

Bo'ness Local Place Plan 2026



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1. Foreword

Bo'ness Community Council is pleased to present this Local Place Plan (LPP) on behalf of our local community. Other organisations who assisted in the creation of this plan include, Bo'net, Sustainable Thinking Scotland, Friends of Kinneil, SRPS and Bo'ness RFC

It has been prepared following extensive community consultation for over a over year and was supported by the Coalfields Regeneration Trust (CRT).

The aims of the National Planning Framework 4 (NPF4) have been used as a guide when framing this plan. Its production has been greatly assisted by the use of the CRT Place Standard Toolkit and NPF4 resources.

The Bo'ness Local Place Plan is a community-driven vision for shaping the future of our towns and surrounding areas. As residents, local organisations, and stakeholders, we have come together to imagine a place where everyone can thrive—where our history is honoured, our green spaces are protected, and opportunities are accessible to all.

This document reflects a wide-ranging engagement process, informed by robust data and the lived experiences of those who call Bo'ness home. With a shared commitment to improving wellbeing, connectivity, and sustainability, this plan sets out our collective aspirations and priorities for the years ahead.

We extend our sincere thanks to everyone who contributed their voices, ideas and time to this process. Your input has shaped a place plan that is both rooted in evidence and powered by community ambition.

Together, we look forward to working towards a better future for Bo'ness.



Introduction

Local Place Plans (LPPs) are a statutory tool introduced by the Scottish Government to give communities a more active role in planning and shaping their local areas. This Local Place Plan for Bo'ness reflects the aspirations of our community and provides a locally driven framework to guide future development, investment, and regeneration.

Drawing on both statistical evidence and extensive local input, the plan addresses key themes such as housing, employment, health, education, access to services, and the environment. It aligns with national planning priorities while reflecting the distinct character and needs of our towns.

This plan builds on local pride, shared heritage, and a strong sense of community. It is designed to complement the Local Development Plan (LDP) and serve as a reference point for public agencies, developers, and community groups in decision-making.

Background

The Bo'ness community with deep historical roots and strong civic identity, situated within the Falkirk Council area on the southern shore of the Firth of Forth. With a combined population of approximately 15,000 residents, the area is characterised by its scenic waterfront, industrial heritage, and active community life.

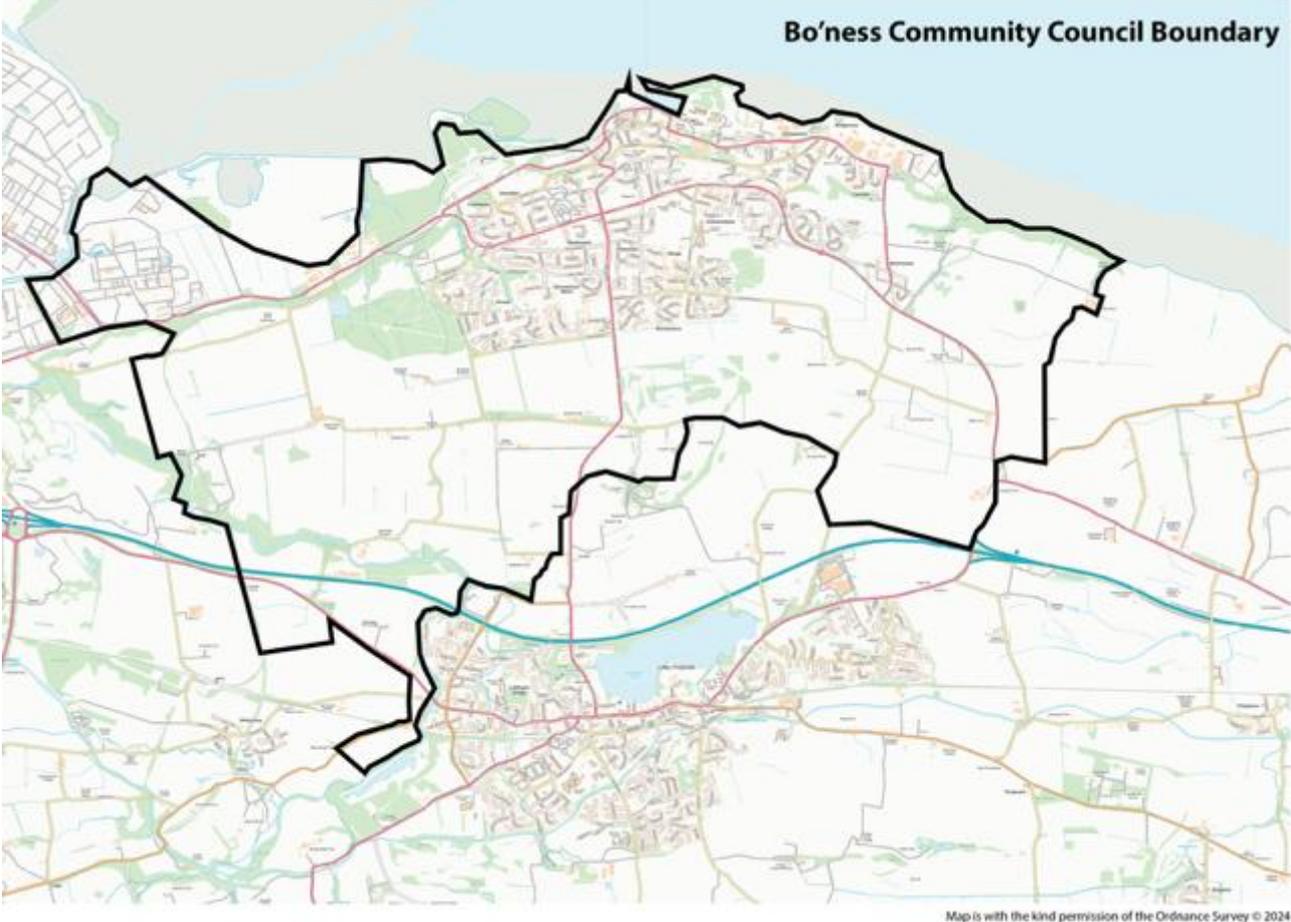
The area benefits from relatively low levels of recorded crime, high rates of homeownership, and good access to green spaces—over 90% of households in Bo'ness, for example, have access to private outdoor space. Compared to Falkirk and Scotland as a whole, Bo'ness reports slightly lower rates of unemployment and higher levels of full-time employment.

Nevertheless, local challenges persist. Nearly one in five adults have no formal qualifications, and the proportion of older residents is higher than the national average, highlighting the need for accessible services and age-friendly infrastructure. Public transport access and digital connectivity remain essential priorities, especially for residents of Blackness and more remote areas.

The Local Insight Report (2025) has provided a valuable baseline for understanding demographic, economic, and health trends in the community. Alongside direct community engagement, this evidence has helped shape the priorities and proposals outlined in this Local Place Plan.

Our Community Now

This is the Bo'ness Community Council Boundary Map and the boundary for this Local Place Plan



Location: Bo'ness is located in the Falkirk Council area, on the southern shore of the Firth of Forth. The area includes the historic town of Bo'ness, known for its scenic waterfront, rural landscapes, and heritage assets.

Population: The population of Bo'ness is 14,982, with 21.6% aged 65 and over—above the national average. The area has slightly more females (51.6%) than males (48.4%). The proportion of young people aged 0-15 is similar to the national average at 17%.

