



# **Agenda Item 9**

## **Kinneil Walled Garden Masterplan**

**Falkirk Council**

**Title:** Kinneil Walled Garden Masterplan  
**Meeting:** Executive  
**Date:** 19 October 2021  
**Submitted By:** Acting Director of Development Services

**1. Purpose of Report**

- 1.1. The purpose of this report is to present the Masterplan for Kinneil Walled Garden for approval.

**2. Recommendation(s)**

- 2.1. **It is recommended that the Executive:-**

**(1) agrees the proposed Masterplan as the Council's preferred vision for Kinneil Walled Garden; and**

**(2) agrees that officers proceed to work with partners to deliver this vision.**

**3. Background**

- 3.1. The Local Development Plan 2 ( LDP2) identifies Kinneil Walled Garden as having potential for leisure, tourism and community growing uses. The settlement statement for Bo'ness details an opportunity for tourism-related business within the historic walled garden subject to the site becoming surplus to Council requirements (BUS01). The site is also identified as a community growing opportunity (GN24).
- 3.2. Kinneil Walled Garden is shown as a community growing opportunity within the 'Dig In' Community Food Growing Strategy (2019-2024). This strategy explains how Falkirk Council, partner organisations, business and communities can work together to support community growing across the Council area.
- 3.3. A masterplan for Kinneil Estate was approved by Executive on 17 March 2015. The Walled Garden was an operational Council Nursery at the time the masterplan was written but the potential for its future evolution was recognised and it was identified as "Opportunity 11" with the following aims:
- Enhance garden appearance through informed maintenance;
  - Contribute to community development and social cohesion;
  - Contribute to local economy; and

- Be financially and socially sustainable.
- 3.4. Since the closure of the Nursery at Kinneil Walled Garden in June 2019, Council officers have worked with stakeholders and the wider community to explore options for the site. Meantime, a significant portion of the garden is being used by Sustainable Thinking Scotland (STS), a community interest company utilising the garden's glasshouses, polytunnels etc. for community growing and production of biochar. A vision has been developed for how the Walled Garden might be used in the future for the benefit of people living in, working in and visiting Kinneil Estate.

#### **4. Considerations**

- 4.1. A vision for the Walled Garden has been formulated (see extract of Masterplan report in Appendix1) based on site analysis as well as comments and ideas put forward during public consultation between June 2019 and March 2020.
- 4.2. The vision presented is intended to create a better and healthier place to live, work and visit with opportunities for improving health and well-being, reducing carbon emissions and enabling post-Covid recovery. The proposal also accords with the delivery of 20-minute neighbourhoods – giving local people the ability to meet most of their daily needs within a 20-minute walk from home. The Walled Garden project is anticipated to help deliver the following aspects this agenda for the Bo'ness community:
- Lifelong learning opportunities;
  - Local employment opportunities
  - Safe spaces, community gardens and green spaces; and
  - Walkability and safe cycling networks (site is adjacent to John Muir Way and National Cycle Network route 76).
- 4.3. This is a large site (1 hectare) and the plan for the site is deliberately flexible to allow for a range of uses, changing community requirements and available funding that may evolve over time. The masterplan sets out a spatial framework, rather than a fixed masterplan for the site. This will allow the creation of an adaptable space that can accommodate a range of uses and be developed in phases.

#### **5. Consultation**

- 5.1. The vision for Kinneil Walled Garden is based on ideas and aspirations gathered during consultation between June 2019 and March 2020. Ideas generated at a stakeholder meeting in June 2019 were subject to a wider consultation with stakeholders and members of the public from 17<sup>th</sup> October to 2<sup>nd</sup> December 2019.

- 5.2. This public consultation was made available through the Council's Consultation Hub and attracted responses from 206 people (Appendix 2). The top 3 potential uses for the site as identified through the public consultation were:
- 1) Food Bank Farm (including community growing, recycling and educational projects)
  - 2) Community growing plots, allotment plots and community orchard
  - 3) Honey Bee Project
- 5.3. The wide range of ideas gathered during the consultation were explored further at a stakeholders drop-in session at Kinneil Walled Garden in March 2020. Attendees were encouraged to help officers identify how the various ideas might work together within the space available.
- 5.4. The responses from the public and the stakeholder consultation activities were collated, analysed and used to shape the proposed Walled Garden masterplan. Members of the public and key stakeholders were given another opportunity to provide feedback on the masterplan through a further consultation period between 21<sup>st</sup> May and 2<sup>nd</sup> July 2021 (Appendix 3).
- 5.5. Feedback shows general support for the proposals as set out in the Walled Garden masterplan, though some concerns have been raised. Of the 29 responses received:
- 7 respondents stated general support for the proposed vision;
  - 5 respondents wrote in support of the site being used for community growing / allotments; and
  - 12 respondents highlighted their support for STS's food growing and biochar activities, and potential for these to be expanded.
- 5.6 The main concerns raised were:
- Issues relating to parking, drainage, sewage, privacy, vandalism and security need to be addressed in delivering the vision for the site;
  - One respondent raised concerns about the costs involved in delivering the vision;
  - 3 respondents highlighted concerns that the masterplan was drawn up in isolation rather than being part of an overarching Estate-wide vision; and
  - 2 specific comments were received in relation to encouraging commercial ventures, such as a café within the Walled Garden.
- 5.7 The Walled Garden masterplan has not been materially changed as a result of the consultation exercise, but the following considerations should be noted:
- The Walled Garden masterplan has not been drawn up in isolation. It broadly aligns with the vision for the Walled Garden set out in the 2015 Council-approved Masterplan for Kinneil Estate. The Estate Masterplan runs from 2015 – 2025, and there are no immediate plans to review this.

Doing so at this time would risk alienating existing tenants and delay the rejuvenation of the Walled Garden;

- The approved Kinneil Estate Masterplan notes 16 opportunities, including Opportunity 11: Development of Walled Garden, and Opportunity 13: Car parking improvements;
- Issues concerning drainage, sewage, privacy, vandalism and security can be dealt with at a more detailed stage of design. It is intended to involve local residents and site tenants in agreeing solutions to these concerns;
- The costs of enabling works for the masterplan are affordable within the allocated capital budget for the Walled Garden; and
- Commercial ventures are feasible within the masterplan framework, subject to market demand and subject to meeting planning and other regulatory requirements.

## **6. Implications**

### **Financial**

- 6.1 The Council has a dedicated capital budget for works within the Kinneil Walled Garden:

Approved capital budget (inc C/F from 2020/21)	£734,000
Projected cost of masterplan enabling works	£240,000
Projected cost of Wall repair works	£297,500

This will be used to develop enabling infrastructure to attract appropriate community or commercial uses within the site to help the Council to deliver the masterplan and meet health and safety concerns within this heritage asset. Existing capital funding will be supplemented by external funding as required, in partnership where possible.

A phased approach will proceed to deliver the masterplan.

Phase 1: Enabling Infrastructure £132,504 includes surveys, drainage installation, drinking water and foul water connections, removal of glasshouse, sheds and 1 polytunnel, shortening polytunnel

Phase 2: Structural alterations £28,161 includes removal of 2 Council storage sheds and relocation of greenhouse and garage

Phase 3: Other services £79,056 includes demolition of large glasshouse, provision of new toilets, Wifi, etc.

## **Resources**

- 6.2 Repairs to the Walled Garden should be completed later in 2021, with major repairs to the southern elevation and new pedestrian and vehicle gates already installed. This delivers high quality place-making for the site with numerous heritage features, including the listed structures of Kinneil House and Duchess Anne Cottages, and the adjacent Antonine Wall World Heritage Site. Delivery of the vision requires support from community organisations to help develop the site according to the principles of the masterplan. This will require continuing officer support to coordinate the groups intending to use the site.

## **Legal**

- 6.3 As the work progresses there will be a need to consider the pattern of leases and governance of the community and commercial aspects within the Walled Garden. Any development proposals requiring future change of use within the Walled Garden would require to obtain the necessary regulatory consents.

## **Risk**

- 6.5 There are no known risks associated with this report's recommendations.

## **Equalities**

- 6.6 An EPIA has been carried out, however no changes to the masterplan were required as a consequence of this process.

## **Sustainability/Environmental Impact**

- 6.7 Environmental Assessment of the proposed range of uses at Kinneil Walled Garden was carried out as part of the Strategic Environmental Assessment of the Council's Local Development Plan. The only significant environmental effect predicted was the potential for adverse impacts on the setting of the category 'A' listed Kinneil House and the Antonine Wall World Heritage Site. Any potentially negative effects will be mitigated through sensitive implementation of the masterplan and close consultation with Historic Environment Scotland. There will be opportunities for further consultation through the statutory consents process and neighbour consultations, as required.

## **7. Conclusions**

- 7.1 The masterplan for Kinneil Walled Garden has been shaped by feedback from community and stakeholder consultations. The plan is deliberately flexible to respond to multiple uses, changing community requirements, commercial opportunities and available funding. The majority of the

concerns raised can be addressed through: delivery of the masterplan; detailed considerations at planning application stage; technical and design solutions and through continued discussion with those directly affected by proposals. A phased approach is anticipated, and Council officers will then work with partners to deliver this vision.

