

FALLIN

LOCAL PLACE PLAN

2025 - 2035

DRAFT

CONTENTS

1. Introduction
2. What our local place plan is
3. Historical & geographical context
4. Current context
 - a. Demographics
 - b. Housing & land use
 - c. Transport
 - d. Village trade
 - e. Community groups
5. Planning policy context for Fallin
 - a. The First Minister's Programme for Government
 - b. Scotland's national planning framework
 - c. Stirling's local development plan
 - d. Fallin's locality action plan
 - e. Fallin's community body strategy
6. Community engagement
7. Our community vision
8. Our community priorities
9. Proposals for action
10. Monitoring & delivery
11. Annex 1: Fallin Bus Survey Results

1. INTRODUCTION

This Local Place Plan (LPP) is for Fallin, the area outlined in the map below. It is presented to Stirling Council by Polmaise Community Council, on behalf of the people of Fallin, to inform the Local Development Plan.

Our plan sets out a shared community vision and agreed priorities for the development and enhancement of the village. It is the culmination of almost five years of extensive community consultation, engagement and partnership work (set out in section 6).

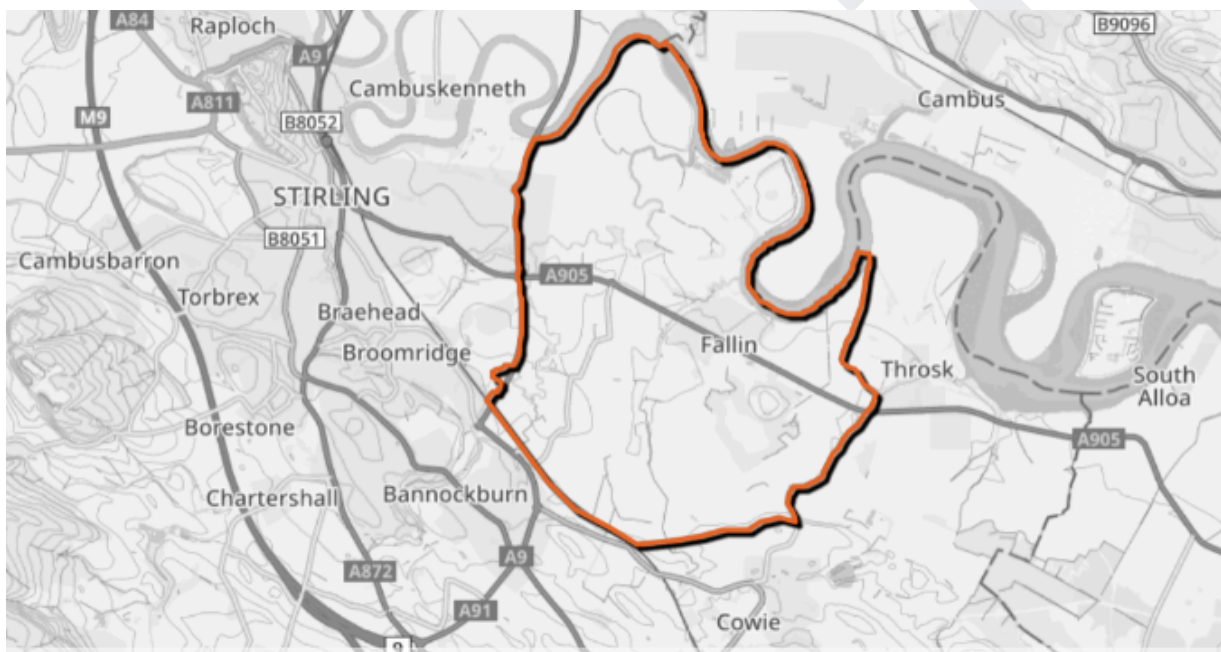


Figure above: storymaps.arcgis.com/stories/98b975701b974fc199359d09ddcf3ec3

The plan recognises the fact that our ex-coal mining village was once a major part of Britain's industrial revolution; that Fallin's ancestors gave their lives to give us the modern conveniences we enjoy today. It sets out how our community today will, among other things, play a key role in tackling the climate crisis, to protect ourselves and others from the inevitable impacts of climate change and biodiversity loss, such as rising food and energy bills.

Our plan seeks to guide future investment and policy to deliver a resilient, inclusive, and thriving community that our ancestors would be proud of.

The first half of this document sets the scene of our village, including its history, how things are today, and what the current policy landscape is that we're part of at a national and local scale.

Our vision for the future, priorities for the village and actions needed to get us there are detailed in the second half of the document, in Sections 7 onwards (page 19). There is also an express version of this for those who are time limited, have a younger reading age, or are interested only in the key points.



Fallin's open air miners museum

2. WHAT OUR LOCAL PLACE PLAN IS

Our Local Place Plan (LPP) outlines the aspirations, priorities, and proposals of Fallin for the development and improvement of our area. It's designed to give our community a stronger voice in shaping the future of the place we live, work, and play.

The plan is community-led. In line with The Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021, it has been prepared by Polmaise Community Council and (Community Body) Fallin Community Voice. The plan has also been endorsed by key local partner organisations [INSERT BEFORE SUBMISSION]:

It concentrates on the physical, social, and environmental aspects of our community, including:

- Housing
- Green spaces
- Transport and mobility
- Community facilities
- Economic development
- Health and well-being

Once registered with Stirling Council, our local place plan can be considered in the Council's preparation of Local Development Plans. It can give us real influence over future planning decisions, help guide local investment and regeneration and inform government policy and decision-making.