Population Composition

The table below provides insight into the population composition in Bo'ness. These population figures provide detail of the structure of the population by broad age bands and sex. This data is taken from the Office for National Statistics (ONS) 2022 Mid-Year Population Estimates.

There are 14,982 people in Boness. This is smaller than the population of Falkirk (158,450) and smaller than the population of Scotland (5,447,700).

Population Composition			
Indicator	Boness	Falkirk	Scotland
Total Population	14,982	158,450	5,447,700
Males	48.40%	48.61%	48.58%
Females	51.60%	51.39%	51.42%
Population Aged 0-15	17.00%	17.01%	16.37%
Population Aged 16 to 64	61.43%	63.32%	63.48%
Population Aged 65+	21.57%	19.67%	20.14%

Housing: Home ownership is high, with 34.2% owning outright and 30.9% with a mortgage. Only 7.8% rent privately. Housing affordability and condition are key concerns for an ageing population.

Housing Tenure

The table below provides both the proportion of the area's population and the overall count for different housing tenures. The tenure of a household is derived from the response to the 2022 Census question asking whether the household owns or rents its accommodation and, if rented, from the response to the question asking who is the landlord.

Housing Tenure			
Indicator	Boness	Falkirk	Scotland
Owned Outright	34.20%	32.94%	33.83%
Owned: With Mortgage/Loan	30.93%	32.15%	28.49%
Shared Ownership	0.13%	0.15%	0.25%
Shared Equity	0.28%	0.49%	0.60%

Housing Tenure

Indicator	Boness	Falkirk	Scotland
Private Rented: Landlord or Letting Agency	7.82%	7.90%	12.40%
Private Rented: Other	0.37%	0.35%	0.46%
Living Rent Free	1.42%	1.34%	1.43%

Source: Census 2022

Self-Reported General Health

The table below shows data from Census 2022 on the total number and proportion of residents within each response category from a self-assessment of general health.

1.59% of people in Boness have very bad health. This is similar to the proportion in Falkirk (1.65%) and similar to the proportion in Scotland (1.64%).

Self-Reported General Health

Indicator	Boness	Falkirk	Scotland
Very Good	46.67%	46.33%	47.97%
Good	31.47%	31.53%	30.87%
Fair	15.01%	15.06%	14.20%
Bad	5.34%	5.48%	5.30%
Very Bad	1.59%	1.65%	1.64%

Source: Census 2022

Poverty and Deprivation: Bo'ness scores better than average on the Scottish Index of Multiple Deprivation (SIMD) in terms of crime and geographic access, but still faces challenges in employment and educational attainment. 2.6% of the working-age population claim unemployment benefits.

Education and Skills:

Primary Schools include Bo'ness Primary School, Grange Primary School, Kinneill Primary School, Deanburn Primary School and St. Mary's Roman Catholic Primary School. High schools include Bo'ness Academy and St Mungo's High School in Falkirk.

2022 census figures show that 18.4% of adults in Bo'ness have no qualifications, slightly above the national average. Only 24.2% have degree-level education, below the Scottish average of 32.4%. Apprenticeships and further education are key local assets.

Level of Qualification

The visualisations below shows the composition of people aged 16+ by level of qualification. Data is taken from the 2022 Census.

There are 1,144 people in Boness with an apprenticeship as their highest qualification, 9.21% of all people aged over 16. This is lower than the average for Falkirk (9.39%) and higher than the average for Scotland (7.65%).

Level of Qualification			
Indicator	Boness	Falkirk	Scotland
No Qualifications	18.42%	17.05%	16.66%
Lower School	22.36%	22.12%	18.88%
Upper School	11.65%	10.96%	11.16%
Further Education	14.45%	14.79%	13.25%
Apprenticeship	9.21%	9.39%	7.65%
Degree	24.21%	25.76%	32.43%

Source: Census 2022

Unemployment: People Out of Work

In Bo’ness, 2.59% of the working age population are claiming unemployment benefits (Jobseekers Allowance and out of work UC claimants). This is lower than the proportion in Falkirk (2.92%) and lower than the proportion in Scotland (3.25%).

Health and Care: General health is broadly similar to national levels, but 11% report severe day-to-day activity limitations. Long-term health conditions affect over 22% of the population. Services to support ageing and disabled residents are vital

Sports and Recreation: Access to green and blue spaces is strong, with an average distance of 300 metres to the nearest park and an average of 5 public green spaces within 1,000 metres. 90.8% of households have access to private outdoor space.

Culture & Heritage: Bo’ness has a strong heritage and cultural core with sites like the SRPS Bo’ness & Kinneil Railway and The Hippodrome, Scotland’s oldest purpose built cinema. This historic environment is a cultural and tourism asset, and preservation is important to local identity and belonging.



Social and Community: Our cultural heartbeat is strong with key organisations organising a variety of community events and initiatives.

- **Bo'ness Community Council** — statutory community body; meets monthly above Bo'ness Library; posts updates for residents. [Boness Community Council+1](#)
- **Bo'ness Networking Group (Bo'net)** — local charity supporting community groups and projects; currently recruiting volunteers/trustees and running community skills offers. [Bo'net+2cvsfalkirk.org.uk+2](#)
- **Friends of Kinneil** — volunteer charity supporting Kinneil Estate/House/ Museum with regular open days and seasonal activities. [Kinneil+1](#)
- **Bo'ness & Kinneil Railway / SRPS** — heritage railway with a busy year-round events diary; home to the **Museum of Scottish Railways**. [bkrailway.digitickets.co.uk+1](#)
- **Hippodrome Cinema (Falkirk Leisure & Culture)** — Scotland's oldest purpose-built cinema with continuous programme; host venue for HippFest. [hippodromecinema.co.uk](#)

- **Bo'ness Children's Fair Festival (The Fair)** — major community-run annual event; active committee and 2025 programme complete. thefairday.com+1
- **Bloomin' Bo'ness** — volunteer gardening/beautification group; active sponsorship updates and project communications. [Facebook+1](#)
- **Bo'ness Library (Falkirk Libraries)** — open venue with ongoing clubs and events; central community access point. [website](#)
- **Kinneil Museum (Falkirk Leisure & Culture)** — part of the council museum service; open hours listed and promoted via official channels. [website+1](#)
- **Bo'ness Motor Museum** <https://www.bonessmotormuseum.co.uk/>



Community Consultation - Gathering Everyone's Views

Key annual community events were attended and workshops hosted using a range of tools to identify local priorities.

- 3 wishes campaign that ran for 4 months with mail drops and Bo'ness Library as a focal point for access to 3 wishes postcards and collection box.
- An online option was also available for making your 3 wishes
- A Place Standard Assessment using the Place Standard tool to identify the strengths and weaknesses as perceived by local residents.
- Mapping conversations around the current Local Development Plan and capturing community aspirations for a better future based around the Fourth National Planning Framework.
- Attendance at local gatherings including the Bo'ness Volunteer Week in the Town Hall. Bo'ness Annual Fair Day and the Sustainable Thinking Scotland Annual Open Day.



Bo'ness Children's Fair Festival

3 Wishes for Bo'ness

Over 400 wishes made during the campaign highlighted the community's aspirations!



