



Welcome

Thanks for joining us at our public exhibition.

Cala Homes (West) on behalf of Cala Management (Limited) is pleased to be engaging with the Larbert community as part of the pre-application community engagement process, as we look towards submitting a planning application for residential development as part of a mixed-use site to the north of Bellsdyke Road in the coming months.

This is an opportunity to learn more about our initial ideas for the development of the site and to give us feedback that can help shape the proposals.

Please share your views by completing a feedback form to help inform the design process. We will then share our updated proposals at a follow up exhibition before submitting the formal application.

It is our aim that by engaging with key stakeholders throughout the process we can create a vision and ultimately inform a high-quality development that can be successfully integrated into the existing community.



Site constraints & opportunities

The development site is bounded by the Old Moss Road to the East, Bellsdyke Road to the South and existing residential housing to the North and West.

- **Development area**

The site is designated as mixed use within the Local Development Plan, with areas being proposed for residential use, commercial use and commercial/community use alongside recreation areas and SUDs.

- **Access**

The primary access for the development will involve rerouting the 'Old Moss Road' to the East of the site, improving traffic safety, pedestrian connectivity and drainage. This new access arrangement will also involve forming a new roundabout on Bellsdyke Road.

The new access road will provide vehicular entry to the wider development pods with footpath/cycleway links into the existing Kinnaird development.

- **Education**

There has been extensive consultation with Falkirk planning and education authorities to date, and both have confirmed that the site's residential development capacity is not constrained.

- **Drainage**

The proposals will introduce a new SUDs basin connecting into the wider Kinnaird development infrastructure and road upgrades will improve drainage on the 'Old Moss Road'. All drainage works are designed to accommodate peak flood levels plus allowance for climate change to ensure future proofing.



In order to ensure that all these constraints are addressed and any impact from the development is minimised, a full range of technical studies will be carried out, including Flood Risk and Drainage, Ecology, Transport, Tree survey, Landscape and Ground Condition Investigations.

Residential Site Concept



The site is currently allocated within the Falkirk Local Development Plan as a future housing site and has been identified as an effective site to assist in meeting housing demand in Falkirk. Our initial proposals for the development include flats, terraced, semi-detached and detached homes. There will be homes for private sale and affordable housing, will be provided in partnership with a housing association.

Planning context

The Falkirk Council Local Development Plan sets out the Council's land use strategy that provides the basis for future development sites and how they are assessed. The plan sets out a number of key principles:

- Development in locations supported by existing and planned infrastructure and services.
- Creation of strong communities and attractive places.
- A focus on regeneration and renewal of existing urban areas.
- Delivery of housing in the right locations to meet the needs of existing and future residents.
- Locate development on sites which can be accessed sustainably to encourage a modal shift from the private car to walking, cycling and public transport.
- Supporting sustainable development and a low carbon economy.

Non-Residential Elements

Two parcels of land for commercial and/or community facilities, subject to demand.

- To be delivered by prospective operators once they have been identified and confirmed.





Local living

Local living can help develop sustainable and resilient places required to support a good quality of life and minimise our environmental impact.

As shown on the image, the main amenities of Larbert and Stenhousemuir are within 20 minutes walking distance of the development site.

Using Google Maps, we have calculated the walking time from the site entrance points to the local primary schools, medical practice, dentist, shops, leisure facilities, bus stop and train station.





Next steps & feedback

This initial public consultation runs from 25th March to 8th April 2026.

We'll undertake a second round of consultation in late April ahead of a likely planning submission in June 2026.

Further detailed design and engagement with the planning department will then continue, ahead of a target site start in Spring 2027, first homes released for sale from Spring 2028.

Cala is keen to consult closely with the community and stakeholders as we look to shape our proposals.

Please fill in the feedback form and leave it with us or contact us on the email below:

Bellsdyke@ryden.co.uk

Please note that comments made during this consultation process are made to Cala and will not be considered a formal representation to any future planning application. All members of the public and local stakeholders will have the opportunity to make a formal representation to Falkirk Council once a planning application has been submitted.