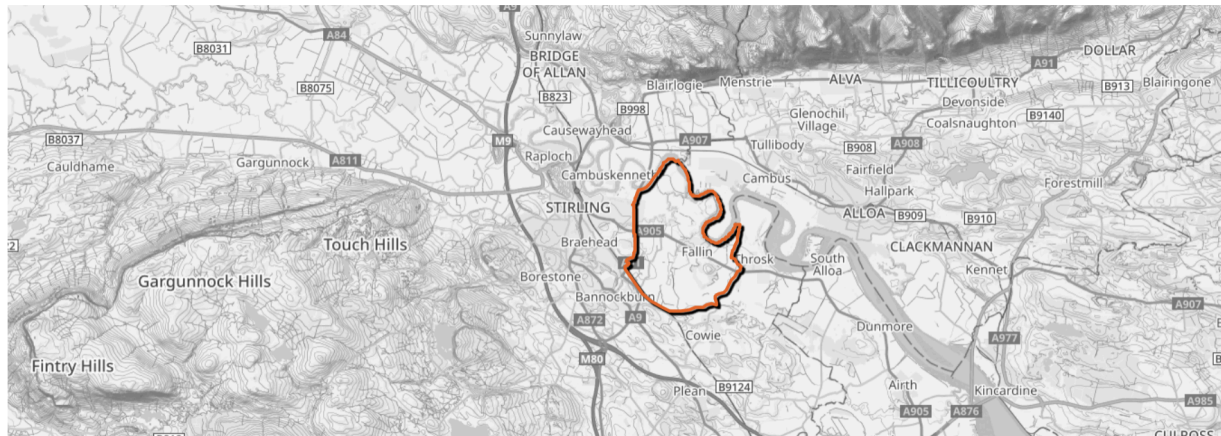
3. HISTORICAL & GEOGRAPHICAL CONTEXT

Our village is a friendly one, with strong community spirit, a clear sense of identity and willingness to support each other. We have seen a raft of positive change in the village in recent years, brought about at a grassroots level. This has garnered support and recognition externally, including support from across the political spectrum and prestigious awards for village leaders. Maintaining this positive momentum is vital to improving civic pride, community cohesion, health and wellbeing.



As a former coal mining community, historically rooted in the coal industry, our village's identity has been shaped by generations of working-class families, close community ties, and the shared heritage of collective effort and resilience. Landmarks such as the old bingo and the remains of the Polmaise Colliery reflect this legacy. The solidarity seen

during the miners' strikes and more recently during the COVID-19 pandemic continues to define Fallin's strength and unity.



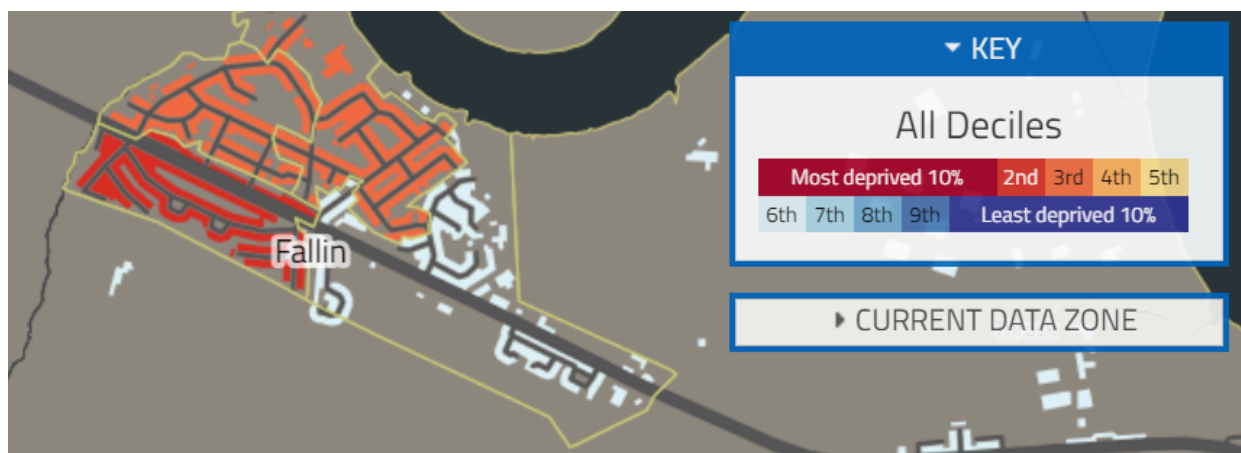
Fallin is 3 miles east of Stirling City, flanked by the River Forth to the North and the villages of Cowie to the South and Throsk to the East. Our rural village is fortunate to be surrounded by outstanding natural beauty, with panoramic views from Fallin Bing of the Ochils, Ben Lomond, Gargunnock Hills and the River Forth, as well as Stirling Castle and the Wallace Monument.