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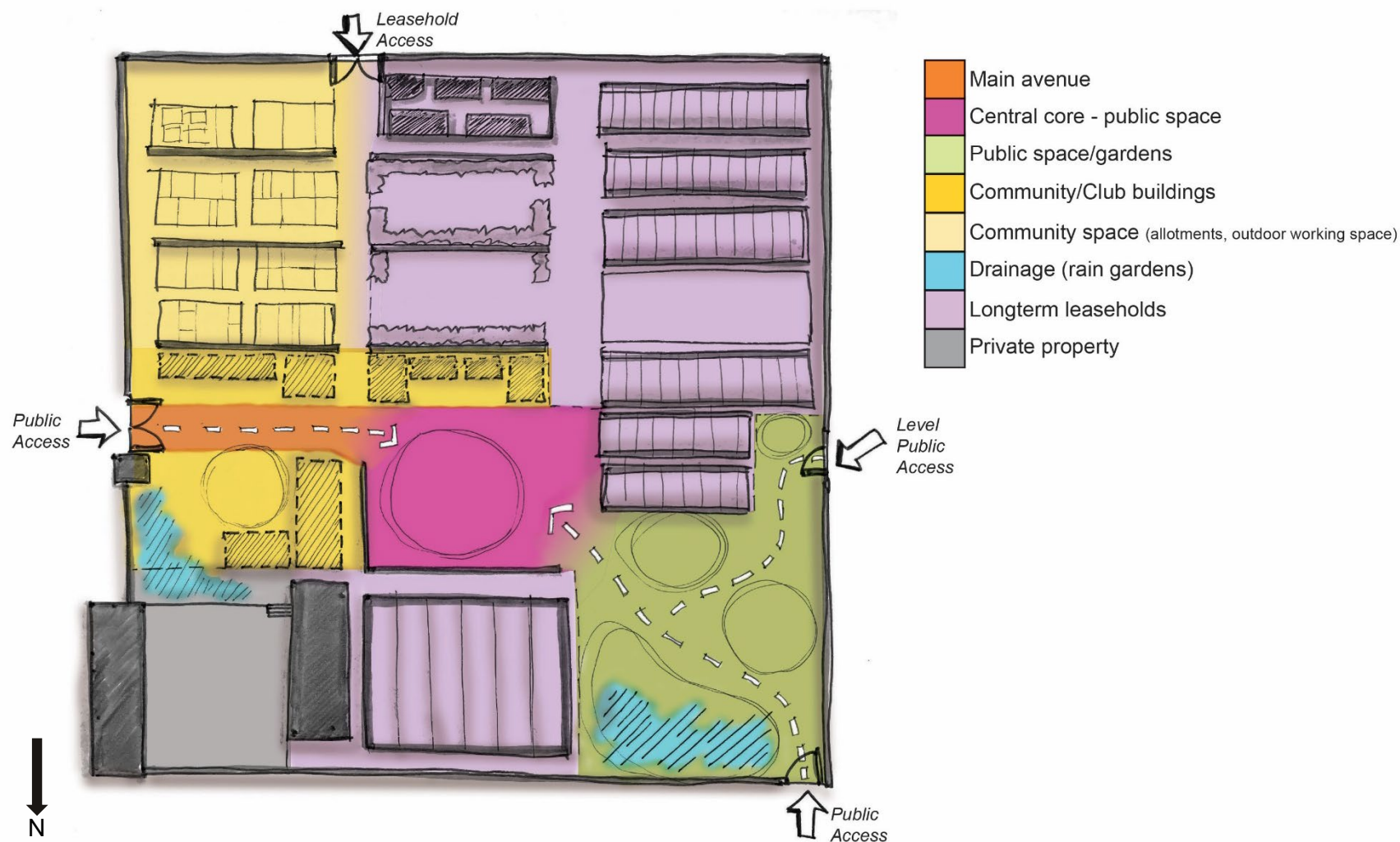
## **Appendices**

- Appendix 1: Kinneil Walled Garden – Spacial Framework Plan
- Appendix 2: Consultation Report: January 2020
- Appendix 3: Consultation Report: July 2021

## **Background Papers**

- LDP2
- Dig in – Community Food Growing Strategy
- Kinneil Walled Garden Masterplan Report

Figure 2 – Spatial Framework Plan





# Kinneil Walled Garden Masterplan Consultation

## CONSULTATION REPORT



### Overview

Falkirk Council's nursery operating in Kinneil Walled Garden closed in June 2019. There is one sitting tenant remaining on this site; Sustainable Thinking Scotland Community Interest Company, who use part of the walled garden for biochar production and for food growing for the local food bank.

Ideas for how the site could be used in future were pulled together at a stakeholder meeting in June 2019. These potential uses for the walled garden were subject to a wider consultation with stakeholders and members of the public, with information for the public consultation made available at <https://say.falkirk.gov.uk/>

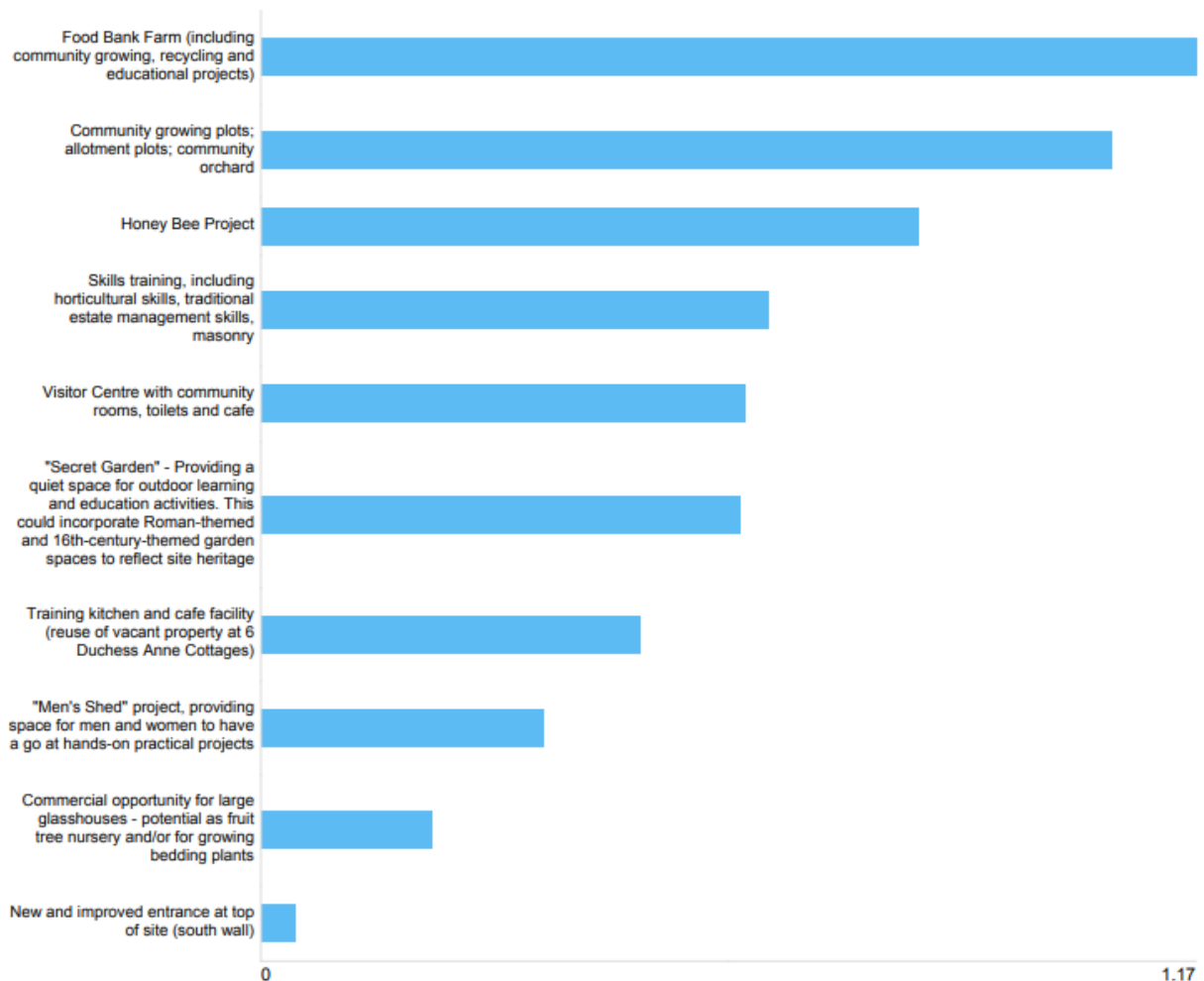
The 6-week public consultation ran from 17<sup>th</sup> October - 2<sup>nd</sup> December 2019. During this period, we received responses from 206 people, 4 of whom were responding on behalf of a group. Responses from this will help us create a site masterplan highlighting how best to take forward aspirations from local residents, local interest groups and other key stakeholders.

