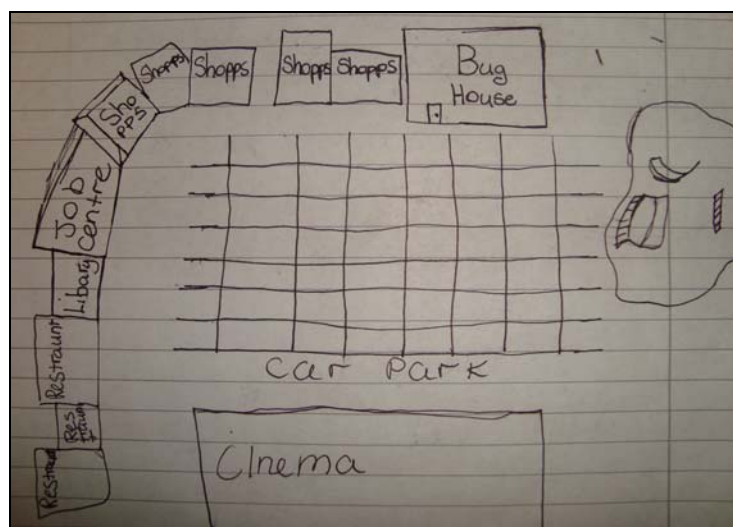
**Ans1** – We had lots of different ideas in the group, and we couldn't use all of them, but these two were quite different and we thought they were the best ideas so decided to use them both in the area.

**Qn2** – Do you currently use the area for anything?

**Ans2** – No. It would be good to play football on, but we can't use it at the moment.



*MBF Woodland plan*



*MBF Retail Park plan*

### **PAS Comment:**

This group were keen to have a name which reflected the motivation and goal of the group – agreeing on the MFB (Making Falkirk Better).

The group had an interesting concept of splitting area into two to make best use of the land available. There was some discussion amongst the group of using the car parking facilities which would be built with the retail park to allow people to access the wildlife and woodland area more easily.



In the final session, the group split in two with the boys working on the plans (above) and the girls working on the presentation, although the group came together again at the end to deliver the presentation.

## Wallacestone Primary School – P7 Class Blog

# P7P's Class Blog




Successful Learners, Effective Contributors, Confident Individuals, Responsible Citizens


[Home](#) | [About](#) | [Good Work Gallery](#) | [Homework](#) | [Weekly Timetable](#)

### IMBY (In My Back Yard)

Over the last few weeks P7 have been working with two ladies from **Planning Aid Scotland**. They have been learning about planning in Scotland and have looked at the local area and what sort of buildings and other amenities there are in the area. They even had to imagine what Brightons was like 1000 years ago!

As part of these workshops, the children have been working in groups to come up with ideas on what could be built on a piece of spare land in Brightons. The pupils are then going to have an opportunity to present their ideas and plans to members of Falkirk Council planning department.



#### ARCHIVES

- o December 2010
- o November 2010
- o October 2010
- o September 2010
- o July 2010
- o June 2010
- o May 2010
- o March 2010
- o February 2010
- o January 2010
- o December 2009
- o November 2009
- o October 2009
- o September 2009
- o July 2009
- o June 2009
- o March 2009

#### RECENT POSTS

- o IMBY (In My Back Yard)
- o Return to School!!!
- o Smartkiddies.co.uk
- o Learning Activities
- o Mathematics Success

#### RECENT COMMENTS

- o Mrs MacDonald on Return to School!!!
- o Tinchy stryder on Return to School!!!
- o Mr Peter on Snow Days!
- o Humara Arshad on Snow Days!
- o Mr Peter on Snow Days!

P7P blog – 17 December 2010

**Certificate of Achievement**

# Certificate of Achievement

I have been involved in an Imby project

Name: \_\_\_\_\_



November – December 2010  
Wallacestone Primary School, Falkirk





# FALKIRK

## Local Development Plan

### Issues & Sites Questionnaire

**Early Consultation on a New Development Plan for the Falkirk Council Area**  
**Your Chance To Get Involved**



**Falkirk Council**



# FALKIRK Local Development Plan Issues & Sites Questionnaire

## What is a Development Plan?

Development plans are prepared by local authorities to guide the use and development of land within their areas. They contain policies and proposals which show where development should, and should not, take place.