4. CURRENT CONTEXT

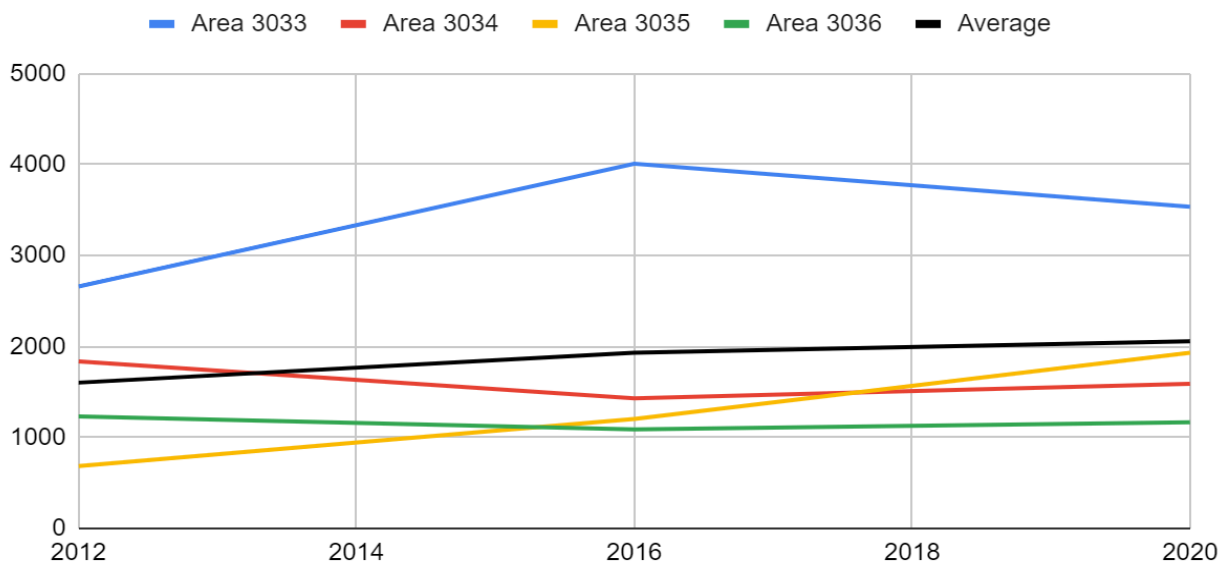
4a. Demographics

In Fallin, our population of around 2,800 has lower than average incomes and higher than average levels of deprivation, as set out in the Scottish Index of Multiple Deprivation. We have a higher level of reliance on public services than the Stirling average, with less capacity to use private alternatives where services are withdrawn. So whilst other areas in Stirling and beyond also suffer the impacts of sustained declines in public services, our critical dependence on them means our community risks falling further behind the rest of Stirling in terms of quality of life outcomes. This is exacerbated by our higher than average rates of frontline workers who can't reap the benefits of the home or hybrid working revolution.

<https://storymaps.arcgis.com/collections/042c4bc51f794936bc1248f359065d82?item=1>