**Q1** Respondents were asked to indicate the **extent to which they supported a range of ideas** for how the Walled Garden could be used:

Idea	Strongly support or support	Neither support nor oppose	Oppose or strongly oppose
Community growing	173	25	8
Outdoor learning and educational activity space	171	28	7
Food Bank Farm (including community growing, recycling and educational projects)	166	24	16
Honey bee project	165	29	12
Skills training venue (including horticultural training, traditional estate management skills, masonry skills)	161	34	11
Visitor Centre with toilets, community rooms, café	140	37	29
Training kitchen and café facility (within 6 Duchess Anne Cottage)	134	35	37
"Secret Garden" - Roman-themed garden and 16 <sup>th</sup> century themed garden reflecting site heritage	128	47	31
"Men's Shed"-style project	113	60	33
Glasshouses used as a tree/fruit tree nursery	100	64	42

**Q2** Respondents were asked to **rank their top 3 ideas and suggestions** to show what they would most like to see happen within Kinneil Walled Garden:

**Ranking of 'Rank ideas'**



	Ranking
Food Bank Farm (including community growing, recycling and educational projects)	1.17
Community growing plots; allotment plots; community orchard	1.07
Honey Bee Project	0.83
Skills training, including horticultural skills, traditional estate management skills, masonry	0.64
Visitor Centre with community rooms, toilets and café	0.61
"Secret Garden" – Providing a quiet space for outdoor learning and education activities. This could incorporate Roman-themed and 16 <sup>th</sup> Century-themed garden spaces to reflect site heritage	0.60
Training kitchen and café facility (reuse of vacant property at 6 Duchess Anne Cottages)	0.48
"Men's Shed" project, providing space for men and women to have a go at hands-on practical projects	0.35
Commercial opportunity for large glasshouses – potential as fruit tree nursery and/or for growing bedding plants	0.21
New and improved entrance at top of site (south wall)	0.04

**Q3** Respondents were asked to **tell us their ideas** for Kinneil Walled Garden. There were 66 responses to this question. The table below details those ideas suggested that had not been highlighted in the previous stakeholder consultation exercise:

1	A use of the walled garden that is linked to community access and gets locals familiar and respectful of site is good. Gardening is my top priority as this was what it was originally for but developing skills and enhancing visitor experience are also important.
2	Animals. Chickens, ducks and geese. Petting zoo
3	Bike hire facilities could be a source of revenue for maintenance of Kinneil. Employability skills could be learned also by some vulnerable groups like disabled, long term unemployed etc.
4	Fantastic opportunity to exploit the Roman connection. A walled garden with a Roman heritage theme incorporating a much needed cafe.
5	Site is large enough to build a play fort for kids - cafe with on site grown foods.
6	Work with Falkirk college - training for gardeners, chefs, maintenance, guides.
7	Use for growing plants that can be sold on and/or planted in the town. With local authority's not providing flora and fauna, local groups could grow their own for the towns. Locals would support this for example at the Bo'ness Fair time of year, bedding plants would sell.
8	As for No. 6, this should be offered to the many people waiting for a council house.
9	Have you spoken with Green Kirkcaldy? They have developed a similar site and have looked in to very similar suggestions, and are indeed 5 years down the line with these plans. I am sure they would share learning.
10	There is a tremendous opportunity here to enrich this area, training offenders, educating youngsters and helping the bee communities survive. A cafe/shop, well exposed as a tourist spot, selling the fruits of the Labourers could bring in much needed funds to keep it alive for many years to come.
11	Catering school, cafe, information, supplement the museum
12	This could incorporate a paid service such as paying for certain training or funding through schools for this training, an area for berry picking, café or stall using produce grown on the land. This could also include a bee farm and patches of wild growth to promote biodiversity.
13	Think there is huge potential for the site, both in terms of training, activities for more vulnerable people and community use. It will need (not necessarily big) budget to initially support groups who take on facilities / activities to make sure it can get off to a good start. I think the site could offer a lot of opportunities become a vibrant place.
14	Community use with skills enterprises, which could also incorporate space for local artists/crafts who could offer apprenticeship opportunities.
15	I think whatever is done it would be great to have a place for the youth of Boness to have somewhere to go and get involved. A place to entice more visitors would be great, like a park with toilet cafe facilities.

16	Kids' areas and/or indoor play based facilities will be great for families to enjoy and bring lots of income. More visitors using the facilities then attract more investment that could support more training/development type activities in a more sustainable way.
17	Include as many school children as possible and those with mental health, dementia and PTSD. Have harvest sales to invest in other projects in the Walled Garden.
18	I think there should be a number of allotments/allotment-type growing areas for hire at a reasonable rent. With the uncertainty surrounding Europe; food imports being threatened it is an ideal time and opportunity to plan a venture such as this.
19	Food co-op to sell locally grown, reasonably priced fruit and vegetables to the elderly and disabled in the town. Or supply fresh ingredients for meals on wheels, for those who are not able to cook for themselves.
20	As a public health Dietitian working in NHS Forth Valley I think the cooking classes would be great, from seed to pot to plate, growing crops then using the produce in cookery classes. Upskilling individuals in our local community to shop cook and eat well for good health.
21	My daughter would love somewhere to grow and pick fresh fruit and veg locally as I don't drive. For example, we could have pumpkins patches, do harvest festivals, run classes for everyone, flower arrangements wreath making etc.
22	I think a lot of inspiration could be taken from Lews Caste on the Isle of Lewis. It's got a stunning cafe and visitor centre. Having a similar facility at Kinneil, even if smaller in size, would be fantastic.
23	The use should reflect and be related to the rest of the estate surrounding the house. Visitor facilities to such a unique historical property are required and would encourage visitors to linger. It could include elements of the other ideas also - e.g. growing beds, community involvement, sheds and social enterprise, and bee hives could all still be part of the visitor complex.

**Q4 and Q5** of the consultation asked respondents if they were interested in volunteering opportunities and, if so, what volunteering activities most appealed to them.

98 respondents said that they would be willing to volunteer at Kinneil Walled Garden, but that they would like more information about the opportunities available.

A further 42 respondents said they were keen to volunteer in a number of ways, including:

- Food Bank Farm and community growing (28 respondents);
- Bee keeping project (11 respondents);
- Events, workshops and educational activities (5 respondents);
- Kitchen skills (6 respondents); and
- 'Men's Shed'-style projects (3 respondents).



# Kinneil Walled Garden Masterplan CONSULTATION REPORT JULY 2021



## Overview

Falkirk Council's nursery operating in Kinneil Walled Garden closed in June 2019. There are 3 sitting tenants on this site:

- Sustainable Thinking Scotland Community Interest Company (STS), who use part of the walled garden for biochar production and for food growing for the local food bank
- Falkirk Junior Bike Club lease an area of the portacabin for storage of club equipment and event kit
- White Lady Mountain Bike Group lease an area of the portacabin for storage of their club equipment

Initial consultation in 2019 and 2020 comprised a stakeholder meeting, online public consultation and follow-up drop-in session at Kinneil Walled Garden. Information gathered from these activities informed the vision for the site, and formed the basis for the proposed Kinneil Walled Garden Masterplan.

Between 21<sup>st</sup> May and 2<sup>nd</sup> July 2021, stakeholders and members of the public had an opportunity to provide feedback on the proposed vision for Kinneil Walled Garden. During this period, we received 29 responses from individuals, groups and partner organisations.

## Summary of feedback

There is general support for the proposals, though some concerns have been raised about potential changes to the use of the walled garden. Of the 29 responses:

- 7 respondents stated general support for the proposed Masterplan vision;
- 5 respondents wrote in support of the site being used for community growing / allotments; and
- 12 respondents highlighted their support for STS's food growing and biochar activities, and potential for these to be expanded.

A number of concerns were raised:

- Parking, drainage, sewage, privacy, vandalism and security need to be addressed in delivering the vision for the site;
- One respondent raised concerns about the costs involved in delivering the vision;
- 3 respondents highlighted concerns that the masterplan was drawn up in isolation and should be part of an overarching Estate-wide vision; and
- 2 specific objections were received in relation to providing commercial opportunities within the walled garden, such as a café.

The comments received in full, recommended Council response, and a commitment from the Council to taking key actions are as follows:

**Respondent 1 – Private individual**

**You Said**

I have been looking at the proposed plans for the Kinneil walled garden. They look okay but doubt they will be used very much especially people around 18 to 30s. I believe the site could have better use as a play area for the kids as what they have the now is not great compared to our neighbours, Grangemouth with the new refurbished Zetland play park, Callander park and the helix and once again Bo'ness misses out. The Kinneil walled garden could be the start of something beautiful for kids and family's coming together.

**Recommended Council Response**

Facilities within the wider Kinneil Estate, including play, were previously considered in the approved Masterplan for Kinneil Estate.

**We'll do**

These comments will be passed to Falkirk Community Trust and Falkirk Council parks team for consideration as part of discussions with interested stakeholders and community groups. These discussions would inform future decisions regarding facilities, including play within the wider Kinneil Estate.