“house development needs to consider schools/childcare”

“a post office in town”

“more green space protected”

“better bus service to Linlithgow”

“community centre, run by community”

“more traffic lights for safe crossing”

“indoor play space for winter”

“more leisure facilities more for children and teens”

“outdoor gym in Kinneil Estate”

“extended hours for the Library”

“some shelters for when it rains”

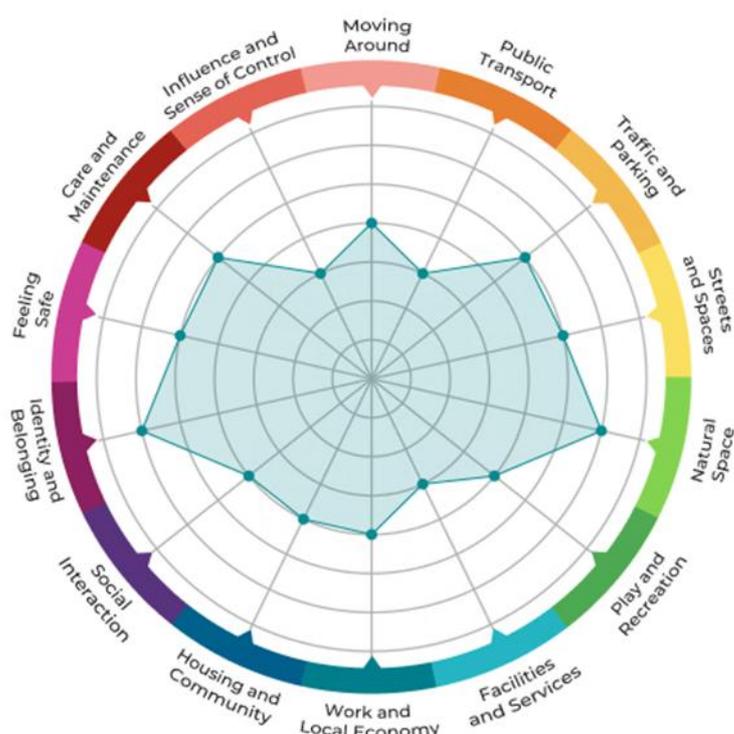
“upgrade and additional playparks”

“make more of the John Muir Way”

Picture My Place : Results of the Place Standard Assessment Community Engagement Using the Place Standard Assessment Tool

The results are combined with over 400 wishes to provide a consolidated view of community needs categorised according to 14 place standard categories identified by the Scottish Government Improvement Service (IS.) as underpinning place and wellbeing outcomes.

Using the qualitative responses from the Place Standard Tool you can plot the average scores and create a graphic picture of the how people have scored their place for each of the 14 standards. See Annex 2



Civic: Strong demand for multipurpose community hubs, youth venues, and inclusive gathering spaces.

Spaces: Calls for better play parks, open recreational grounds, and improved public realm.

Resources: Concerns around school capacity, GP access, recreation centres, and retail infrastructure.

Movement: Transport needs span better bus frequency, safer cycling infrastructure, and footpath upgrades.

Stewardship: Visible frustration with litter, bin collection, and poor maintenance of public areas.



Sustainable Thinking Scotland Annual Fair

Bo'ness Local Place Plan

Bo'ness Local Place Plan gives regard to National Planning Framework 4

Statement by Minister for Public Finance, Planning and Community Wealth, Tom Arthur, on the fourth National Planning Framework (NPF4) on 8th November 2022

'The world is changing, and so are Scotland's places.

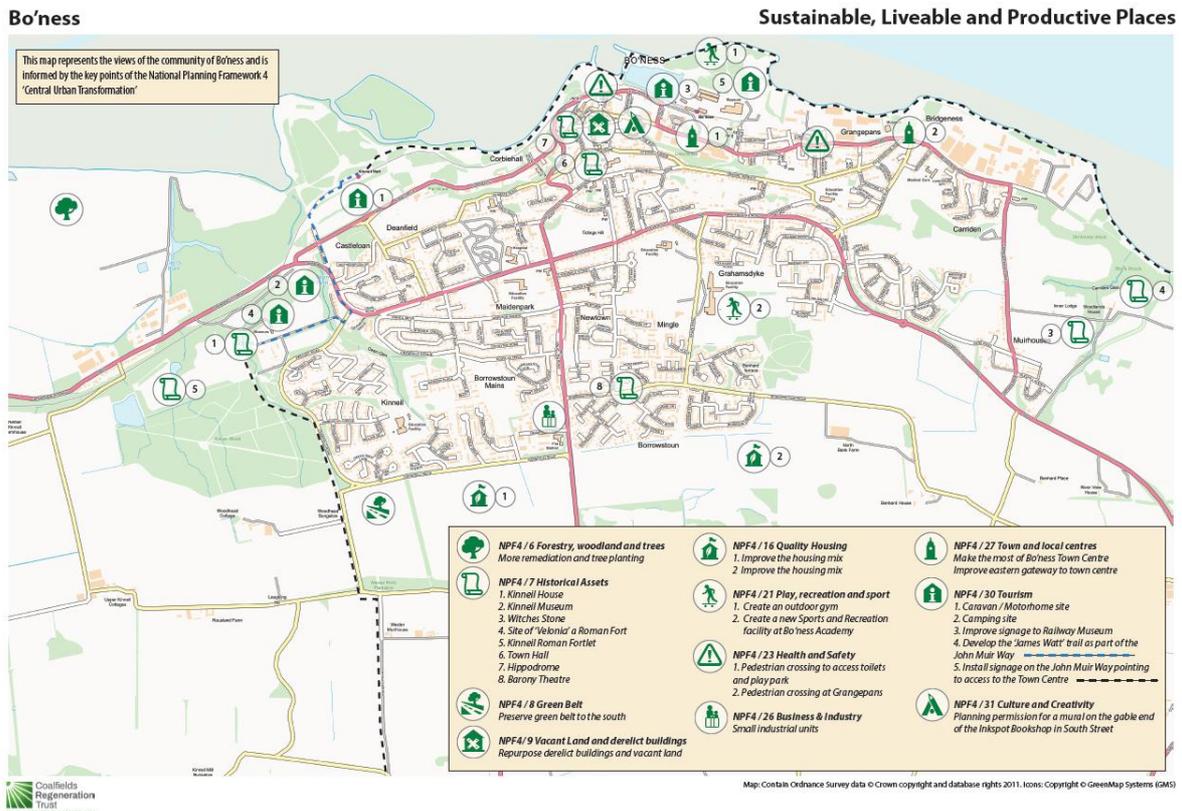
This strategy sets out how we will work together in the coming years to improve people's lives by making sustainable, liveable and productive places.

This will play a key role in delivering on the United Nations Sustainable Development Goals, as well as our national outcomes.'

'We have substantially re-worked the Framework's 'National Spatial Strategy', which sets out how our approach to planning and development will help achieve a net zero, sustainable Scotland by 2045.'

CRT Local Place Plan Maps use icons to represent NPF4 policies and this helps fulfil a requirement of Local Place Plans to show the links between local propositions and National planning policies. Map themes are in line with NPF4 and include Sustainable, Productive & Liveable.

How to read the icons e.g. NPF4/2 represents NPF4 Policy 2 Climate Mitigation and Adaptation



Bo'ness Local Place Plan Propositions



NPF4 Policy 6 – Forestry, woodland and trees

Local Policy Statement

Proposition

Remediate damaged land, plant more native trees, and restore habitats so wildlife can thrive and the town is better prepared for climate change. Focus on growing and linking up woodlands as part of Bo'ness's green-and-blue network of parks, paths, and water..

Policy Alignment (verified)

- NPF4 Policy 6 'Forestry, woodland and trees'.
- Falkirk LDP2 PE20 'Trees, Woodland and Hedgerows' and PE21 'Promotion of Forestry & Woodland'.

