

# DEVELOPMENT PLAN Update

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## LDP3 GETS GOING!



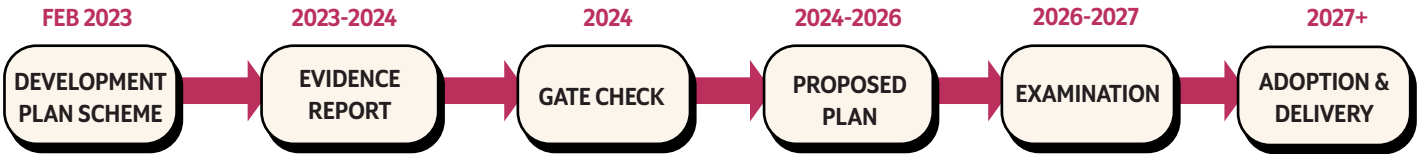
### Falkirk Local Development Plan 3

The Council has formally started work on preparing our next local development plan – LDP3 – which will guide growth and change in the area’s communities into the period beyond 2026. LDP2 was adopted in 2020 and will continue to be the operative plan in the interim, but because plans take a few years to prepare, we need to get started on LDP3 now.

The process and programme for LDP3 are set out in our latest Development Plan Scheme which was approved by the Council’s Executive Committee in January 2023. It also explains how and when the Council will consult with the public and stakeholders.

LDP3 will be prepared in line with the Planning (Scotland) Act 2019, which introduces some changes to the procedures we previously followed. Instead of a Main Issues Report which sets out policy and strategy options, the process will start with an evidence gathering stage, culminating in the publication of an Evidence Report, which will be assessed at a Gate Check examination. Only then will we proceed to develop the Proposed Plan.

A summary of the timetable for LDP3 is shown below:



A project plan setting out timetable and how we’re going to engage people. Plan process is launched

Gathering information from agencies and local communities about the area and key topics to prepare Evidence Report

Evidence Report sent to Scottish Ministers. Reporter considers whether evidence is ‘sufficient’

Call for ideas/sites, consider strategic options, carry out assessments, prepare and consult on Proposed Plan. Modify plan and submit to Scottish Ministers

Reporter considers unresolved issues at examination and prepares report with recommendations

Plan modified and adopted. Delivery Programme published

**Tell us  
about your  
place!**

## TELL US ABOUT YOUR PLACE



If you are an organisation or a business with an interest in the area, we are also inviting you to point us to any relevant evidence which you think we should take account of in preparing the plan. You can email us at [ldp@falkirk.gov.uk](mailto:ldp@falkirk.gov.uk) or fill in the Organisation and Business Survey which can also be found using the link/QR code below.

To assist with the evidence gathering for LDP3, we're asking people who live and work in the area to tell us about their places by using a 'Place Standard' survey, which is a widely used technique for assessing the quality of places. Use the link or QR code to the right to take the survey. Paper copies of the survey can be found in libraries and advice hubs. There are special versions available for children and young people. The survey is open until the end of June 2023.



## LOCAL PLACE PLANS – AN IMPORTANT NEW OPPORTUNITY FOR COMMUNITIES

Local place plans have been introduced by the Planning (Scotland) Act 2019 and provide communities with the right to produce their own community-based land use plans.

The Council will shortly be issuing a formal invitation to prepare local place plans. The invitation will indicate the date by which these plans should be completed in order to be considered as part of the LDP3 process, and the support that the Council will offer to communities to help them with the process.

The Council has produced a [brief guide to local place plans](#) which explains what a local place plan is, who can prepare them, why a community

might consider them as a option for trying to achieve their aspirations, and the process which has to be followed.

Some key points are:

- Local place plans are concerned with the use and development of land/buildings, and are an important new opportunity for communities to come together to agree a vision for the future development of their place;
- To prepare a local place plan you have to be a community council or a properly constituted community body;
- Local place plans are just one of a number of tools through which communities may address issues that concern them – it's important to consider these various options;
- Local place plans must be taken into account in the Council's local development plan, but they are not obliged to incorporate them.



# DEVELOPER CONTRIBUTIONS – HOW DO THEY WORK?

The impact of new housing on local infrastructure is a common concern in communities. Do developers pay towards new or improved infrastructure and how are the amounts worked out?

The Council has secured many millions of pounds of developer contributions over the years. The principle of developer contributions is set out in the local development plan under Policy IR02 and the method for their calculation is set out in Supplementary Guidance Note SG13.



There are some important rules which set limits on what planning authorities can ask for. Developer contributions must:

- be necessary to make the proposed development acceptable in planning terms
- serve a planning purpose
- relate to the impacts of the proposed development
- fairly and reasonably relate in scale and kind to the proposed development

The most common areas where we seek developer contributions are:

## Education

Roll projections allow us to identify which schools are at risk of going over capacity. The likely output of pupils from a proposal development is calculated using a 'pupil product ratio' for the relevant type of school, and this is multiplied by a construction cost per pupil. Examples of projects which are being part funded by contributions are extensions at Maddiston and Denny Primary Schools.

## Primary Healthcare

This is a relatively new area for contributions. NHS Forth Valley supply us with information on where there are capacity issues in GP surgeries. The number of patients generated by a development is calculated and we use certain metrics to work out the equivalent floorspace required and the average cost of construction of this floorspace.

## Parks and Open Space

For new housing proposals, we carry out a local open space audit to assess provision in the local area. Depending on the outcome, we may seek contributions to local parks rather than on-site provision. Contribution rates per house are set down for playspace, parks and informal recreation, sports grounds, and natural greenspace. Lionthorn Policy Bing in Falkirk and Herbertshire Castle Park in Dunipace are recent examples of greenspace improvements part funded by contributions.

## Transport

Transport contributions are taken where a Transport Assessment for a proposal indicates the need for off-site upgrading of the transport network – this can be for road improvements, better walking and cycling routes or contributions to public transport services. Sometimes more than one development creates the need, in which case the costs is divided proportionately between the developments. The Denny Eastern Access Road is an example of where this has happened.

# NATIONAL PLANNING FRAMEWORK GETS THE GREEN LIGHT

After a long process of development and consultation, the new National Planning Framework for Scotland (NPF4) was recently approved by Parliament and has now been adopted by the Scottish Government.

NPF4 is a really important document which sees addressing the climate emergency and the nature crisis as top priorities for planning. Framed under the three themes of Sustainable Places, Liveable Places and Productive Places, it contains 33 detailed national planning policies which, along with local development plan policies, will be used to determine planning applications at a local level.

NPF4 also sets out regional spatial priorities for the different regions of Scotland and a set of 18 National Developments which support the overall national spatial strategy. These include Grangemouth as an 'Industrial Green Transition Zone'. For the first time, minimum housing land requirements for local authorities across Scotland have been set at a national level through NPF4. Falkirk's 10 year Minimum All-Tenure Housing Land Requirement is 5,250, which is a similar level of growth to that provided for in our current local development plan.



## Contact us

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