## Respondent 2 – Private Individual

### You said

It's fantastic to see these plans and the potential for the site. The walled garden presents a great opportunity on several fronts:

- as a living sustainability hub.
- interpretation of the surrounding estate and historical reference points.
- providing local access and acting as a place visitors from outside Bo'ness would come to.
- add to our community's contribution to net zero ambitions for Scotland as an exemplar site (growing plants which encourage biodiversity).
- local spending/ business opportunity.

Need to address access road conditions, parking issues and encourage active travel and public transport use.

### Recommended Council Response

The plans are intended to encompass a number of options and aspirations to bring the walled garden to life following the closure of the Council Nursery.

There is an approved Masterplan for Kinneil Estate which runs from 2015 - 2025, and whilst there is potential for this to be reviewed at some stage in the future, there are no immediate plans to do this. This would provide a good opportunity to examine issues such as those you have identified, and other opportunities for the wider Kinneil Estate and Woods.

Facilities that encourage and support active travel to Kinneil can be included as part of the community facilities within the proposed new Walled Garden layout following approval of this Walled Garden masterplan

### We'll do

Amend the Walled Garden Masterplan to clarify that facilities that encourage and support active travel to Kinneil can be located within the Community/Club zone of the Walled garden.

We will work with partners to realise the collective vision as set out in the Walled Garden Masterplan following approval by Falkirk Council's Executive. We will also continue to explore opportunities for community and active travel facilities as the walled garden develops over time.

Partners will continue working together with key stakeholders, including the local community to explore options for further improving the wider Kinneil Estate.

### Respondent 3 – Private individual

**You said**

I think this is an excellent plan. A learning (gardening & environmental) facility would also enhance the site.

**Recommended Council Response**

There is scope within the vision set out in the masterplan for developing some form of environmental or gardening educational use in part of the site if an organisation or community group is interested in setting up and running such a facility.

**We'll do**

Following approval of the plans by Falkirk Council's Executive, we will work with partners interested in helping deliver the vision for the site.

### Respondent 4 – Private individual

**You said**

May I suggest that the Kinneil Walled Garden be considered as a sanctuary and educational and visitor facility to house a range of small animals with particular emphasis on Scotland's Native species?

It may also be an attractive proposition for the RSPA to take over the supervision of the site and also provide medical facilities for injured and abandoned pets and wildlife.  
I hope my suggestion may prove to be worthwhile.

**Recommended Council Response**

The public consultation run in 2019 and 2020 identified a desire for community organisation and group space within the Walled Garden. Reservations were made at the time about potential bad neighbour development such as the type of animal facility mentioned. This could cause disturbance to neighbouring residents, and is unlikely to meet the objectives for the site as set out in the Local Development Plan.

**We'll do**

Following approval of the plans by Falkirk Council's Executive, we will work with partners interested in helping deliver the vision for the site.



## Respondent 5 – Private individual

### You said

I want my objection noted to any cafe style commercial venture within the walled garden as this would just attract more people to the park, which in itself isn't a bad thing however since the increase in numbers attending the estate during the pandemic the amount of rubbish and litter within the surrounding green spaces, the waterways and the ponds have significantly increased causing the estate to look run down and mismanaged. Further the area is not able to cope with more than 10/15 cars before people park on all the grass in front of the main house, across the front of my property and blocking emergency vehicles. All the verge parking does is cause the soft verges to erode and wash into the drainage system causing it to block and silt up.

I would also like to object to any new entrances in the walled garden, the walls enclose the garden at present and any increase in foot traffic in front of the house will cause even more damage.

I fully support the proposals for the community gardens etc and actually think the area would be better suited to allotments, meaning that responsible people would actually manage the land whilst generating income for the council.

### Recommended Council Response

The plans are intended to encompass a number of options and aspirations to bring the walled garden area back to life following the closure of the Council Nursery. This includes trying to retain space for a future cafe development should this type of facility be deemed desirable or viable for an operator in the future (this could be a social enterprise, community or commercial operator). Please note, any development of this type would still need to obtain planning and other regulatory consent where the impacts of development can be examined in more detail.

The approved Kinneil Estate Masterplan which runs until 2025 includes an opportunity to improve car parking within the wider estate.

An additional vehicle entrance has been reinstated, and the 2 pedestrian entrances will be reopened as part of wall repair works. This provides an opportunity to improve accessibility to the site, enabling people of all abilities to access and enjoy the Walled Garden and its facilities. However, the pedestrian gates will be kept locked until such time as the walled garden becomes a public space. There should therefore be no immediate impact on foot traffic in front of Kinneil House.

Your support for community growing/allotments is noted and is allowed for within the scope of the Walled Garden masterplan.

### We'll do

There is an approved Masterplan for the wider Kinneil Estate (Kinneil Estate Masterplan). Should this be reviewed in the future, we will work with Falkirk Community Trust (or their successors) to explore outstanding issues, which may include parking, visitor management and site management/ litter removal. Improved site management and parking may make additional facilities such as a café a more realistic and attractive opportunity in the future. A future review

could also explore ways of mitigating impacts of additional foot traffic in front of the house should the walled gardens become more publicly accessible.  
If approved, the Walled Garden masterplan will enable us to progress works to further develop community growing opportunities within the Walled Garden

#### **Respondent 6 – Private individual**

##### **You said**

It would be great to see the site revitalised and used by community groups as well as STS. Has thought been given to security issues, to prevent vandalism at the site? Is it possible to lease the extensive glasshouses at reasonable cost? These would offer great potential for community growing on a year-round basis. It would be good to include rainwater collection at the top of the slope so that irrigation of glasshouses and polytunnels can use gravity. What will be offered to STS in place of the structures due for demolition?

##### **Recommended Council Response**

Security issues will be considered as part of the infrastructure development as we start to deliver the vision of the masterplan with partners.

The masterplan is a long-term vision for the Walled Garden area. In the short and medium term the large glasshouses are available for lease. STS has been looking at options for rainwater collection on site, and will continue to do so. There is currently a large water tank adjacent to the glasshouses which is operated using an electric pump. The water tank could be relocated to the top of the slope as part of the wall repair works. This provides an opportunity for a gravity-fed irrigation system for the polytunnels.

There is an opportunity to provide additional cover for the area designated for community growing. Until community groups feel ready, willing and able to run their own growing area, STS is well placed to manage and use this space in the short to medium term.

##### **We'll do**

We will work with STS, any future lease holders and local residents to better understand how best to tackle security concerns as a priority action in delivering the masterplan.

We will also work with STS to agree a location for the water tank and discuss opportunities for community growing within the walled garden area.

### Respondent 7 – Private individual

<b>You said</b> Think it's a great plan for the future and Fig 2 is the way to go.
<b>Recommended Council Response</b> Noted and thank you for taking the time to look at the proposals.
<b>We'll do</b> Following approval of the plans by Falkirk Council's Executive, we will work with partners interested in helping deliver the vision for the site.

### Respondent 8 – Private individual

<b>You said</b> Improvement to the local area, the more facilities and services for the local community the better
<b>Recommended Council Response</b> Noted and thank you for taking the time to look at the proposals.
<b>We'll do</b> Following approval of the plans by Falkirk Council's Executive, we will work with partners interested in helping deliver the vision for the site.

### Respondent 9 – Private individual

<b>You said</b> Having allotments should help provide a much needed resource, however proper management and supervision will be critical to ensuring the area is maintained to the highest possible standards.  Having access to refreshment and toilet facilities could help boost visitor numbers to the whole of the Kinneil area and may encourage greater use by schools.  Overall, providing suitable and adequate funding can be procured, the project should proceed and be completed within as short a timescale as possible
<b>Recommended Council Response</b> Noted and thank you for taking the time to look at the proposals.
<b>We'll do</b> Following approval of the plans by Falkirk Council's Executive, we will work with partners interested in helping deliver the vision for the site.

## Respondent 10 – Falkirk Community Trust

### You said

We note that the recent report to the Council on the Strategic Property Review proposed that Kinneil House and Museum be considered as Transformational Projects in the East Locality Workstream 1:

‘Consider options for Heritage development around Kinneil Estate’.

We are sure the proposals set out in the Landscape Report will be welcomed by all Kinneil Estate stakeholders as they represent an opportunity for significant investment in, and improvements to the Walled Garden and the report is a valuable addition to the portfolio of documents associated with the site. We note that the report is based on desk research and non-intrusive site surveys and, as such, a detailed masterplan is required to take forward the work identified. We also note that the proposals build on and are complementary to the significant investment by Sustainable Thinking Scotland within the Walled Garden as well as the wider ambitions that stakeholders and community alike have for the Estate as a whole.

Although the level of investment is relatively low (three phases totalling just under £250k), it would be interesting to understand whether funding has been identified and, if so, why this has been prioritised over seed-funding for other projects on the site.

As operators of the Estate, on behalf of Falkirk Council, we are particularly interested in finding a solution to the limited sewage system currently on the site and that expansion of toilet provision would need to be preceded by improvements to the existing septic tank or providing access to mains sewage.

Following approval of the Spatial Framework by Falkirk Council, we would welcome the opportunity to be involved in the development of an action plan for the area.