- Falkirk LDP2 PE13 'Green and Blue Network'.
- LDP2 Supplementary Guidance SG05, SG07, SG08, SG10, SG09

LOIP Theme Link

Theme 3: Mental Health and Wellbeing – access to quality greenspace supports wellbeing.



NPF4 Policy 7 – Historic assets and places

Local Policy Statement

Proposition

Safeguard, conserve and enhance Bo'ness's key historic assets and places and promote Bo'ness's historic places, improve them carefully, and make it easier for people to visit and learn about them as one joined-up heritage offer.

- **Kinneil House & Museum**
A 16th-century historic house beside the Antonine Wall, with museum next door (managed locally). Guided visits to the house run on set dates.
[Historic Environment Scotland+1](#)
- **Kinneil Roman Fortlet (Antonine Wall)** – Visible outline of an Antonine Wall fortlet in the field west of Kinneil House—the only fortlet remains on the Wall still visible today. [antoninewall.org](#)
- **Carriden Roman Fort (Veluniate/Velunia) at Carriden House** – A scheduled Roman fort site linked to the Antonine Wall; survives mainly as buried remains. The Roman name Veluniate/Velunia is evidenced by an inscribed altar (RIB 3503).
[portal.historicenvironment.scot+2romaninscriptionsofbritain.org+2](#)
- **Witches' Stone (Carriden)** – A local commemorative stone in the woods near Carriden marking historic witch-trial events in the area. [Kinneil](#)
- **Bo'ness Town Hall** – Category B listed civic building in Glebe Park, used for events and community functions.
- **Museum of Scottish Railways**
This is Scotland's largest railway museum, showcasing an extensive collection of locomotives, carriages, wagons and the like. The museum sits beside the heritage Bo'ness & Kinneil Railway, offering a great blend of exhibits and live steam experiences. <https://museumofscottishrailways.org.uk>
- **Bo'ness & Kinneil Railway**
The Railway is a volunteer-run heritage railway that runs over a scenic 5 mile route from Bo'ness to Manuel Junction, passing through woodland and along the Firth of Forth with lovely views, and stops at heritage stations like Birkhill and Kinneil. Operated by the Scottish Railway Preservation Society (SRPS).
- **The Barony Theatre**
A community theatre run by the volunteer-led Barony Players. It features a raked auditorium of around 120–125 seats and hosts year-round productions including plays, events, youth theatre and occasional film-club screenings. The theatre often stages both classic and contemporary works and supports local performing arts, with youth groups and outreach included as part of its activities.

- **The Hippodrome**

Scotland's oldest purpose-built cinema, opened in 1912 and designed by local architect Matthew Steele. This A-listed historic picture palace was carefully restored in the 2000s and now functions as a modern cinema, a café/bar with a varied programme of films and special events.

Policy Alignment

- NPF4 Policy 7 'Historic assets and places'.
- Falkirk LDP2 PE05 'Antonine Wall (WHS)', PE06 'Archaeological Sites', PE07 'Listed Buildings', PE08 'Conservation Areas', PE10 'Historic Gardens and Designed Landscapes'.
- LDP2 Supplementary Guidance SG11, SG12, SG04, SG09, SG13
- Bo'ness Town Centre is a designated 'District Centre' in LDP2 (for Town Hall and town-centre heritage considerations): JE07 'Town and Local Centres'.

LOIP Theme Links

Theme 4: Substance Use; Theme 3: Mental Health and Wellbeing; Theme 6: Economic Recovery – heritage-led regeneration and learning support place-based outcomes.



NPF4 Policy 8 – Green belts

Local Policy Statement

Proposition

Keep the Green Belt around Bo'ness so the town keeps its own identity, beautiful landscapes and paths are protected, and people can easily get into the countryside.

- Keep a clear edge between the town and the countryside so Bo'ness doesn't sprawl or merge with nearby places.
- Protect important views, wildlife areas, and well-used walking/cycling routes.
- Support everyday access for all ages and abilities to parks, fields, and riverside/fore-shore areas.
- Look after the green spaces and water corridors so nature and people both benefit.

Policy Alignment

- NPF4 Policy 8 'Green belts'.
- Falkirk LDP2 PE15 'Green Belt'.
- LDP2 Supplementary Guidance SG01, SG09, SG08, SG05



NPF4 Policy 9 – Brownfield, vacant and derelict land and empty buildings

Local Policy Statement

Proposition

Clean up and reuse empty or run-down land and buildings. Turn them into what the town needs—community spaces, homes, workspaces, or green areas.

- Fix the worst vacant or derelict sites first
- Keep and refurbish sound buildings where possible, rather than demolish.
- Add planting, small greenspaces and drainage features to boost nature and reduce flooding.
- Improve paths and crossings so sites connect well to nearby streets, parks and the town centre.
- Allow good temporary uses (e.g., pop-up community or green space) while long-term plans are prepared.
- Design for accessibility and energy efficiency.

Policy Alignment

- NPF4 Policy 9 'Brownfield, vacant and derelict land and empty buildings'.
- Falkirk LDP2 PE27 'Vacant, Derelict, Unstable and Contaminated Land' and PE19 'Biodiversity and Geodiversity'.
- LDP2 Supplementary Guidance SG05, SG07, SG10, SG02, SG13, SG14
- Town-centre sites to apply the 'Town Centre First' approach (JE07/JE09).



NPF4 Policy 16 – Quality homes

Local Policy Statement

Proposition

Provide a wider choice of homes in Bo'ness with more affordable options for single occupancy, families and homes that are easy to live in as people age.

- Offer a mix of sizes and types (family homes, smaller homes, supported/accessible homes).
- Include affordable homes to meet local need.
- Make homes accessible with adaptable layouts.
- Put new homes where people can walk, cycle or use public transport to reach shops, schools and services.
- Use good design and energy-efficient, climate-resilient construction.
- Provide quality outdoor space, play areas and greenery.

- Reuse suitable brownfield land where appropriate and connect well to existing streets.
- Provide bike storage, balanced parking and EV charging to required standards.

Policy Alignment

- NPF4 Policy 16 ‘Quality homes’.
- Falkirk LDP2 HC03 ‘Affordable Housing’ (with on-site percentage requirements by settlement area, implemented through SG06), and HC04 ‘Housing Density and Site Capacity’.
- LDP2 Supplementary Guidance SG02, SG03, SG05, SG06, SG10, SG14
- Related design and place policies: PE01–PE03 ‘Placemaking and Design’ (LDP2 headings) as applicable.



NPF4 Policy 21 – Play, recreation and sport

Local Policy Statement

Proposition

Plan for high-quality, inclusive play, green gym, recreation and sport spaces in Bo’ness, ensuring provision keeps pace with need and supports active travel access.

Policy Alignment

- NPF4 Policy 21 ‘Play, recreation and sport’.
- Falkirk LDP2 PE16 ‘Protection of Open Space’ and PE17 ‘Open Space and New Development’
- LDP2 Supplementary Guidance SG05, SG02, SG13, SG10
- Falkirk LDP2 IR06 ‘Active Travel’.

LOIP Theme Link

Theme 3: Mental Health and Wellbeing.



NPF4 Policy 23 – Health and safety

Local Policy Statement

Proposition

Support improvements to pedestrian safety and crossings at locations identified by the community to access key facilities such as public toilets and play parks.

Policy Alignment

- NPF4 Policy 23 ‘Health and safety’.

