



# 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.





# Consultation feedback

Our first round of public consultation ran from 25th March – 8th April (2026) and included a drop-in event on 25th March. We asked some specific questions and people were encouraged to provide feedback.

54 people attended the drop-in event, and we received 21 feedback forms.

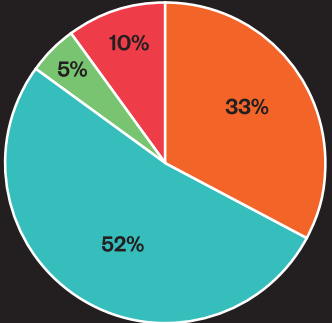
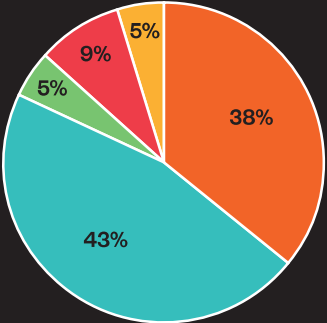
## Consultation themes you raised

-  Road Infrastructure
-  Local service capacity (Schools/GPs)
-  Housing Mix
-  Flood Risk/Drainage
-  Community Facilities

## Overall analysis of feedback

The subject site is located within the Bellsdyke Masterplan Area and is allocated for residential led, mixed-use development. Do you think this is a good use for the vacant site?

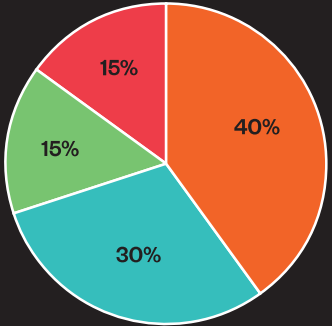
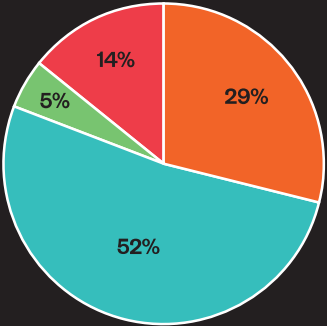
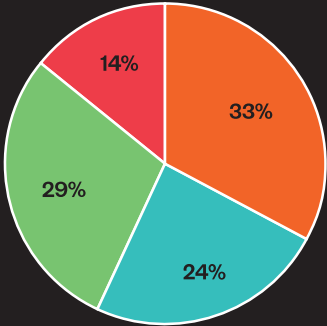
The development proposals will make an attractive place to live.



The non-residential uses will boost the range of services for existing residents.

The site is well located for accessing local amenities, public transport and active travel connections.

There is opportunity to enhance existing biodiversity through the creation of new habitats and green spaces.



- Strongly agree
- Agree
- Not sure
- Disagree
- Strongly Disagree

# You asked us about...



## Road Infrastructure

### Key themes

- Concern about the impact of development on Moss Road/Bellsdyke Road Junction
- Speed of traffic

### Our response

Safety is a top priority for Cala when considering any design as we want to ensure our developments are a benefit to the area. The development cannot be brought forward without receiving the necessary consents and approval from the Council, notably the Roads Department.

We have already completed early engagement with specialist engineering consultants and Falkirk Council's Roads Department to find the correct solution for the proposed development.

Whilst there might be some minor changes throughout the planning process, our proposal is for a new roundabout at the site entrance, and a spine road to connect Bellsdyke Road with a re-aligned Moss Road.

The new roundabout will introduce improved traffic and speed management along Bellsdyke Road. The current Bellsdyke Road/Moss Road junction is used very often, but there are minimal speed reduction measures in place. The roundabout will then also provide safer access for vehicles travelling on/off Bellsdyke Road.

Our proposal will look to replace a large portion of the existing Moss Road with a new spine road. We recognise that the condition of Moss Road is not fit for purpose in relation to the amount of traffic it carries. The new road will also introduce new water management systems to better deal with rain and water-runoff. Pedestrian travel and safety will also be significantly improved through the introduction of footpaths along the new road.



## Local Services

### Key themes

- Concern over local school capacity
- Lack of GP availability

### Our response

We recognise that there have been ongoing concerns regarding local school capacities in the Larbert Area. This is something we have looked to address early in our plans for the site and have completed significant engagement with Falkirk Council Education Department.

Cala have worked closely with specialist consultants to understand the current pressures on local schooling. Looking into specific detail such as classroom sizes, current school rolls and projected school rolls, and even to the level of each class year's intake to complete necessary modelling and understand the true pressures on the local schools.

Having presented the independent assessment to the Education Department we are pleased that agreement was met on the future school capacities and the impact of this development coming forward. Even assessing against a significantly higher number of homes (160) there will still be capacity available.

Whilst it is accepted that the development can be contained within the local capacities, Falkirk Council may still require financial contributions to be made by Cala to fund future school expansions / improvements. As always, Cala will deliver against any requirements for developer contributions as set out by the Council.