### Recommended Council Response

There is a capital budget for Kinneil Walled Garden approved by Falkirk Council in the 2021/22 - 2026/27 capital programme which will be used to deliver the vision. This will be supplemented by external funding opportunities as required.

Site utility issues are recognised and will need to be investigated and resolved as part of detailed design done in advance of submission of planning applications for individual parts of the masterplan

### We'll do

We welcome the opportunity to work with partners to deliver the vision for Kinneil Walled Garden.

**Respondent 11 – Private individual**

**You said**

I love the idea of this space being used as a community space. I love the idea of the rain garden and having a community cafe. I'd love to see a space also that offers nature classes/activities to children and families both within the space and in the wider Kinneil Estate. I also feel it would be a good space to offer the group "The Friends of Kinneil" a community space as a base because I know they have all worked hard to improve the Kinneil Estate.

**Recommended Council Response**

Noted and thank you for taking the time to look at the proposals. Should the Friends of Kinneil be interested in developing a community space within the Walled Garden, then this can be accommodated within the Community/Club buildings zone of the Walled Garden.

**We'll do**

Following approval of the plans by Falkirk Council's Executive, we will work with partners interested in helping deliver the vision for the site.

## Respondent 12 – Private individual

### You said

**Security:** The intention to open up extra accesses to the site to encourage more people into the site, and theoretically our back gardens, gives us concern. Who will be responsible for ensuring these gates are locked in the afternoon and remain secure overnight? What hours of access are you intending for people to be active in the yard, for example allotment holders or club facilities?

**Access:** Access for deliveries to the back of our premises, over what is our right of way, should not be restricted at any time. It is not practical to arrange our need to access the back of our house around events in the yard.

**Drainage:** We are not convinced that 'natural' drainage proposals will be as effective as conventional drainage systems. We appreciate some seepage will occur through the retaining wall, but no-one has actually inspected our back garden when rainwater is pouring over the top of the wall and running down our stairs into our drain, lifting the slabs on our path.

**Sewage:** More people, more sewage. The experiences we have had outside our back gate leave us worried about this.

**Privacy:** All the residents, i.e. ratepayers, live here and pay the price for some degree of peace and privacy. Any barrier at the top of our back wall should not impede our light or outlook. We also enjoy visits from the natural wild-life, foxes, birds of multiple varieties, toads, hedgehogs, etc. We hope their way of life will not be impeded either!

We would be interested to know if a study of the number of people who use the estate at the moment has been done and what convinces your department that spending this amount of money on this site will lead to any long term increase. It has been proven in the past that things that surrounding communities say they want can be very short-lived.

### Recommended Council Response

**Security:** Your concerns are noted, and we would seek to work with residents and groups to agree times of operation and responsibility for securing the site. These will form part of lease agreements with all tenants of the walled garden site. An additional security fence along this site boundary can also be considered to help alleviate these concerns.

**Access:** Noted.

**Drainage:** We will carry out further investigation prior to finalising drainage proposals.

**Sewage:** Site utility issues are recognised and will need to be investigated and resolved as part of detailed design done in advance of submission of planning applications for individual parts of the masterplan.

**Privacy:** We will involve residents in designing any security enhanced boundary feature.

The Local Development Plan sets out a vision for the site and the Walled garden masterplan helps to develop this vision. This has been developed to guide appropriate sustainable future uses of the site, rather than in response to identified market demand. People have told us they want this range of uses and we have developed the Walled Garden masterplan accordingly; should the range of uses not generate market or community demand, then the masterplan can be reviewed.

**We'll do**

We will work site tenants and local residents to better understand how we should tackle security concerns as a priority action in delivering the masterplan.

We will carry out detailed investigation work to produce firm proposals for drainage and sewage requirements for the site as a priority action in seeking to deliver the site masterplan.

**Respondent 13 – Private individual**

**You said**

I have heard that Steve and Sean are looking to expand their growing project, and I would like to lend my support to their proposal. The work that they do is so important, supporting the health and wellbeing of those in the community who really do need help the most. There are many food provision projects around Falkirk, but they are all lacking in fresh produce to offer to those using the service. Anything aside from the standard ambient food tends to be products which are right on their best before/use by date, hardly supporting the dignified access to food being aimed for. Steve and Sean have also been great at giving produce to other community groups when they have surplus, and giving groups access to the garden and offering space for workshops. Their contribution is important and much appreciated and if it can be expanded that would only increase the scope for supporting the community. The fact that everything is organically grown and the biochar project make it important from an environmental perspective as well. With the planet truly on the brink of crisis such projects really should be supported as much as possible.

Through my job I have met so many people who are enthusiastic and interested in the project at Kinneil and who are keen to visit the site. Steve and Sean have been really accommodating to groups and individuals wanting to visit and taken time out to show them the work being done and explain some of the more technical aspects of the project. With the house and the museum having limited opening times, I believe that the walled garden may be more of an attraction to the site.

**Recommended Council Response**

Noted and thank you for taking the time to look at the proposals.

**We'll do**

Following approval of the plans by Falkirk Council's Executive, we will work with partners interested in helping deliver the vision for the site.

## Respondent 14 – Private individual

### You said

I understand that there is a major consultation taking place to find future uses for the walled garden at Kinneil House, Bo'ness. I have already responded to the questionnaire circulated on social media and would like to take the opportunity to write again to express my support for the community growing project already established within the walled garden. I have been a volunteer for the foodbank farm for some time and have been impressed by the determination and generosity of its founders.

As you will know, the foodbank farm distributes high quality, fresh, seasonal fruit and vegetables, free of charge, to some of the most needy members of our community, a demographic all too often overlooked in decision-making processes. This produce has been invaluable during the last eighteen months of Covid pandemic, helping many families to put healthy food on the table. The importance of fresh fruit and vegetables cannot be underestimated and yet families dependent on foodbanks often receive mostly, or exclusively, packeted and processed foods. The foodbank farm is helping to plug that gap.

The organisers make regular donations to local foodbanks and church groups, targeting families and individuals who might otherwise struggle to access fresh, healthy food. As a volunteer, I have been building links with a Fairer Falkirk funded holiday hunger programme in the Braes village of Avonbridge, which suffers high levels of deprivation, and with Falkirk's Muslim Rainbow Ladies who have worked tirelessly to take food parcels to families throughout the pandemic. I am also exploring the possibility of supporting local homeless shelters.

There is immense potential for expansion. Once Covid restrictions have eased, it should be possible to invite local schools and other groups to take part in growing activities, to host cookery events using local, seasonal produce, to welcome volunteers from all different backgrounds, including those struggling with poor mental health. There is scope for a community cafe using the food grown on site, for allotments for rental to those interested in growing their own food, for workshop space for recycling, for electric bikes. There is also potential to develop further environmental research projects alongside university departments, an aspect of the project which has yet to be strongly developed. There is every reason to expect that such a project could, in itself, be a magnet for visitors and tourists, alongside Kinneil House itself.

Falkirk Council is rightly proud of its various attempts to move towards a more sustainable future and it is easy to see how Kinneil walled gardens could be part of that movement. Sustainable Thinking Falkirk should be central to the proposed redevelopment of the site and this is an invaluable opportunity for the council to support a small, local charity and work together towards social and environmental change.

### Recommended Council Response

Noted and thank you for taking the time to look at the proposals.

### We'll do

Following approval of the plans by Falkirk Council's Executive, we will work with partners interested in helping deliver the vision for the site.



### Respondent 15 – Private individual

<b>You said</b> Having the walled garden project made such a difference to site management when I worked for FCT, they were always awesome about letting us get materials dropped off by suppliers so they weren't lying around the park getting nicked, and when the new Hidden Heritage panels got vandalised they let me tuck them in one of the greenhouses to keep them in good condition while we wait for the firm to come and refit them more securely. We also used the polytunnels to have impromptu volunteer catch ups when the weather was dodgy or if one of the members needed a sit down. I'm so glad the walled garden is getting the attention it deserves, the food growing project is such an amazing socially responsible thing and I think the new plans will really help them build support. Hope the Masterplan goes well.
<b>Recommended Council Response</b> Noted and thank you for taking the time to look at the proposals.
<b>We'll do</b> Following approval of the plans by Falkirk Council's Executive, we will work with partners interested in helping deliver the vision for the site.

### Respondent 16 – Private individual

<b>You said</b> I am writing to you to show support for the ongoing programme of activity that Sustainable Thinking Scotland deliver within Kinneil walled garden. Community led food production and climate action, is imperative for making our local food systems more resilient.  During the Covid 19 pandemic communities across the Forth Valley have supported people experiencing food insecurity to access free or low cost food, through projects like yours, food banks and food larders. In context to both the climate and nature emergency, projects like yours show that locally grown food not only provides food for local people, but opportunities for people to learn how to grow and produce their own food, to gain skills, to socialise, and to increase positive journeys to employment, improve nature, reduce carbon emissions and most importantly feel better.  Traditionally walled gardens within historical estates provided food for the house and local people, we feel that it is therefore in keeping that your project continues this tradition going forward, but very much through the lens of low impact, climate and nature friendly methods, that puts community at the heart of the garden We wish you every success with the ongoing development of your project and gardens.
<b>Recommended Council Response</b> Noted and thank you for taking the time to look at the proposals.
<b>We'll do</b> Following approval of the plans by Falkirk Council's Executive, we will work with partners interested in helping deliver the vision for the site.