- Falkirk LDP2 IR05 'Travel Hierarchy and Transport Assessment' and IR06 'Active Travel'.
- LDP2 Supplementary Guidance SG02, SG05, SG13



NPF4 Policy 26 – Business and industry

Local Policy Statement

Proposition

Enable small business and maker/industrial units in suitable locations within Bo'ness, giving preference to designated business areas and appropriate brownfield sites, where compatible with surrounding uses.

Policy Alignment

- NPF4 Policy 26 'Business and industry'.
- Falkirk LDP2 JE01 'Business and Tourism', JE02 'Core Business Areas', and JE03 'Business Areas with Potential for Redevelopment'.
- LDP2 Supplementary Guidance SG01, SG02, SG13, SG14

LOIP Theme Link

Theme 6: Economic Recovery (jobs and skills).



NPF4 Policy 27 – City, town, local and commercial centres

Local Policy Statement

Proposition

Strengthen Bo'ness town centre as a District Centre by improving the quality of place, mix of uses and footfall, and by enhancing the eastern gateway. Let small businesses, workshops and light industrial units open in the right places. Use business areas first and good brownfield sites.

- Right locations: prioritise designated business areas and suitable brownfield sites.
- Control noise, hours, deliveries and traffic; provide parking/servicing and screening/landscaping where needed.
- Easy to reach: safe access for walking, wheeling, cycling and public transport, plus good loading access.
- Support start-ups: flexible, sub dividable units and shared facilities where possible.
- Good design: tidy frontages, clear signage and appropriate lighting.
- Use Town Centre Masterplan as a guide for community initiatives.

Policy Alignment

- NPF4 Policy 27 'City, town, local and commercial centres'.
- Falkirk LDP2 JE07 'Town and Local Centres', JE09 'Town Centres First'.
- LDP2 Supplementary Guidance SG04, SG12, SG13, SG02



NPF4 Policy 30 – Tourism

Local Policy Statement

Proposition

Support and promote the John Muir Way through Bo'ness and develop a short, themed 'James Watt Trail' linking verified sites at Kinneil Estate (Kinneil House, Watt's Cottage/workshop) and the town centre, with interpretation and wayfinding consistent with heritage policy.

Policy Alignment

- NPF4 Policy 30 'Tourism'.
- Falkirk LDP2 JE01(2) 'support tourism development' and settlement proposals referencing the John Muir Way/GN01 in Bo'ness.
- LDP2 Supplementary Guidance SG11, SG12, SG04, SG09, SG01, SG05, SG13

LOIP Theme Links

Theme 6: Economic Recovery; Theme 3: Mental Health and Wellbeing; Theme 1: Working in Partnership with Communities.



NPF4 Policy 31 – Culture and Creativity

Local Policy Statement

Proposition

Create and install a heritage-themed public artwork on the gable end of the Ink Spot Bookshop in Bo'ness town centre, marking the historic location where the former butcher shop once stood prior to demolition. The installation will celebrate local identity and storytelling through high-quality place-based art, enhancing the attractiveness of the town centre for residents and visitors.

Policy Alignment

- NPF4 Policy 31 'Culture and Creativity'
- Falkirk LDP2 Policies PE05 & PE14 (Townscape, Heritage, and Placemaking)
- Falkirk LDP2 Policy JE01(2) .
- Supplementary Guidance (SG04, SG12, SG09)

LOIP Theme Links

Theme 1: Working in Partnership with Communities, Theme 3: Mental Health and Wellbeing, Theme 6: Economic Recovery

Sources

Falkirk Local Development Plan 2 (Adopted 2020): Policies PE05–PE08, PE13, PE15–PE21, PE27; JE01–JE03, JE07, JE09; IR04–IR06; HC03–HC04; Settlement & Proposals Schedules for Bo’ness.

LDP2 Supplementary Guidance references see Annex 4

Falkirk Plan 2021–2030 (LOIP): Themes 1 (Working in Partnership with Communities), 2 (Poverty), 3 (Mental Health and Wellbeing), 4 (Substance Use), 5 (Gender-Based Violence), 6 (Economic Recovery).

NPF4 (2023): Policies 6, 7, 8, 9, 16, 21, 23, 26, 27, 30, 31 (Scottish Government).

Historic Environment (asset verification): Kinneil House (Historic Environment Scotland); Kinneil Roman Fortlet (Antonine Wall official site); Carriden Roman Fort (Veluniate/Velunia) at Carriden House (HES designation; Pleiades). Local commemoration: ‘Witches’ Stone’ at Carriden referenced by local heritage sources.

John Muir Way: official route and day trip materials referencing Kinneil, Bo’ness and Blackness.



Community LPP Mapping workshop in Bo’ness Library

Bo'ness Community Action Priorities

Working Together for a Better Place for Everyone!

Setting out the priorities for community action

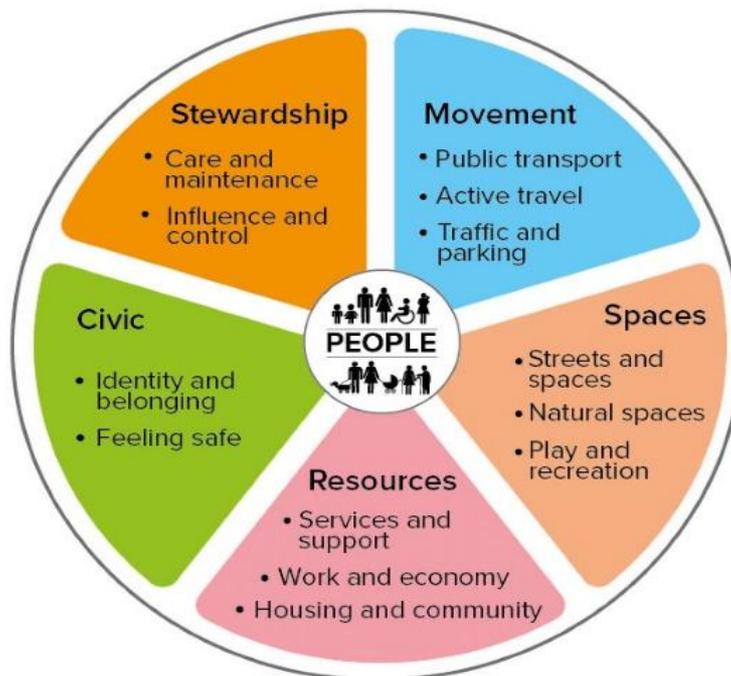
The priorities for action that have been identified are set out under the Place and Wellbeing outcomes based on the Place Standard themes.

These themes are all the characteristics of a place that allow those who live, work and relax there to thrive.

The outcomes are for all stakeholders to take collaborative action on delivering in Bo'ness.

movement, spaces, resources, civic, and stewardship.

Place and wellbeing outcomes



The principles of equality, net-zero emissions and sustainability underpin all of these themes, and all themes should be embedded in policy and action.

Bo'ness Community Action Priorities

Priority Theme 1: MOVEMENT

Community Actions This theme highlights the priorities that emerged from community feedback and relate to aspects of your place that include moving around, public transport and traffic and parking.

Moving Around

- Fix uneven pavements and missing dropped kerbs on key routes (schools, shops, foreshore, Kinneil).
- Add safe crossings where people asked (e.g., Grangepans, near toilets/play parks) and improve lighting/signage.
- Create/upgrade cycle paths in town and towards Linlithgow; add secure bike parking at parks, shops and the shore.
- Map and improve woodland/foreshore paths (surface, drainage, wayfinding), especially in Kinneil Estate.