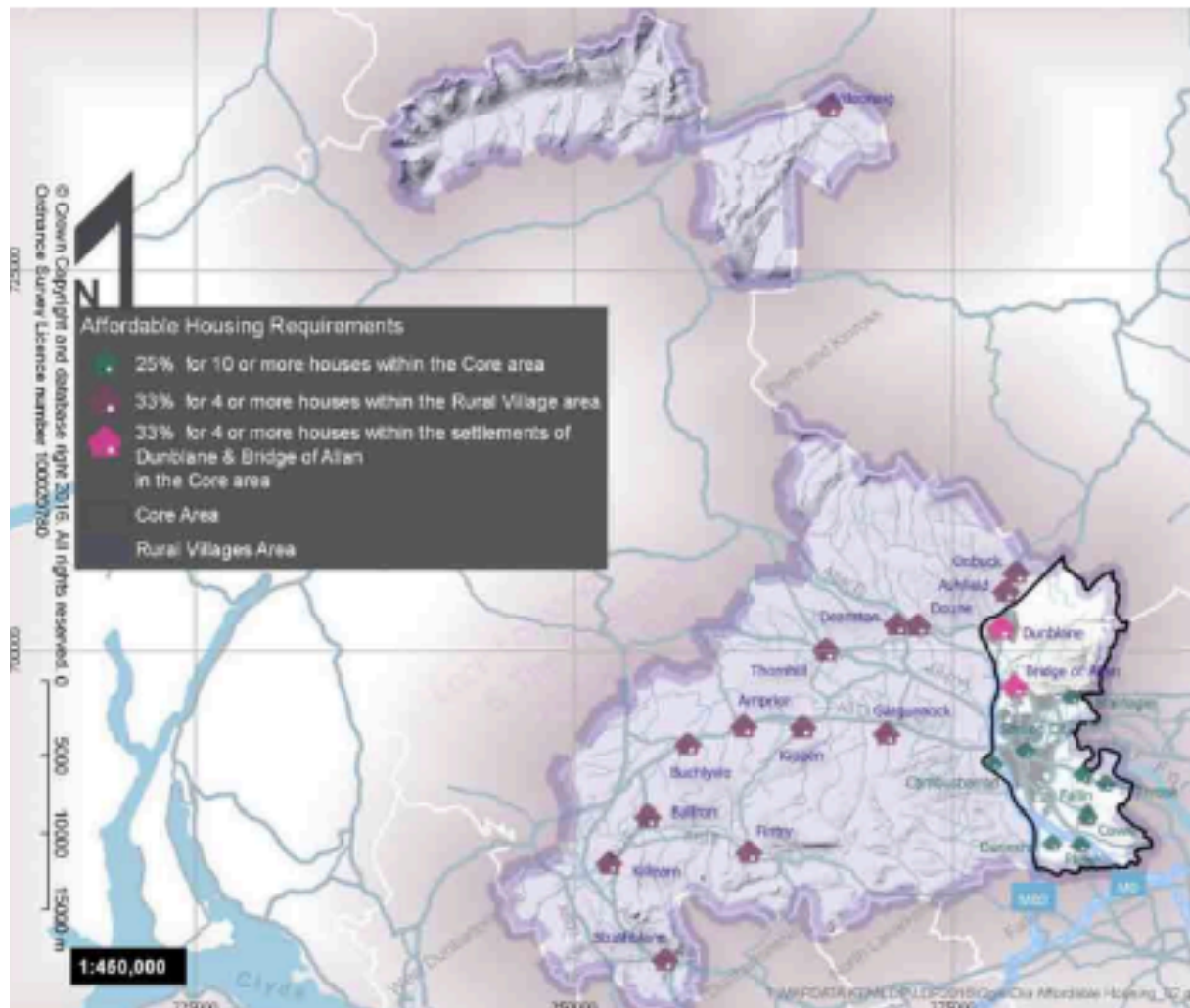


Fallin SIMD Rankings By Area Since 2012



Fallin is an intergenerational community and those who are here want to stay. But our locals continue to be priced out as the cost of housing across Stirling increases at a faster rate than the national average, and the requirements for affordable housing for new developments in Fallin are less than they are across most of the rest of the Stirling area (see figure below from Stirling Council's Local Development Plan).

Figure 8: Affordable Housing Requirement.



With Stirling's economy and housing demand continuing to increase faster than many other parts of the country, measures need to be put in place to prevent indigenous residents being priced out of the village. These should include greater focus on access to improved employment opportunities which should begin at birth.

New parents in Fallin have lower than average access to post-natal and baby development services compared to their average Stirling counterparts, due to lower than average car ownership rates, inadequate and declining public transport provision and lower than average incomes to access private services in the absence of public ones.

Do you own your own car? (If more than 1 adult lives in your home, please answer specifically for you, e.g. if your partner or child owns a car, but you don't please select "No")

257 responses

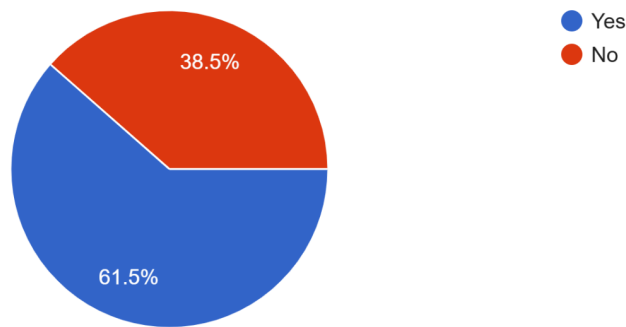


Figure shows [car ownership rates in Fallin](#) (62% vs [Stirling average 78%](#))

This trend continues through childhood, with high school aged children from Fallin having to spend more time travelling to school than their wealthier counterparts in Bridge of Allan and with fewer extra-curricular options or private tutoring available to them.

Stirling Council “envisages an increase in the number of high value jobs through the provision of an excellent quality of life for residents” ([Economic Strategy 2022](#)).

However, by the time Fallin residents enter the job market, we are already receiving less access to training and development opportunities from our employers than the average Stirling resident and are often in frontline service roles where there is less flexibility, resulting in poorer work-life balance and higher childcare costs.

As a result, our community has a high proportion of working age residents, but a higher than average proportion without paid employment. As a community, we see the positive force these people can be for the village, and the contributions they make to Fallin are valued. But this inequality of opportunity needs to be addressed.

Stepping up early years intervention is critical to help open opportunities as soon as possible for our children, to increase the likelihood of them having the financial means to choose whether or not to remain in Fallin when the time comes for them to buy or rent their own home.

Improved early years intervention will also help reduce other problems commonly associated with low income struggles in our community. For example, substance abuse, poor physical and mental health, suicide, and a collective lower life expectancy in Fallin than the rest of the country.

There is no care home in the village for our elderly neighbours to move to when needed. So residents who have lived here their whole life are forced to move to new places, where they don't know anyone, and are less likely to be visited by loved ones who rely on public transport for travel. This creates unnecessary loneliness for us in our final years.

4b. Housing & land use

It is clear from our community's demographic that more affordable housing is needed in the village. And land has been allocated for this at Alton Farm. However, the land has remained undeveloped for several years, with no housing plans on the horizon. The current landowner is absent from the village, the site unmanaged and at increasing risk from wildfires. Other pockets of land throughout the village are suffering from lack of maintenance by their current owners, including Fallin Bing, many public walkways, waterways, and the privately owned land opposite the Doctors Wood.

The Figure below shows the 3 areas currently earmarked for development by the council. Falcon House and Alton Farm are both identified in Stirling Council's [Housing Land Audit](#). However Falcon House is planned for removal in the next local development plan.

The third site, Polmaise Park, is currently listed in the [Vacant and Derelict Land Register](#) and ringfenced for employment in the 2018 Local Development Plan. In 2024, Fallin Community Voice took over tenancy of Polmaise Park and brought the site back into productive use for community benefit as the village's first community garden. So Alton Farm is the only remaining site from the current LDP still earmarked for further development within the village.