## Respondent 17 – Private individual

### You said

I'm writing to you to express our support for Sustainable Thinking Scotland CIC who are one of our favourite social enterprise partners. Sean Kerr and Steve McQueen are not only kind and lovely young men, they are also men of morals, passionate about the food security of the most vulnerable people in Scotland (Falkirk especially as their local area) and the environmental crisis we all face.

I first met them through first port who funded us both as start-ups and they invited us to see their wonderful work in the Kinneil house walled garden. At that point it was early days but they had already managed to resecure the area from vandals and find initial funding to start work on growing vegetables for the food bank and pilot their bio char project. In our last visit (where we dropped off sea buckthorn wood samples for them to test for biochar use) we were astonished at what a transformation had occurred through lockdown. The boys, and their volunteers had really cleaned up the area, developed their gardening skills to the constraints of the environment producing some beautiful organic produce, erected educational facilities to be able to host volunteers, academics and other visitors and had developed their biochar project ready for a university collaboration which was about to start. They had also installed Eco latrines and solar panels.

Running a social enterprise is no easy undertaking, especially in these uncertain economic times (plus the impact of covid). What is more, the environment where the boys work was very basic when they moved in and still remains rudimentary. Their determination and perseverance (especially in dark Scottish winters with minus 13 degree temperatures) and their enthusiasm and openness to not only do their work brilliantly but help and support other social enterprises is frankly exemplary. Should you ever be looking for people to support their nomination for a community excellence award (or an MBE for that matter) please don't hesitate to contact me.

### Recommended Council Response

Noted and thank you for taking the time to look at the proposals.

### We'll do

Following approval of the plans by Falkirk Council's Executive, we will work with partners interested in helping deliver the vision for the site.

## Respondent 18 – Councillor Munro

### You said

1. Thank you for the further plans which clearly like everything else have been affected by the Pandemic. I have read the detail and the costs which although provisional come to an eye watering £248,221.
2. We are being asked as a Council to provide “Best Value” in terms of everything we spend and therefore it’s important to take into account what the benefits of spending this amount on the garden would be? We are through COTF being urged to look at ways of doing things differently and promoting projects which are self-sufficient and community led, but facilitated by Officers. The solutions being proposed here are not community led but being proposed by an outside consultant at great expense. They may take into account some of the thoughts expressed by the people who attended the 2019 consultation, but many of these were residents and I seem to remember that their primary concerns were the issues around sewage in the site.
3. The plans also fail to take into account the context of the site, which includes the House and wider park. HES and Friends both feel that a solution should come from an overall Masterplan for the whole site. This has existed for many years.

In the past, different elements of the Council have been involved but we have an opportunity under our current plans for “One Council”, to look at the whole of the site in the context of its rich historic heritage and if we are going to spend such large sums, how they are best utilised to make the Estate more self-sufficient in the future?

4. This plan does not take into account any consideration of income generation for the Estate, or what part the Walled Garden could play in increased tourism. There has been several discussions around a cafe located in the walled garden. I am sure that something quite modest which provided ice creams and juice would be a draw for local families. It would also provide an income to help maintain facilities such as toilets.
5. We have recently seen the provision of new gates again at huge cost, given that it was felt that we could no longer afford to grow flowers here this has caused a number of adverse comments by local residents.

There are additional costs too around the repair of the various walls, although I believe HES were able to utilise some help in the repair of the wall on the other side beside the house.

6. It is my belief that as a Council, the intention is that such projects are intended to be community led and also support the wider use and sustainability of the site and this plan does not fit that brief. Nor does it take into consideration the wider concerns of local organisations such as the Friends and community for a whole Estate solution. Given the potential costs involved it would surely be better to work with partners such as HES and others to try and maximise the potential of the site and get a return and a better usage and tourism boost for the very large sums of money potentially being committed.

### **Recommended Council Response**

1. The capital budget for this project approved by Falkirk Council in March 2021 is £560k. An additional £174k has been carried forward from previous financial years. Set against this background the proposed masterplan enabling works are affordable. “Best value” will be demonstrated through subsequent procurement of masterplan enabling works.
2. This Walled Garden masterplan has been developed by Council officers using the support of appointed term consultants (WSP) as part of a pre-tendered framework agreement. This work has been delivered in response to community and stakeholder consultation, taking into consideration a wide range of views:
  - 206 people responded to our public consultation exercise in 2019;
  - We held a stakeholder event and drop in session in June 2019 and March 2020 respectively; and
  - Responses were sought from local residents as well as organisations such as HES, Falkirk Community Trust and The Friends of Kinneil.

Issues raised around sewage will be addressed through the delivery of the Walled Garden masterplan.

3. This engagement activity directly influenced the proposals being presented, with the Walled Garden masterplan broadly aligning with the vision for the walled garden as expressed in the Kinneil Estate masterplan (approved by the Council’s Executive on 17 March 2015):
  - Enhance garden appearance through informed maintenance;
  - Contribute to community development and social cohesion;
  - Contribute to local economy; and
  - Be financially and socially sustainable.
4. The masterplan is flexible enough to allow commercial, social or community enterprise uses to come forward.

STS is a Community Interest Company dedicated to providing community growing opportunities and delivering good quality fresh fruit and vegetables to local food banks in an efficient and sustainable way.

STS pay rent for the areas of the site they lease which provides an income for the Council and the Walled Garden masterplan includes provision for a café facility which could be run commercially or as a social or community enterprise. This will also provide an income to the Council. Income generation potential is not the only financial consideration which should influence decisions on the proposed range of uses in the Walled Garden Masterplan.

The services STS provide to the community of Bo’ness helps to alleviate food poverty. Without STS providing these services there would likely be additional demand on the Council to provide similar services. Arguably whilst this is not income, it does represent a significant financial saving to the Council.

Falkirk Council’s carbon footprint is 48,800 tonnes CO<sub>2</sub>/year (48,800 tCO<sub>2</sub>/year). Running at full capacity, STS’s biochar project can offset 486tCO<sub>2</sub>e/year, which is similar to savings

made by the Council's Street Lighting Project (489tCO<sub>2</sub>e/year) and the project to convert 70w SON lanterns to modern LED equivalent (340 tCO<sub>2</sub>e/year). These projects and their associated cost savings are detailed in Falkirk Council's Carbon Management Plan 2015-21.

5. The recently installed gates form part of the wall repair works for the Walled Garden, and deliver the Council's ambitions for good quality place-making. The east wall gates were in need of replacement, and reinstatement of the entrance on the south wall was based on site management needs, now and in the future. They have been funded through the Council's capital programme.

As noted in feedback for the proposed Walled Garden masterplan from Respondent 28 (see p.30), "the new gates by Ratho Forge are very fine and striking, demonstrating excellent traditional craftsmanship, and will be appreciated for years to come – in keeping with what Kinneil should be".

The decision to close the Council's Nursery and no longer grow flowers was as a result of the Council's decision to spend its finite revenue resources on other priorities. Legally, money could not have been diverted from the Council's capital programme to keep the Nursery open and continue to grow flowers.

6. We believe that the vision for the site as set out in the Masterplan supports the most appropriate range of uses within the site balancing the needs of tourism and commercial income generation with those of the community of Bo'ness and existing tenants and residents of the site. We will work with partners to realise the collective vision for the walled garden as set out in the Walled Garden masterplan following approval by Falkirk Council's Executive.

**We'll do**

Following approval of the plans by Falkirk Council's Executive, we will work with partners interested in helping deliver the vision for the site.

## Respondent 19 – Private Individual

### You said

I wanted to send an email as I voted in the poll regarding the walled garden at Kinneil. It would be such a shame for the current food project to be changed. They have been amazing especially during the pandemic and lock down as a source for fresh veg for my family. They provide veg to our local community group who then bag it and can be collected weekly alongside children's lunch. This is fantastic to get the whole family involved in coming up with fun recipes that add a source of nutrition to every meal.

I simply wanted to email my support of the project and hope they keep the space to carry on being a part of the community.

### Recommended Council Response

Noted and thank you for taking the time to look at the proposals.

### We'll do

Following approval of the plans by Falkirk Council's Executive, we will work with partners interested in helping deliver the vision for the site.

## Respondent 20 – Private Individual

### You said

I think the idea to have commercial ventures in the walled garden would be disastrous, bring more visitors when the capacity for parking is so limited.

If you want to bring in some revenue than allotments would create an income stream, a local community spirit and will be good for climate change.

Please take note of my objection.

### Recommended Council Response

Thank you for your comments and we note your objection to commercial use of the walled garden.

A wide range of views have been taken into account in the development of the proposed Walled Garden masterplan, and we believe there should be commercial opportunities within the future development of the site. We therefore recommend that these elements remain within the proposed masterplan.

Please note that any future development proposal for this type of facility would still need to obtain planning and other regulatory consent where the impacts of development can be examined in more detail.