## The current Development Plan

The current Development Plan - the Falkirk Council Structure Plan and Falkirk Council Local Plan, promotes a strategy of sustainable growth in all our communities. Although the economic recession has led to a slow down in the local economy, the strategy has been successful, with significant growth in the Falkirk Council area over the last 10 years. The population has risen substantially, house building rates have been high and there has been a lot of development activity which has led to improvements in our communities and main centres. The Falkirk area is increasing in importance as a tourist destination, the port of Grangemouth has been identified as a national priority, and the countryside and green spaces around our communities continue to be protected, and opportunities for recreation enhanced. A number of major development and regeneration schemes continue to be taken forward.

## The new Local Development Plan (LDP)

The planning system in Scotland has undergone substantial change and the way in which development plans are prepared has been altered to make them, and how decisions on them are made, easier to follow.

In the Falkirk Council area, we will move away from the current system of having a Structure and Local Plan, to a single Local Development Plan (LDP). The LDP will look at policies and proposals for the use and development of land and will aim to guide development to the most appropriate locations and will also determine the scale of development. We will consider proposals and policies which will benefit the wider Falkirk area, as well as individual towns and communities.

The new LDP will look at the 20 year period beyond its expected adoption date of 2014 (i.e. to 2034). If past levels of growth are maintained, the Council area will continue to see a rise in population and households, with decisions to be made on where new housing should go, and how schools and other community and physical infrastructure will keep pace. Other key issues for the LDP will be the amount and distribution of employment land, whether there needs to be more, and where it should be located; how we can continue to promote more sustainable transport; the role of the natural environment in contributing to the Central Scotland Green Network, and continuing issues surrounding Climate Change.

## What is the Main Issues Report (MIR)

The first important stage in the preparation of the LDP is the Main Issues Report (MIR). The MIR will:

- focus on key issues and areas of change
- set out the Council's preferred proposals for development and reasonable alternatives.

## Your chance to get involved

There will be a number of opportunities for you to comment on the LDP, (these are listed at the back), but for now, we need to know what the most important issues are and where development opportunities exist. This will help the Council decide what should go into the MIR and eventually into the LDP.

We are keen to get as many views and suggestions as possible at this early stage. So, if you have an issue which you think should be addressed, a development site, a development proposal, an idea or aspiration for the area as a whole or for your community or which areas need protection from development, that you think should be included in the Plan, please let us know by completing this questionnaire.

If you prefer to complete the questionnaire on-line, please go to  
[http://www.falkirk.gov.uk/about\\_council/consultations/consultations.aspx](http://www.falkirk.gov.uk/about_council/consultations/consultations.aspx)

## Questionnaire

The questionnaire is divided into two sections, depending upon where your main interest lies.

The first section (A) is intended for individuals or community use to raise relevant development issues e.g. the need for more housing, more shops, better public transport, greater emphasis on renewable energy etc.

The second section (B) is intended for people who wish to bring a particular piece of land to our attention, with a view to promoting it as a potential development site in the new plan.

You don't have to confine your answers to one part only.

## Early Consultation on a New Development Plan for the Falkirk Council Area - Your Chance to Get Involved

### Contact Details

Please provide name and contact details for yourself, the organisation, group or company that you represent, and the owner(s) of any land or buildings that are involved.

#### 1a. Your Details

Name : \_\_\_\_\_

Address : \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Postcode : \_\_\_\_\_

Telephone : \_\_\_\_\_

Mobile : \_\_\_\_\_

Email : \_\_\_\_\_

#### 1b. If you are completing this on behalf of an organisation or group, or acting as an agent for a company or landowner, please provide their details

Organisation/  
Company/  
Landowner : \_\_\_\_\_

Address : \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Postcode : \_\_\_\_\_

Telephone : \_\_\_\_\_

Email : \_\_\_\_\_

Please note: Your comments may be made public. Comments will be used by the Council only to inform the Local Development Plan and in any publications, contact details will be removed. Information provided is available under the Freedom of Information (Scotland) Act 2002 and the Environmental Information (Scotland) Regulations 2004.