If additional housing is not forthcoming in the village, alternative means of improving Fallin's socio-economic status are needed, such as public transport improvements, increased public services in the village and greater flexibility from local government when it comes to community empowerment.



planning.stirling.gov.uk/datasets/local-development-plan-sites-2018-planning-open-data/explore

4c. Transport

In terms of transport, Fallin Main Street acts as a major through-road between Stirling, Falkirk and Fife. As car usage across Scotland has increased, so has traffic on this road, including heavy goods vehicles, with associated traffic safety concerns.

This is a major source of contention in our village, particularly given the increased traffic nuisance contrasts with a continual decline in our public transport services. We have gone from three buses an hour Monday - Saturday and one an hour on Sundays (which was acknowledged as insufficient by Stirling Council at the time), to no Sunday service and an unreliable once an hour service Monday - Saturday.

21. Overall, are you happy with the public transport service available to Fallin?

249 responses

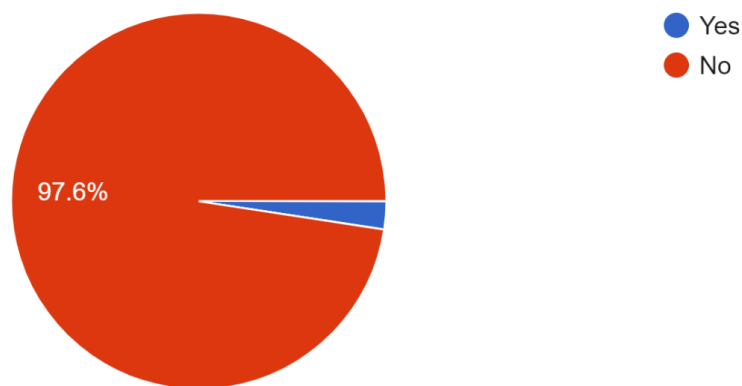


Figure shows public dissatisfaction with Fallin's public transport service in 2024

Stirling Council has a [local transport vision](#) of “a fair and clean transport system for everyone in our region that benefits people and place while protecting the planet.” Yet in Fallin today, children are forced to cross a busy road twice a day where vehicles routinely break speed limits and ignore pedestrian crossings. On-pavement parking continues to be a problem, despite new laws which are not being enforced in the village - as does road safety around school gates.

4d. Village Trade

Whilst the village doesn't have a thriving high street, we do have a handful of cornerstone retailers and a lot of businesses without “shop fronts”, many of whom

provide significant additional support to the village beyond their own commercial interests.

4e. Community groups

Fallin has a thriving volunteer base, with community groups and clubs active across the village, including:

- Polmaise Community Council: an elected group of volunteers acting as primary conduit between Stirling Council and Fallin Resident.
- Fallin Community Voice: a volunteer run, member led community development charity working to improve life across the village.
- Alpha Community Centre: a volunteer group responsible for running the council-owned community centre.
- Fallin Parish Church: a local Church of Scotland congregation.
- Fallin Miners Welfare: a member led welfare and leisure group.
- Fallin Public House: a community owned pub and leisure space.
- Polmaise Bowling Club: a member led bowling green.

5. PLANNING POLICY CONTEXT FOR FALLIN

5a. The First Minister's Programme for Government

In his [Programme for Government](#), First Minister John Swinney has identified the following four themes as the top priority for government to focus on:

1. Eradicating child poverty
2. Tackling the climate emergency
3. Ensuring high quality and sustainable public services
4. Growing Scotland's economy

Our community welcomes these commitments and is grateful to the First Minister for his 2025 visit to Fallin, to see how our community is working together towards goals aligned with the Scottish Government's key priorities.

5b. Scotland's National Planning Framework

Scottish Government's [National Planning Framework 4 \(NPF4\)](#) sets out their planning priorities and policies. NPF4 stipulates that planning development should contribute towards reaching net-zero and a 'sustainable Scotland' by 2045, and that development should deliver sustainable, liveable, productive places.

It applies six spatial principles, aiming for places to be 'healthy' 'pleasant' 'connected' 'distinctive' 'sustainable' and 'adaptable'.

Our community supports these spatial principles and has developed a local place plan with these in mind.

5c. Stirling's local development plan

Our local place plan has also been developed with Stirling Council's current [Local Development Plan](#) in mind, which for Fallin, includes the following plans:

- New development in the Eastern Villages comprising of new housing (mixed tenure and type) and local business and commercial space, to create a more varied tenure mix, particular needs housing and affordable housing to assist areas of deprivation and retain a more balanced population;
- New and improved areas of open space, to create environmental improvement and local employment opportunities;
- To maximise the connectivity of these areas

5d. Fallin's locality action plan

Stirling Council commissioned consultants to develop a [Locality Action Plan](#) for Fallin, published in 2020. Key priorities identified for the village at the time included:

- Building community capacity
- Improving local facilities
- Improving physical and mental health
- Reducing fear of crime and anti-social behaviour
- Improving public transport
- Tackling child poverty

These continue to be the main themes in priorities set out in our local place plan, and we are keen to see the commitments made in this action plan followed through.