We note your support for community growing / allotments.

### We'll do

If approved, this Masterplan will enable us to progress works to further develop community growing opportunities within the Walled Garden.

## Respondent 21 – Stephen Kerr MSP

### You said

Following a site visit to Kinneil, Stephen would like to make the following points with regard to the proposed plan for Kinneil Walled Gardens.

- 1) It seems that already the site contributes significantly to the wellbeing of the community through the production of food for the food banks via the operation of Sustainable Thinking Scotland CIC (STS) – a fully volunteer led community organisation. Our understanding is that currently circa 300 volunteer hours are spent on this project at this site per week.
- 2) Our understanding is that food bank demand is significantly increasing for this free, healthy food supply. We would hope therefore that the plan places at its heart support for this Community Interest Company, potentially by enabling use of further facilities on the site without charge, and a business growth officer, with excellent links to funders and green business growth opportunities, aid STS in its development.
- 3) We understand that STS are producing biochar. As you must be aware, this is one of the most significant opportunities to enable soils to better store carbon and will be a crucial component in Scotland meeting its net zero targets enabling soils to be a better carbon sink. It is therefore truly exciting that this site is nurturing development of this technology. We would almost go as far as to say that engineering history is being made again on this site...a truly exciting sustainable eco-tourism activity for visitors to see. As such, we would hope that this activity be afforded development capacity and partnership working at the site, by Falkirk council and its partners, and be a central theme to the plan going forward.
- 4) I understand that STS have significant assets on the site and that there has been some vandalism of these assets. During a site visit it was described to us how quickly a polytunnel can be ripped with a knife, and vegetables uprooted from within the tunnel. We therefore have concerns regarding how increased access routes into the site – especially those in this plan which are suggested to occur within the assets of STS - may increase the opportunity for such antisocial and destructive behaviour. It is crucial that the plan does not jeopardise the function of STS – particularly where the council is demanding rent.
- 5) Where the plan suggests shortening of polytunnels – which we understand are in use by STS – we must stress the imperative that Falkirk council pays fully for changes to these growing spaces, undertakes activity in a non-growing season, makes good all existing structures and pays for lost growing space to be erected elsewhere on the site. Again here we would emphasise the community aspect of this organisation in terms of this plan: volunteers and even more importantly beneficiaries. This plan seems to suggest that beneficiaries should be local visitors to the site but we would strongly contest that. It is essential that the existing and potential future users of the food growing project be counted equally as beneficiaries of this plan and that carbon be counted as a significant benefit of this plan.
- 6) Finally, we understand that there is a wider sense within the community that the proposed plan is more of a top down project created by the council than a bottom up one produced by those discreet communities that have a long history of interest in the site. We have been told that the site potential has not been considered as part of a wider plan for the whole Kinneil site,



which is obviously fantastic. It would be helpful to see the matrix that counts the different views that came forth in the consultation. Such a matrix would show exactly what the different views were from contributors and how many times they were expressed, and at least shine a light on these concerns.

### **Recommended Council Response**

1. Noted. Falkirk Council values and supports the work done by STS and their volunteers, both at the walled garden and in the communities beyond.
2. Falkirk Council is keen to work with partners interested in helping deliver the aspirations of the masterplan. Existing tenants, STS have been consulted throughout the masterplan development. Community growing, including STS' project is a key element of the proposed vision for how the site can be used in the future.
3. Noted. The biochar project offers potential for the council to offset its carbon footprint by an estimated 486tCO<sub>2</sub>e/year. STS remains a valued partner, and a key stakeholder in delivering the vision set out in the Walled Garden masterplan.
4. An increase in the number and frequency of legitimate and responsible users can often help in deterring anti-social behaviour. We note the security concerns you have raised however, and will work with site tenants and neighbouring residents to agree appropriate security arrangements for the site as a matter of priority. This will include agreeing hours of operation, and agreeing when gates will be locked and the site not accessible to the public.
5. There is flexibility in the Walled Garden masterplan to allow potential for STS expansion. We would aim to carry out any site development works so as to minimise impact on existing food growing and biochar operations. The costs associated with this will be factored into the overall budget for delivering the vision as set out in the masterplan.

We note your comments about beneficiaries of the Walled Garden masterplan.

6. The Walled Garden masterplan has been directly influenced by representations made by the public and key stakeholders.

A consultation report and a report detailing the Council's response to comments received were prepared for the previous consultation exercise run in 2019 and 2020. These documents can be found on the Council's Consultation Hub ([Kinneil Walled Garden Consultation Report 2019](#) and [Council Response](#)).

This report (Kinneil Walled Garden Consultation Report, July 2021) details the feedback received between May and July 2021.

### **We'll do**

Following approval of the plans by Falkirk Council's Executive, we will work with partners interested in helping deliver the vision for the site.

This will include further developing community food growing and biochar opportunities within the Walled Garden with STS.

**Respondent 22 – Private individual**

**You said**

Beecraigs County Park hires out big industrial barbecue areas. I feel this could be something to consider at Kinneil I know I would use it with my family and many more families would especially ones who stay in flats and don't have a garden, even local schools may hire them with the school kids too. Could be a good idea and return some revenue to the council too.

**Recommended Council Response**

The Walled Garden masterplan identifies a central public open space and a potential garden area, along with community space. There may be potential for including family-friendly seating, barbecue and picnic areas within these spaces

**We'll do**

Following approval of the plans by Falkirk Council's Executive, we will work with partners interested in helping deliver the vision for the site. This may include consideration of picnic/barbecue space

## Respondent 23 – Sustainable Thinking Scotland

### You said

Firstly I'd like to say thanks for the opportunity to have a say in the planned development of the area. Unsurprisingly my input would be to support the continued expansion of the foodbank farm, community hub and biochar projects.

1. Carbon abatement and emergency food provision, we think, are some of the most pressing issues of our time and feel these projects positively impact both.

Knowing the blood, sweat and tears that has gone, and continues to go, into the development and running of these projects, along with our track record of positive outcomes, I hope the council will look at our further development of the site as desirable.

2. I feel our plans for the walled garden go hand in hand with the councils food growing strategy, the walled garden masterplan, the climate emergency strategy as well as aligning with the council of the futures community capacity and community wealth building ethos. As 1 in 4 children in Falkirk are living in poverty and economic times are uncertain following the pandemic (we currently serve 5 food poverty groups) I feel free healthy food provision and volunteer/training places serves a growing and under-served demographic who are in need.
3. No doubt Kinneil House and its history is a draw to the estate and I fully support its development but we have seen huge interest from far and wide (I could throw in quotes but I won't) and feel we can attract a large number of "eco tourists" and visitors to Kinneil. I think our projects being front and centre in the walled garden would elevate our estate and make it stand out from so many others.

While there are hungry mouths and a warming climate our history has to be made now.

4. Not being able to control what people and groups are on site at any given time is going to dramatically adversely affect the times we can safely run the kiln or process waste and waste wood on site which would, in turn, negatively affect the carbon capture numbers. As we have a PhD studentship starting in sept (100k investment) this could be problematic.

### Recommended Council Response

1. Falkirk Council values and supports the work done by STS and its volunteers, both at the walled garden and in the communities beyond.

STS projects deliver key elements of the proposed vision for how the walled garden can be used in the future. Falkirk Council is therefore keen to work with partners such as STS who are interested in helping deliver the aspirations of the Walled Garden masterplan.

2. Noted. The Walled Garden masterplan identifies scope for expanding community growing opportunities within the walled garden, and STS is well-placed to help promote and run activities such as these.

There is flexibility in the Walled Garden masterplan to allow potential for STS expansion. We would work with STS and partners to agree any modifications to the locations of the food growing areas, including agreeing the scope for creating new under-cover growing areas within other parts of the walled garden.

3. Noted.

4. We aim to address security concerns in discussion with STS and local residents to agree solutions that work for everyone. We could consider delaying changes to site access routes and public access until the PhD student research project is completed.

**We'll do**

Following approval of the plans by Falkirk Council's Executive, we will work with partners interested in helping deliver the vision for the site.

This will include further developing community food growing and biochar opportunities within the Walled Garden with STS.

Site security discussions to will be held with affected residents and site tenants as a matter of priority

## Respondent 24 – Historic Environment Scotland

### You said

#### Rediscovering the Antonine Wall Project - World Heritage Team

The Rediscovering the Antonine Wall Project finished the installation of the 'Gate Guardian' sculpture at the entrance to Kinneil last year during lockdown, have paid for a Cycling Without Age trishaw in Bo'ness that will operate at Kinneil Estate, and are working on proposals for a Roman themed mural with young people in the town centre. We have paused engagement during the pandemic with the community projects but are now starting to resume these.

We have a small pot of money set aside to work with Sustainable Thinking Scotland on the community garden / Roman garden concept that features in the Walled Garden master-planning but need to spend the money before Sept next year. We would hope to try and identify further funds in future years to extend that work as the spaces / activities proposed would work well for visitors to the Wall / local communities.