### (A) Your community and the Falkirk Council area

We want to know what makes our towns/villages/communities and the wider area, a good place to live. In order to get a better idea of what you think about your community and how it could be improved, please answer the following questions:

#### A1. Which village/town/area do you live in ?

\_\_\_\_\_

#### A2. What do you think are the most important things that make your area a good place to live/visit or to work ?

**A** \_\_\_\_\_

**B** \_\_\_\_\_

**C** \_\_\_\_\_

**D** \_\_\_\_\_

# FALKIRK Local Development Plan Issues & Sites Questionnaire

## (A) Your community and the Falkirk Council area

**A3. This section takes a closer look at the amenities and facilities that make up places. Comments are very useful, but if you don't want to comment, please just tick the boxes below that best match your views.**

Issue	Strongly Agree	Agree	No View	Disagree	Strongly Disagree
There is scope for more housing in my area <i>Comments :</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There is housing for all types of people in my area e.g. low cost for rent, housing for the elderly etc. <i>Comments :</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There are enough recreational facilities in my area <i>Comments :</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There are sufficient community facilities in my area - e.g. schools, health facilities etc. <i>Comments :</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shopping provision in my area is satisfactory <i>Comments :</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
It's easy to walk around my area - e.g. to the shops, to work, to go for a leisure walk etc. <i>Comments :</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public transport is satisfactory <i>Comments :</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There is enough land for employment uses e.g. workshops, business units etc. <i>Comments :</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The countryside around where I live is attractive <i>Comments :</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Council is doing enough to protect and promote our historic heritage e.g. Antonine Wall, Forth & Clyde/Union Canals, listed buildings <i>Comments :</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Council is doing enough to deal with the implications of climate change, e.g. tackling the risk of flooding, encouraging renewable energy etc. <i>Comments :</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The quality of design in new development is of a high standard <i>Comments :</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Early Consultation on a New Development Plan for the Falkirk Council Area - Your Chance to Get Involved

## (A) Your community and the Falkirk Council area

**A4. Do you have any ideas/aspirations for your community or the Falkirk Council area as a whole, that you think should be taken forward through the Plan e.g. need for more renewable energy, ideas for reducing CO<sub>2</sub> emissions, need to recycle more, more woodland, country paths etc.? Please use the space below for your comments.**

**A5. What do you think should be the Council's top priorities for the Main Issues Report?**

# FALKIRK Local Development Plan Issues & Sites Questionnaire

## (B) Proposed Sites for Development

Do you have a piece of land that you want to promote for a particular use? If so, we would like to have as much information as possible.

### B1. Site details :

Site Address/Location : \_\_\_\_\_

Site plan/design – enclosed :            Yes ☐            No ☐

Site area (*square metres, hectares*) : \_\_\_\_\_

Site ownership : \_\_\_\_\_

### B2. What are the proposals for the site? e.g. housing, shopping, leisure use, employment etc.

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### B3. Planning History : If you have received pre-application advice from an officer in Development Services, or if the site has been the subject of a previous planning application, please provide details below.

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### B4. Potential Development Constraints : Are you aware of any potential constraints to development including flood risk, traffic impact, nature conservation, contamination, service provision (e.g. water and waste water) etc? If any relevant assessments have been carried out, please enclose with this form.

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### B5. Do you have a preferred timescale or phasing scheme for the proposal?

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### B6. Does the proposal depend upon other developments, infrastructure provision e.g. school expansion etc.?

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### B7. Please use this space for any other information which you consider relevant to the proposal?

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## Early Consultation on a New Development Plan for the Falkirk Council Area - Your Chance to Get Involved

### What Happens Next ?

All representations will be carefully considered. We will keep you informed about the various stages in the Plan preparation, when you will have the opportunity to comment formally, and of decisions that have been made by the Council.

We will make all comments available at a future date.

### Important!

Please note that with the exception of your contact details, all of the information in this form may be made public.

The next major opportunity for comment will be the Main Issues Report, currently programmed to take place from April to June next year. Please look out for details of this and make sure you comment at the appropriate time.

### Equal Opportunities Monitoring Form

This monitoring form will help us to identify the groups of people who respond to our questionnaire and any groups who might be under-represented.