5e. Fallin's community body strategy

Fallin Community Voice is the primary community body operating in the village, established in 2022. In 2023, the member-led charity published their first Three Year Strategy, based on community surveying, which includes the following long term goals:

1. Improve physical and mental health of residents
2. Help reduce social isolation and local poverty
3. Improve resilience to impacts of climate change and other external issues

The strategy also included commitments to:

4. Run annual Summer family fun days
5. Organise annual Christmas lights in the village
6. Launch a community garden
7. Support establishment of community cafe and food hubs
8. Establish annual Community Hero Awards in the village
9. Establish a children's bike track

Our Local Place Plan complements and builds on this strategy, which has already met many of the specific actions committed to within it.

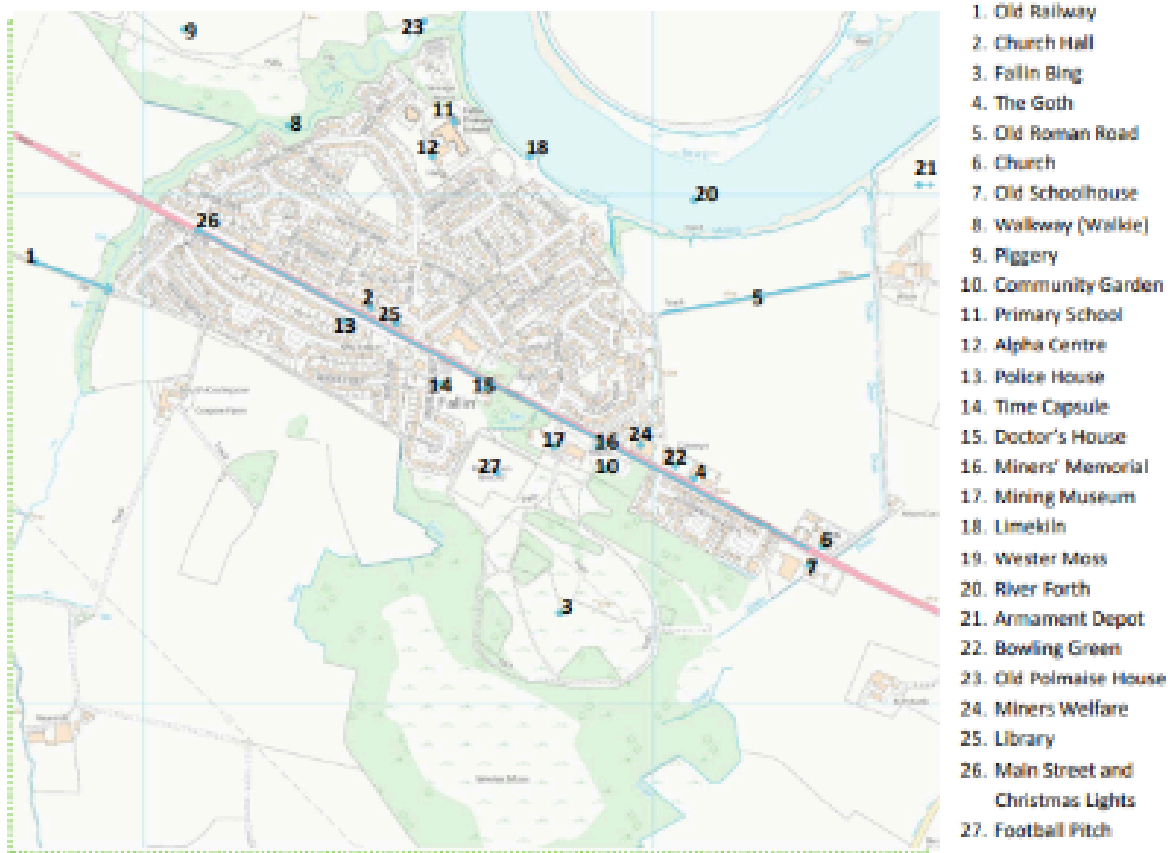
6. COMMUNITY ENGAGEMENT

A community survey ran in 2021 gathered [369 adult](#) & [122 youth](#) responses and their views on what matters most to them and their experiences of living in the community. This represents a response rate of 18% of the total population.

In 2024, following analysis of those consultation responses and further decline in public transport provision in Fallin, residents' views on bus services were also surveyed. The results from over 250 respondents (summarised in Annex 1), reinforced the urgent need for improved public transport infrastructure in the village.

A series of online and in-person community consultations were also run in 2024, in partnership with [Inner Forth Futures](#) to identify which areas of heritage and community assets people wanted to see improved or protected and create a [local resilience plan](#) for them. The community's most important assets were identified as:

1. Alpha Community Centre
2. Miners' Museum and Mining Memorial
3. Fallin Church Hall
4. Fallin Bing and Wester Moss Nature Reserve
5. Fallin's Community Garden
6. Fallin's People



We used the data from these consultations, monthly community meetings and engagement with local community groups to create our local place plan.

TO BE COMPLETED AFTER CONSULTATION IS DONE

7. OUR COMMUNITY VISION

Our vision for Fallin is of a village that is welcoming, safe, sustainable, and future-ready. A place where everyone is supported, community identity is celebrated, and residents have access to the services, spaces, and opportunities they need to thrive.

The people of Fallin were once key to driving the industrial revolution, putting lives on the line to bring the world our modern day conveniences. As we look to the future, Fallin can be key to driving the green revolution, protecting ourselves and others from the inevitable impacts of our changing climate.