Public Transport

- Work with operators and the council to:
 - Increase bus frequency and evening/weekend services.
 - Trial a shuttle to Linlithgow Station or a circular town bus linking neighbourhoods to the bus stance.
 - Provide real-time bus info, better shelters and seating.
- Explore, with partners, all options to improve rail connectivity in stages (e.g., heritage halt for events/visits, then longer-term feasibility work).

Traffic & Parking

- Install targeted traffic calming (e.g., raised tables, tighter corners) on speeding corridors.
- Manage parking near crossings and parks; add EV charge-point bay markings; consider small car park capacity at Carriden foreshore.
- Improve servicing/short-stay bays to help town centre shops.

Potential Partners: Falkirk Council (Roads & Transportation), SEStran, bus operators (McGill's/First), ScotRail/Network Rail, Bo'ness & Kinneil Railway (SRPS), Sustrans, Cycling UK, Police Scotland, Bo'ness Community Council, disability access groups, local schools and parent councils, local cycling/walking groups.

Priority Theme 2: SPACES

Community Actions This theme highlights the priorities that emerged from community feedback and relate to aspects of your place that include streets and spaces, natural space, play and recreation.

Streets & Spaces

- Make the foreshore a welcoming favourite place with benches, picnic spots, shade/shelter, planters, clear views to the Forth, and year-round toilets.
- Refresh town-centre look: fix broken kerbs/fences, tidy fronts, add planters, replace the retired street cleaner role, and coordinate clean-ups after works.
- Create more covered play/sport corners for rainy days.

Natural Space

- Protect trees and plant more; add small wildlife areas and shade in parks.
- Balance biodiversity with use: set clear grass-cutting plans (some short-cut amenity areas + some longer for nature).
- Start community gardens/allotments (e.g., Kinneil or suitable parks), and a simple community gardening calendar.

Play & Recreation

- Deliver an inclusive play upgrade programme (Kinneil Estate, Douglas Park, foreshore) with accessible kit and toilets.
- Build more for teens: skatepark, bike tracks, MUGA/Astro, outdoor gyms and informal kick-about space.
- Provide covered/indoor options: soft play, multi-use halls, and winter play

Potential Partners: Falkirk Council (Parks, Greenspace, Place Services), local volunteers, local businesses, Bo'ness Community Council, Kinneil Estate partners, Scottish Water, Forth Estuary Forum, local artists, youth groups, sport clubs.



Priority Theme 3: RESOURCES

Community Actions This theme highlights the priorities that emerged from community feedback and relate to aspects of your place that include facilities and amenities, work and local economy, housing and community and social interaction

Facilities & Amenities

- Progress a new leisure/sports centre with pool (community hub model: pool, gym, courts, rooms, café).
- Keep essentials local: support a bank/banking hub, post office, and explore a town-centre supermarket option.
- Attract more everyday shops (greengrocer, baker, stationer) and more cafés/restaurants to build an evening offer.
- Add/upgrade public toilets at busy parks and the shore.

Work & Local Economy

- Support local businesses to tap into the John Muir Way & heritage railway footfall (signs, trail maps, “walkers welcome”).
- Run a pop-up market programme and an empty-shop activation scheme with short leases and starter-rents.
- Promote creative makers and local artists (shop windows, foreshore events, small grants).

Housing & Community

- Back affordable and accessible homes in suitable places, with paths to schools/shops.
- Ensure new housing is matched by infrastructure (GPs, schools, play, paths) and strong links to buses/cycling.

Social Interaction

- Create a Community Hub (could be library-based at first): café, advice point, booking for rooms, What’s-On board.
- Expand youth clubs (gaming, music, sport) and women/girls’ programmes.
- Grow low-cost under-5s activities and ASN-friendly groups.
- More spaces to hire (halls, astros) with simple online booking.

Potential Partners: Falkirk Council, Falkirk Health & Social Care Partnership, NHS Forth Valley, local businesses, Chamber of Commerce, Bo’ness & Area Foodbank, local housing associations, community enterprises, VisitFalkirk, SRPS, John Muir Way partners.

Priority Theme 4: CIVIC

Community Actions This theme highlights the priorities that emerged from community feedback and relate to aspects of your place that include identity and belonging and feeling safe.

Identity & Belonging

- Invest in Kinneil House & Museum, Antonine Wall sites, and town-centre heritage trails.
- Add public art celebrating mining/pottery/foundry stories along the foreshore.
- Coordinate a joined-up tourism offer (heritage railway, museums, John Muir Way, Kinneil) with one map and calendar.

Feeling Safe

- Target hotspots for anti-social behaviour with youth provision, lighting, and design fixes.
- More pedestrian crossings and better sightlines near parks/schools.
- Community safety walkabouts with police, schools and residents.

Potential Partners: Historic Environment Scotland, Friends of Kinneil, SRPS, Visit-Falkirk, local heritage volunteers, community arts groups, Police Scotland, local schools.



Priority Theme 5: STEWARDSHIP

Community Actions This theme highlights the priorities that emerged from community feedback and relate to aspects of your place that include care and maintenance as well as influence and sense of control.

Care & Maintenance

- More bins where requested (foreshore, ponds, parks) and more frequent collections in busy months.
- Tackle fly-tipping (reporting, enforcement, quick removal).
- Clear drains, maintain paths, and keep vegetation managed on the foreshore path network.
- Set up regular community clean-ups with equipment and council support.

Influence & Sense of Control

- Run an annual Bo'ness People's Priorities vote. This could be a small participatory budget for quick wins.
- Start themed working groups to encourage community empowerment Transport; Leisure & Play; Town Centre & Tourism; Care & Maintenance.
- Publish a simple LPP dashboard highlighting what's planned, who's doing it, progress made.
- Keep young people involved through schools and youth forums.

Potential Partners: Falkirk Council (Waste, Roads, Parks), community clean-up groups, schools, local volunteers, SEPA, landowners.



Our Bo'ness Vision

**With heritage at its heart, where nature, play,
community and economy meet.**

Proud of its places, easy to move around, with safe, accessible walking and cycle routes, reliable buses and welcoming public spaces.

A year-round foreshore and fresh town centre. Our parks and paths will balance nature and play, with inclusive facilities for children and teens.

A community-hub and leisure centre will better support everyday life with reliable essentials like a banking hub and post office, accessible homes matched by GPs and schools, and a stronger evening offer from local shops, cafés and makers.

Heritage—from Kinneil to the John Muir Way—
anchoring identity, tourism and pride.