Regarding Healthcare availability, the delivery of new facilities is out with Cala's control however we would meet any requirements to pay developer contributions in this regard. What we can do is highlight to the NHS that there are commercial areas available as part of the development and could be a potential location for new development.

# You asked us about...

## Housing Mix

### Key themes

- Recognised need for housing
- Interest in seeing a broad range of housing and downsizer appropriate homes

### Our Response

We welcome the feedback that more housing is needed, especially against the backdrop of the government's declaration of a National Housing Crisis.

Since our last public consultation meeting, we have looked at the overall site design and have introduced a proposed housing mix. We are pleased to say that our proposal has included for a wide range of housetypes, including for 3, 4 & 5 bedroom homes.

Similarly, our proposal also includes for 25% affordable housing as required by Falkirk Council, which is currently proposed to be a mix of 2, 3 & 4 bedroom terraced homes and 1 & 2 bedroom apartments.

## Flood Risk/ Drainage

### Key themes

- Concerns over previous bodies of water located on site and plans to deal with potential flooding

### Our Response

As with any new development proposal, it is our responsibility and requirement to ensure that we do not cause a net increase in local flooding on or from the site.

A full Flood Risk Assessment (FRA) will be undertaken to assess the existing flooding situation from all relevant sources within the site and vicinity of the development, in accordance with National Planning Framework (NPF) 4 and SEPA Technical Flood Risk Guidance.

Our proposal also includes for on-site drainage and Sustainable Drainage Systems (SuDS) basin. In accordance with Falkirk Council Policy, surface water flows generated by the increased hard surfaces will be treated and attenuated to the greenfield equivalent or slightly better. This will also be assessed against a 1:200 year storm event plus an allowance relating to climate change, in accordance with Scottish Planning Policy.

At this stage, we do have access to more general SEPA Flood Maps and the site does not present any concern regarding flooding as there are only small elements of localised surface water ponding.

## Community Facilities

### Key themes

- Concerns that sites for community facilities within the wider Kinnaird site were never developed and there is still a desire to see something here.

### Our Response

We acknowledge that previous sites within the Bellsdyke Masterplan outlined for Business and Community use have not been developed but this is out with the control of Cala Homes.

The location of the proposed Commercial/Community land use parcels provides key main road frontage which is significantly more appealing to commercial partners and provides an easier accessed location for community facilities.

Whilst Cala do not have control over whether there will be interest for the non-residential elements of the proposal, we are actively marketing the sites through selling agent Ryden who have been in early contact with prospective buyers. We see the Commercial/Community sites as a benefit to the proposed development and will be making best efforts to find development partners for these sites.



External photography from previous a Cala development



# Proposed Development

Cala seeks to create a sensitive and sustainable mixed-use development with an attractive landscaped setting offering positive connections and promoting biodiversity enhancement.

The proposals address the characteristics of the site and has the potential to deliver a range of benefits including:

## Benefits

- Completion of Kinnaird Village by developing the final site MU19 – Hill of Kinnaird 2 for mixed uses including housing and business/community.
- Compatible with key policy aims of Falkirk Council and National Planning Framework 4.
- Delivery of around 125 new private and affordable homes including a range of house types and sizes to meet the identified need set out by Falkirk Council.
- Provision of circa 1ha of new commercial/community facilities together with multi functional green and amenity spaces and an equipped play space.
- Active travel connections including multi-user routes onto Bellsdyke Road.
- New homes will promote local living within a 20 minute neighbourhood – easy access to primary and secondary schools, public transport links and other facilities in Kinnaird.
- Opportunity to contribute to blue-green networks enhancing the wider natural environment, together with new habitat creation for biodiversity improvement on site.
- Job creation during construction including apprenticeships and supporting local supply chains.
- Economic boost through new patronage to local amenities, public transport, and Council Tax, supporting public and private services and infrastructure.





**Subject to approval**  
All details subject to change  
CALA

# Types of homes proposed



**Banton Semi**  
3 bedroom semi-detached home



**Bryce**  
4 bedroom detached home



**Cleland**  
4 bedroom detached home



**Crichton**  
5 bedroom detached home



**Logan**  
5 bedroom detached home



**Melville**  
5 bedroom detached home



# Next steps and feedback

Thank you for taking the time to view our proposals. You have until Wednesday 13th May 2026 to provide further feedback.

### You can do this by:

- Completing a feedback form today
- Emailing us at [bellsdyke@ryden.co.uk](mailto:bellsdyke@ryden.co.uk)

We will assess any new feedback and begin preparing our planning application.

This involves undertaking a suite of survey work including site investigations, ecology, drainage and transport studies amongst others.

Our target for a planning submission is late June 2026. Once the planning application is submitted you will have the opportunity to comment directly to Falkirk Council.

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.