**Resilience — social, economic & environmental —
is at the heart of our vision for Fallin's future.**

The consultation work done over the last 4 years identified a set of clear priorities. Our community wants:

- [illegible]

9. PROPOSALS FOR ACTION

<i>Proposal</i>	<i>Dependencies</i>
<i>Alpha Centre to be upgraded and brought back into regular community use.</i>	<i>Currently closed due to storm damage. Council responsible for repairs and upgrades. Alpha Committee responsible for bookings, rates etc. Centre may be at risk of council closure if use not optimised. Funds allocated from Climate Forth for building upgrades to improve climate resilience.</i>
<i>Church Hall to be upgraded, including heating, weatherproofing and accessibility</i>	<i>Primarily reliant on funding from Church of Scotland; Funds allocated from Climate Forth for building upgrades to improve climate resilience. Fallin Church Elders responsible for implementation.</i>
<i>Upgrade the miners museum & implement maintenance programme.</i>	<i>Lease and responsibility for the museum is with Community Council and should this disband it will fall to Stirling Council. Funding for community councils is hard to come by, particularly at the scale needed for upgrades, or for routine maintenance work. May require concerted community effort. Helpful to identify who in the village is invested in this space and encourage involvement.</i>
<i>Upgrade sports pitch, establish regular maintenance</i>	<i>Funds; council permission; project manager</i>

<i>programme and bring back into regular use.</i>	
<i>Upgrade pavilion and bring back into regular community use.</i>	<i>Funds; council permission; project manager</i>
<i>Upgrade The Square so it is useable community space</i>	<i>Funds; council permission; project manager</i>
<i>Install bike track</i>	<i>Council responsible for installation of this, in partnership with Scottish Power Energy Network who have provided the council with funding for this to be installed.</i>
<i>Install skate park</i>	<i>Funds; landowner permission; project manager</i>
<i>Explore feasibility of installing an astroturf pitch</i>	<i>Funds; landowner permission; project manager</i>

<i>Bring vacant commercial premises at the square into community use</i>	<i>Owned by the council. Charities to explore possibility of reduced price lease, per Locality Action Plan. Requires business case for how the premises would be used.</i>
<i>Establish a community cafe</i>	<i>Limited by available space: Commercial premises in The Square are Council owned and subject to their rates. Community Garden would need planning permission to set up. Likely to need volunteers to run it (currently working for a weekly "Snowdrop Cafe"), unless funding can be secured/enough income can be generated to pay staff.</i>
<i>Fix the bridge and burn area at the start of the village</i>	<i>Responsibility lies with the landowner (Stirling Council?), but the likelihood of them prioritising action on this is slim. May require community ownership.</i>
<i>Eradicate local outbreaks of giant hogweed</i>	<i>Responsibility lies with the landowner (mostly the council where patches exist), but the likelihood of them prioritising action on this is slim. May require community ownership.</i>
<i>Enhance local bus infrastructure, including more frequent routes, evening/weekend</i>	<i>Government, transport providers and local organisations</i>

<i>service, and improved shelters.</i>	
<i>Explore feasibility of a volunteer transport service</i>	<i>Funds; project manager; volunteers</i>
<i>Traffic management and safety???</i>	
<i>Create a Community Food Resilience Initiative featuring multi-purpose community gardens, cafe, food pantry, local farming and seasonal food events to promote healthy, local eating and reduce reliance on volatile international food chains.</i>	<i>Funding and local volunteers; support from council planning and other departments</i> <i>(Or just “Increase public access to growing space for local food production”)</i>

<p><i>Develop community owned energy options such as solar panels on public buildings or community owned land and offer workshops on home energy efficiency.</i></p>	
<p><i>Put Alton Farm land behind the Goth to positive use.</i></p>	<p><i>Privately owned unused land; absent landlord; currently up for sale; has planning permission in principle for 400 houses; land is allocated by council for housing. Any proposals for alternative uses would require detailed business case with evidence of why housing is an unsuitable land use.</i></p>
<p><i>Bring vacant and derelict land and buildings back into use for community benefit</i></p>	<p><i>Local volunteers; funding; participation of local youth</i></p>
<p><i>Establish a Youth Action Committee to co-design youth</i></p>	<p><i>Funds; project manager; local volunteers; cooperation with partner youth organisations.</i></p>

services and spaces	
<p><i>Develop a Village Beautification Programme: art projects, street planters, and restoration of historic features.</i></p>	<p><i>Funds; landowner permission; project manager</i></p>
<p><i>Develop a Community Events Calendar with seasonal celebrations, workshops, and volunteer days.</i></p>	<p><i>Project coordination required;</i></p>
<p><i>Install more bins and dog waste stations, particularly near high-traffic footpaths and green spaces.</i></p>	<p><i>Needs council agreement to install and empty; alternative: a private waste company installs and empties. This would require ongoing funding to pay for waste uplifts.</i></p>

<p><i>Establish volunteer programme for maintenance and improvement of Fallin Bing and other natural spaces</i></p>	<p><i>Landowner permission; funds; volunteers; training; partnerships with Butterfly Conservation Society and The Conservation Volunteers</i></p>
<p><i>Establish volunteer group to focus on litter, flytipping, dog fouling and antisocial behaviour</i></p>	<p><i>Volunteers; funding; partnership cooperation</i></p>

10. MONITORING & DELIVERY

Actions need owners. A variety of skills and different stakeholders will be needed to deliver our community's priorities. Our Actions will need to be coordinated by for example short term Action Groups. We will need project management, funding, volunteers, practical skills - and cooperation with relevant stakeholders.