This section makes the Links between the community action priorities and the Local Outcome Improvement Plan

Our Local Place Plan and community action priorities comes from a bottom up approach. It sits together with the LOIP to encourage a joined up approach to community development and improved service provision. This plan represents the views and aspirations of local people and can be used to help encourage partnership working. It promotes opportunities for local groups, public agencies and service providers to work together to improve the quality of life for the people of Bo’ness

Falkirk LOIP objectives	Community Action Priorities linked to Place and Wellbeing Outcomes:
<p>1) Working in Partnership with Communities Empower communities as equal partners to shape local priorities, co-design services and places, and share decisions, data and resources so delivery is accountable and locally led.</p>	<p>Through Movement, Spaces, Civic, Stewardship and Resources, we will use the Place Standard to set priorities together, include diverse voices, and keep progress transparent so delivery is locally led and trusted.</p>
<p>2) Poverty (Fairer Money, Fairer Access) Reduce financial insecurity and cost barriers while improving access to services, work and essentials so people can participate fully in community life.</p>	<p>A town where everyday needs are easy and affordable to reach, and where opportunities are open to all. Through Movement we back convenient, low-cost travel choices; through Spaces and Civic life we ensure welcoming, inclusive places and services; and through Resources and Stewardship we use funding, buildings and care for public realm to reduce barriers and support dignity.</p>
<p>3) Mental Health & Wellbeing Support positive mental health and reduce isolation through access to nature, activity, culture and supportive social networks close to home.</p>	<p>Support wellbeing by making nature, play, sport and culture part of daily life. With Movement we connect people safely to opportunities; with Spaces we offer calm, accessible, green places; with Civic we nurture connection and belonging; and with Stewardship and Resources we design and run facilities that feel welcoming, inclusive and resilient.</p>
<p>4) Substance Use (Prevention, Support, Recovery) Prevent harm, improve early help and recovery support, and reduce stigma by providing safe environments and positive alternatives.</p>	<p>Create environments that prevent harm, reduce stigma and make help easy to find. Movement supports safe, direct access to support; Spaces and Civic activity provide positive, inclusive alternatives; and Resources and Stewardship ensure trusted, respectful settings where recovery is supported and community confidence grows.</p>
<p>5) Gender-Based Violence (Safety & Support) Prevent GBV and support survivors by making places safer, services accessible and communities informed and confident to act.</p>	<p>Bo’ness will be safer by design and culture. Movement focuses on routes people feel confident using; Spaces are planned with safety and inclusion in mind; Civic life builds culture and respect; and Resources/Stewardship ensure accessible, trauma-informed places and swift care of the public realm so everyone can move freely and seek support.</p>

6) Economic Recovery

Build a fair, resilient local economy—supporting businesses, skills and good jobs—while improving the quality and appeal of town and neighbourhoods.

Build a fair, resilient local economy that keeps value in Bo'ness. Movement connects people to learning and work; Spaces and Civic life make the town centre and foreshore attractive and lively; and Resources/Stewardship focus on skills, local enterprise and high-quality, low-carbon places that help businesses and communities thrive.

We seek to work in partnership to make real progress and invite residents, local groups and businesses, local authority departments and outside agencies to work together with us. If you can help with any of these issues and help improve our community please get in touch with the Community Council.

Monitoring, Review and re-setting

The success of this Local Place Plan and Community Action Priorities depends on people in our community getting together to identify and address both the opportunities and threats the community faces.

For its part the Community Council commits itself to constantly monitoring the Plan's progress and, on an annual basis, to organise a public meeting with an agenda which provides for the reporting of progress, or lack of it, and the re-setting of priorities and targets where circumstances have changed.



Acknowledgements and thanks!

We would like to recognise the support that has been given from the following agencies and organisations who have played their part in one way or another in helping create this Local Place Plan:

Throughout the Bo’ness Local Place Plan development and consultation phases regard was made to the following plans and policies:

Reference	Description	URL
LDP2	Statutory plan adopted 2020–2040	https://www.falkirk.gov.uk/development-planning/falkirk-local-development-plan-2
LDP3	Emerging plan guiding growth to 2038	https://www.falkirk.gov.uk/development-planning/falkirk-local-development-plan-3
Falkirk Plan (LOIP)	Strategic outcomes and priorities 2021–2030	https://falkirkcommunityplanning.co.uk/wp-content/uploads/2022/10/Final-Falkirk-Plan-021121.pdf
Community Planning Overview	Role of CPP in service delivery and governance	https://www.falkirk.gov.uk/community-planning/community-planning
LDP3 Evidence Report	Thematic topic papers/evidence base for LDP3	https://www.falkirk.gov.uk/development-planning/falkirk-local-development-plan-3/evidence-report
LDP2 Supporting / SEA Docs	Technical annexes and environmental assessments	https://www.falkirk.gov.uk/development-planning/falkirk-local-development-plan-2/supporting-documents
National Planning Framework	NPF4 — statutory national spatial framework	https://www.falkirk.gov.uk/development-planning/national-planning-framework
Regional Spatial Strategy	Forth Valley cross-council spatial strategy	https://www.falkirk.gov.uk/development-planning/regional-spatial-strategy

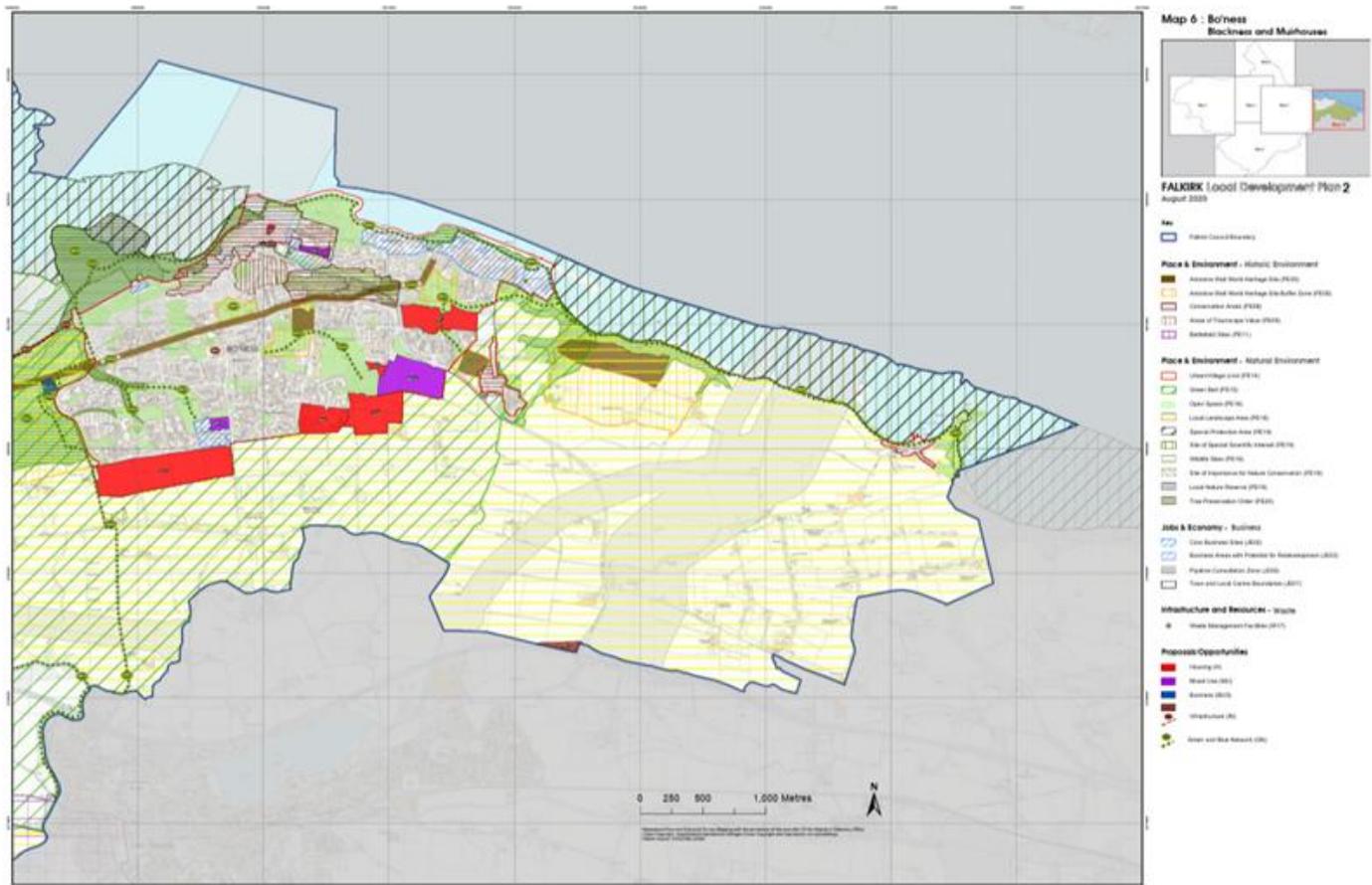
Making it Happen

To find out more information about this plan or to volunteer with any projects please contact by email to info@bonesscc.org.uk