The information you provide will be used sensitively and confidentially for the purpose outlined above. Completion of this section is voluntary, but your co-operation would be greatly appreciated.

The information you provide will only be used for this purpose, will not be disclosed to any other organisation, and will be retained for no longer than two years.

Your personal information will be processed in accordance with the organisation's responsibilities as defined in the Data Protection Act 1998.

If you need this document in another format or language, please contact the number overleaf.

**Gender:** Male ☐ Female ☐

**Age:** 0-16 ☐ 16-19 ☐ 20-29 ☐ 30-39 ☐ 40-49 ☐ 50-59 ☐ 60-64 ☐ over 65 ☐

**Religion:** None ☐ Catholic ☐ Protestant ☐ Other Christian ☐  
Hindu ☐ Muslim ☐ Jewish ☐ Sikh ☐ Buddhist ☐  
Any Other: .....

**Ethnic Origin:** White ☐ Asian ☐ Black ☐  
Scottish ☐ Indian ☐ Caribbean ☐  
English ☐ Pakistani ☐ African ☐  
Welsh ☐ Bangladeshi ☐  
Northern Irish ☐ Chinese ☐  
Other British ☐  
Irish ☐  
European ☐ Other, please specify: .....

Do you consider yourself to have a disability? Yes ☐ No ☐

# FALKIRK Local Development Plan Issues & Sites Questionnaire

## Local Development Plan Timetable

You can find more information about the new LDP, the projected timetable, and what is involved at different stages, in the Council's Local Development Plan Scheme. This is available on the Council's website, and at libraries and One-Stop-Shops.

An extract showing key stages in the consultation process is shown below.

Date	Plan Stage/Process
<b>Stage 1</b>	<b>Pre-Main Issues Report</b>
Mid July - mid September 2010	<ul style="list-style-type: none"><li>• pre-Main Issues Report consultation, including inviting expressions of interest</li></ul> This is the current stage when the Council is looking for key priorities to go into the MIR
<b>Stage 2</b>	<b>Main Issues Report</b>
April - June 2011	<ul style="list-style-type: none"><li>• consultation on Main Issues Report</li></ul> The MIR will focus on key issues and areas of change and will set out the Council's preferred proposals for development.
<b>Stage 3</b>	<b>Proposed Plan</b>
April - June 2012	<ul style="list-style-type: none"><li>• objection period for Proposed Plan</li></ul> The Proposed Plan will be influenced by the consultation on the MIR and is the stage at which the Council will have firmed up its views on where development should go and which policies should be included.
<b>Stage 4</b>	<b>Modifications</b>
March - April 2013	<ul style="list-style-type: none"><li>• objection period for Modifications</li></ul> If the Council decides to make changes to the Proposed Plan, to take account of representations, these will be advertised for comment.
<b>Stage 5</b>	<b>Examination</b>
May 2013 - January 2014	<ul style="list-style-type: none"><li>• examination of Proposed Plan</li></ul> This is the stage at which unresolved objections to the Plan are dealt with by a Reporter appointed by the Scottish Government.
<b>Stage 6</b>	<b>Adoption</b>
July 2014	<ul style="list-style-type: none"><li>• adoption of Plan</li></ul>

## Please Return Completed Questionnaire to:

Planning & Environment Unit  
Development Services  
Abbotsford House  
David's Loan  
Falkirk FK2 7YZ

Email: [ldp@falkirk.gov.uk](mailto:ldp@falkirk.gov.uk)

**Questionnaire responses should be with us by Friday 24th September 2010.**

Many thanks for taking part in this consultation exercise.

If you have any questions about this form or if there is anything you would like to discuss, please contact a member of the Development Plan team - contact details below.

01342 504720 (Colin Hemfrey)

01324 504739 (Alistair Shaw)

Falkirk Council  
Development Services  
Abbotsford House  
David's Loan  
Falkirk FK2 7YZ

Tel: 01324 504739 or 01324 504720  
[ldp@falkirk.gov.uk](mailto:ldp@falkirk.gov.uk)  
[www.falkirk.gov.uk](http://www.falkirk.gov.uk)



**Falkirk Council**  
*Development Services*