Polmaise Community Council, as it stands, does not have the capacity to support all the projects itself so needs partners. The community council's role is to be the vehicle to help our community achieve their aims, where appropriate and possible. Actions are likely to be amended as needs, opportunities and resources change.

Furthermore, not everything people have asked for is within the gift of the local community. Much of it is reliant on cooperation and investment from government and external organisations. Those within the village who are passionate about particular priorities set out in this plan are encouraged to step forward to help see them through.

The implementation of this plan will be overseen by local Councillors and representatives from the following community organisations in Fallin:

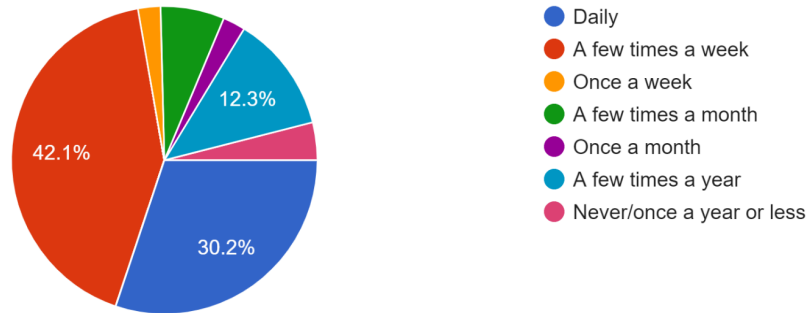
1. Polmaise Community Council
2. Fallin Community Voice
3. ANY OTHERS KEEN TO BE INCLUDED?

Annual progress reports will be shared with the community, and feedback will be used to refine the plan.

Annex 1 - [Fallin 2024 bus survey responses](#)

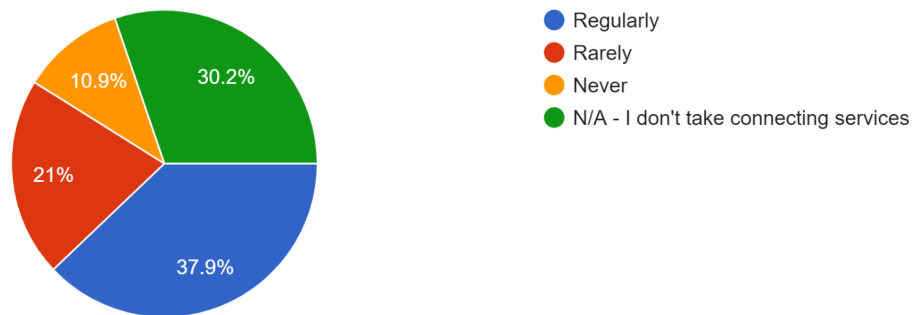
1. How often do you use Fallin's Bus Service?

252 responses



15. Do you ever miss a connecting transport service due to the F16 not showing up?

248 responses



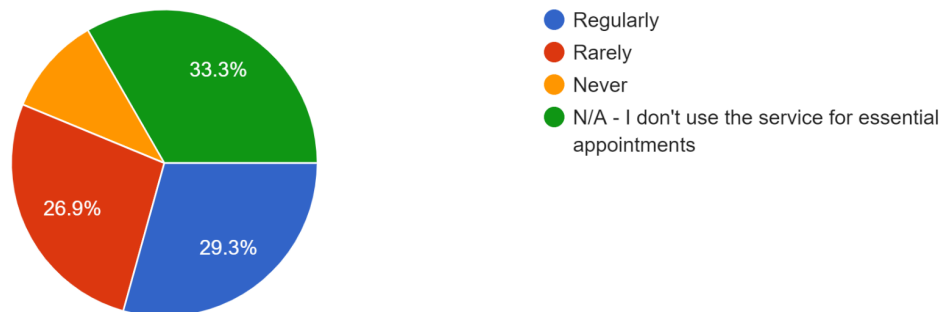
16. Are you ever late for school or work due to the F16 not showing up?

248 responses



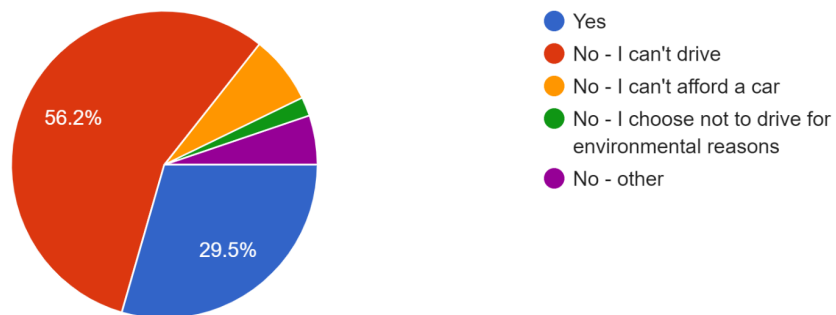
17. Do you ever miss essential appointments to the F16 not showing up?

249 responses



18. Do you have a car to fall back on if the bus isn't available?

251 responses



21. Overall, are you happy with the public transport service available to Fallin?

249 responses