A big thank you to everyone in our local communities who helped make this Bo’ness Local Place Plan possible

Annex

Annex 1 Local Development Plan (LDP2) map for reference – Map 6 - Bo'ness, Blackness and Muirhouses



Annex 1 – LDP2 Map 6: Bo'ness, Blackness and Muirhouses (PDF)

🔗 [Map 6 – Bo'ness, Blackness and Muirhouses falkirk.gov.uk+1](#)

main LDP2 document link

🔗 [Falkirk Local Development Plan 2 \(LDP2\) falkirk.gov.uk+1](#)

Annex 2 Place Standard Tool and the delivery of successful places

The Place Standard contains 14 themes that support the Six Qualities of Successful Places, providing a consistent framework to consider and to assess the quality of new and existing places. The Place Standard tool Design Version is specifically created to support the consideration of development planning and design within the framework of the 14 Place Standard themes and to deliver on the Six Qualities of Successful Places.

Six Qualities of Successful Places

1. Healthy: Supporting the prioritisation of women's safety and improving physical and mental health

Designing for:

- **lifelong wellbeing** through ensuring spaces, routes and buildings feel safe and welcoming e.g. through passive surveillance and use of physical safety measures.
- **healthy and active lifestyles**, through the creation of walkable neighbourhoods, food growing opportunities and access to nature and greenspace
- **accessibility and inclusion** for everyone regardless of gender, sexual orientation, age, ability and culture
- **social connectivity** and creating a sense of belonging and identity within the community
- **environmentally positive places** with improved air quality, reactivating derelict and brownfield land, removing known hazards and good use of green and blue infrastructure

2. Pleasant: Supporting attractive natural and built spaces

Designing for:

- **positive social interactions** including quality of public realm, civic spaces, streets and ensuring a lively and inclusive experience
- **protection** from the elements to create attractive and welcoming surroundings, including provision for shade and shelter, mitigating against noise, air, light pollution and undesirable features, as well as ensuring climate resilience, including flood prevention and mitigation against rising sea levels
- **connecting with nature** including natural landscape, existing landforms and features, biodiversity and eco-systems, integrating blue and green infrastructure and visual connection
- **variety and quality** of play and recreation spaces for people of all ages and abilities
- **enjoyment**, enabling people to feel at ease, spend more time outdoors and take inspiration from their surroundings

3. Connected: Supporting well connected networks that make moving around easy and reduce car dependency

Designing for:

- **active travel** by encouraging more walking, wheeling and cycling together with reliable, accessible, public transport and shared transport hubs that allow for simple modal shifts

- **connectivity** including strategic cycle routes, local cycle routes, footpaths, pavements, active travel networks, desire lines, destinations, permeability, accessibility and catering for different needs and abilities
- **convenient connections** including local and regional interconnection, infrastructure, sustainable travel, interchange between public transport and active travel and supporting easy modal shifts in transport
- **pedestrian experience** including safe crossing, pedestrian priority, reduced vehicular speed and noise, inclusive design and surfaces, assistive technology, reduced street clutter, catering for suitable vehicular parking and management of loading/unloading and deliveries and refuse collections

4. Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted into designs to reinforce identity

Designing for:

- **scale** including density, building heights, massing, orientation, building lines and legibility
- **built form** including mix of typologies, types, uses, sizes and tenures
- **sense of place** including design influences, architectural styles, choice of materials and finishes, detailing, landscape design, active frontages and cultural context

5. Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience and integrating nature positive biodiversity solutions

Designing for:

- **transition to net-zero** including energy/carbon efficient solutions, retrofitting, reuse and repurposing and sharing of existing infrastructure and resources
- **climate resilience and nature recovery** including incorporating blue and green infrastructure, integrating nature positive biodiversity solutions
- **active local economy** including opportunities for local jobs and training, work spaces, enabling working from home, supporting community enterprise and third sector
- **community and local living** including access to local services and facilities, education, community growing and healthy food options, play and recreation and digital connectivity

6. Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can meet the changing needs and accommodate different uses over time

Designing for:

- **quality and function**, ensuring fitness for purpose, design for high quality and durability
- **longevity and resilience** including recognising the role of user centred design to cater for changing needs over time and to respond to social, economic and environmental priorities
- **long-term maintenance** including effective engagement, clarity of rights and responsibilities, community ownership/stewardship, continuous upkeep and improvements

<https://www.gov.scot/publications/national-planning-framework-4/pages/7>

Annex 3 : LDP2 Supplementary Guidance (SG) – Codes and Meanings

[Development planning: Falkirk Local Development Plan 2 - Supplementary Guidance \(LDP2\) - Falkirk Council](#)

What Supplementary Guidance (SG) does in Falkirk LDP2

SG turns LDP2's strategic policies into practical, detailed requirements for planning applications. Each adopted SG is a material consideration, setting out the standards, evidence, and processes the Council expects applicants to follow.

Code	Title	Meaning
SG01	Development in the Countryside	Interpretation of policies on housing and business development in the countryside; design guidance for new rural buildings.
SG02	Neighbourhood Design	Design of new neighbourhoods, interpreting 'Designing Streets' for the local area.
SG03	Residential Extension and Alterations	Design of extensions and alterations to residential properties.
SG04	Shopfronts	Design of shopfronts in new buildings and the repair, alteration and replacement of shopfronts in existing buildings.
SG05	Green Infrastructure and New Development	Provision of green infrastructure in new development: open space, landscaping, habitat creation, surface water management and active travel routes.
SG06	Affordable Housing	How affordable housing requirements for private sites should be addressed.
SG07	Biodiversity and Development	Integrating biodiversity in design; protection and enhancement techniques; mitigation and compensation of impacts.
SG08	Local Nature Conservation and Geodiversity Sites	Process for selecting/designating local sites; full list with detailed maps and information.
SG09	Landscape Character Assessment and Landscape Designations	Landscape considerations for development by character area; guidance on Local Landscape Areas and National/Local Designed Landscapes.
SG10	Trees and Development	Safeguarding trees affected by development: surveys, design/construction phase protection, and design/maintenance issues.
SG11	Frontiers of the Roman Empire (Antonine Wall) World Heritage Sites	Safeguarding the Antonine Wall WHS from development impacts, including archaeology and setting.
SG12	Listed Buildings and Unlisted Properties in Conservation Areas	Repair, extension, alteration and demolition guidance for listed buildings and unlisted properties in conservation areas.
SG13	Developer Contributions	When contributions will be sought for infrastructure, including contribution types and, where appropriate, rates.
SG14	Renewable and Low Carbon Energy	Renewable technologies and related planning issues; incorporating low and zero carbon generating technology; opportunities for heat networks.



BUILDING PROSPERITY & OPPORTUNITY

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