Our project manager was also looking at plans to improve signage to the AW across the estate but I think this is currently paused while other works are discussed. Nick Hannon has been out doing more scanning work at Kinneil so hopefully those results can be fed into future planning work on-site

As an add on to this, the Rediscovering the Wall Project has just been given the go-ahead to spend some LEADER funding on path / access improvements in partnership with Falkirk Council at Seabegs. The plan is to improve the drainage / access under the canal from the towpath, and to improve the route in from the housing estate through the wood that the Council started a couple of years ago.

#### Heritage Directorate

Having considered the master plan, note that it does not refer to the fact that land to the north of the walled garden is part of a scheduled monument, SM2210 Antonine Wall and fortlet, east of Kinneil House. This has both cost and consent implications for any works which provide new access through the northern part of the garden, or which require drainage out or services in through this area. At present, the proposals show the surface water drainage being dealt with through a reopened NW gate, and paths to access this gate are also assumed, so this issue should be considered in the description and costing.

#### Conservation – Landscape Manager

1. Drainage (rain gardens). The location SUDS appears to be immediately adjacent to historic walling, the bottom half of which from memory has a retaining element. Potential detrimental effect on the long term stability of the wall caused by the SUDS at this location. Similarly location of SUDS immediately adjacent to cottages (and east wall), would not be a preferred location. In addition a filter drain with perforated pipe is shown immediately adjacent to the north wall. The drainage report states that the SUDS must 'not undermine the support for the surrounding wall', but goes into no further detail of how this will be achieved in relation to the proposed locations for the SUDS, and counter intuitive to the proposals indicated. There was a note on 12 in relation to access across the proposed SUDS area for deliveries to the private cottages, it's not clear how this might be achieved.

In addition an outflow is proposed through the 17<sup>th</sup> Century walling, along the line of the Antonine Wall, through the adjacent ancient woodland and into Gil Burn to the west. The indicative plan indicates that the outlet will be located in the banking to the west of James Watt's Cottage and immediately below the Cat A footbridge. The impact of potential excavations on the existing structures and trees will need to be assessed.

2. It is apparent that further investigations are required on the site in relation to provision of toilet facilities, which may in turn drive other aspirations for the site such as cafes etc.. This was not investigated as part of the drainage report, which focused on surface run off only. Only dry toilets were mentioned.
3. There is a note on P11 in relation to a limit on the height of the buildings recommended to be no more than 3m along the extent of the main avenue route. We would support this.
4. Within the appendix there is a small section of historical context based on mapping and aerial photography of the spatial arrangement of the garden only, no mention of any 17<sup>th</sup> century arrangement or research. There is no information on historical features such as 17<sup>th</sup> century walling, curtilage of the 18<sup>th</sup> C Duchess Anne Cottages, or potential archaeology (AW). The historic context of the walled garden could be an opportunity for project activity and to help inform new development.

#### **Recommended Council Response**

##### Rediscovering the Antonine Wall Project - World Heritage Team

The Walled Garden masterplan delivery is unlikely to be far enough progressed within the Antonine Wall (AW) project timescales. AW project team should therefore discuss project delivery separately with STS and find a solution that works within the existing lease area, or can be moved to the proposed new public space/gardens area identified in the masterplan at such time as this is developed.

##### Heritage Directorate

The Antonine Wall World Heritage site status is referenced within the masterplan document and it is understood that any proposed works in the vicinity of the north boundary wall, including access improvements will require further discussion with HES and will require Listed Building Consent and Scheduled Monument Consent. We will however, revisit the wording within the Walled Garden masterplan and modify text to ensure the Ancient Monument is correctly and adequately referenced.

##### Conservation – Landscape Manager

1. Drainage: We will carry out further investigation and detailed design works prior to finalising drainage proposals.
2. Sewage: Site utility issues are recognised and will need to be investigated and resolved as part of detailed design done in advance of submission of planning applications for individual parts of the masterplan.
3. Noted.
4. Noted.

**We'll do**

Falkirk Council will liaise with STS and HES regarding their proposals. This will ensure future Walled Garden masterplan delivery accommodates Antonine Wall related project(s) that have been delivered within the walled garden.

Further discussion with HES and Falkirk Council Development Management will be required as proposals for any new paths connecting to the pedestrian entrances are developed.

We will carry out detailed investigation work to produce firm proposals for drainage and sewage requirements for the site as a priority action in seeking to deliver the Walled Garden masterplan.

We will amend the Walled Garden Masterplan to ensure the "SM2210 Antonine Wall and fortlet, east of Kinneil House" Scheduled Ancient Monument is correctly and adequately referenced.

**Respondent 25 – Private Individual**

**You said**

I'm emailing to show support for the continuation of Sustainable Thinking Scotland's project, based at Kinneil Walled Garden. Over the last year and a half, food poverty has been highlighted as a growing concern across our Forth Valley communities. The work carried out by both Steven and Sean has been pivotal in allowing people to access local, healthy, and nutritious food.

This project has been a lifeline for communities and I firmly believe that this is exactly the type of work Councils and Governments should be investing in. Sustainable Thinking Scotland has been a long-standing partner of Forth Environment Link's and we're looking forward to working with Steven and Sean on the development of local climate action plans for Bo'ness.

I would like to wish Steve and Sean all the best with their project developments and I hope that food production and climate action remain at the heart of Sustainable Thinking Scotland's aims. I will end simply by saying that we need more of these projects in our communities, not LESS!

**Recommended Council Response**

Noted and thank you for taking the time to look at the proposals.

**We'll do**

Following approval of the plans by Falkirk Council's Executive, we will work with partners interested in helping deliver the vision for the site.

## Respondent 26 – Rainbow Women’s Muslim Group

### You said

We have started working with Steven in Bo’ness. He offered us fresh fruit and veg and we will help distribute it to people in need in the Falkirk area. Just wanted to say thank you so much for providing this site for the community. It is going to help so many people. Your help is much appreciated.

### Recommended Council Response

Noted and thank you for taking the time to look at the proposals.

### We’ll do

Following approval of the plans by Falkirk Council's Executive, we will work with partners interested in helping deliver the vision for the site.

## Respondent 27 – Private Individual

### You said

The positive social & economic impact that the project has had in the area has been astounding for something that essentially came from nothing. The work the guys at the farm & project have put in and the results they've gotten thus far have been truly brilliant.

The value in what they're doing is incredible given the current socio-economic climate which sadly, predates the issues presented by the covid19 outbreak. All throughout this, foodbanks were required to keep running & Sustainable Thinking Scotland C.I.C have strived to provide for them as the need sadly grew throughout the pandemic. Along with this the use of the land truly reflects great aspects of the history of the Kinneil site, given the walled gardens historic use of a food growing plot & the Hamilton family's history of what would now be considered "philanthropy"

Given their developments in biochar also aiding the carbon clamp down that we all face in our daily lives & the scope for a lot of supported development in this field that could allow the local area to be associated with being at the forefront of biochar research, accompanied with the continued cooperation and shared resource of Scottish Universities and their appropriate departments could be a great asset to the walled garden, kinneil estate and the greater area.

Given all this, I cannot think of a more suitable project and use of the walled garden than to continue and develop the Foodbank farm, community hub & biochar projects that Sustainable Thinking Scotland C.I.C dedicate their lives to.

### Recommended Council Response

Noted and thank you for taking the time to look at the proposals.

### We’ll do

Following approval of the plans by Falkirk Council's Executive, we will work with partners interested in helping deliver the vision for the site.



## Respondent 28 – The Friends of Kinneil

### You said

#### General comments

1. The new concept of the 'spatial framework' for the walled garden represents some sensible, practical and positive progress. It is good that the Council is committed to the future of the walled garden and is planning for investment in its repair, infrastructure and maintenance.

On the other hand, our overall position remains as it was in our response of December 2019 to the previous consultation, a copy of which is provided again for ease of reference.

2. The proposals outline an isolated framework plan for the walled garden without setting it in a context of a larger Council masterplan or vision for Kinneil as a whole, of the overall heritage significance of the place, of its substantial unrealised potential as a public visitor attraction, and of its scope to create employment and to boost the local economy and tourism.
3. We refer also to our open letter to the press in March this year, and to the forthcoming 2022 Centenary of Kinneil as a publicly-owned heritage asset: <https://kinneil.org/2021/03/26/future-plans-for-kinneil-letter-to-press/> – to which the Council (and Historic Environment Scotland (HES)) have given no response.
4. The previous consultation presented ideas and discussion about the right location for a visitor centre, or a possible training centre. In our response we imagined some further development ideas of our own. The latest consultation disappointingly appears to play down any such ideas or discussion, or at least puts them, yet again, into long grass – and as above therefore also appears to reflect the current lack of clarity about the overall Council (and HES) vision or investment plan, for Kinneil as a whole. We hope that this attitude may change soon given the Council's stated new commitment to transformation at Kinneil, within the Council's Strategic Property Review.
5. The consultation documents repeatedly refer to 'community' uses in the walled garden, and indeed the project aim is stated to be 'to provide a coherent, legible and adaptable space for the local community'. Whilst laudable in many ways, we have to question whether this should be the right or sufficient expression of the over-arching goal. As we said in our previous response, this does not reflect the aspiration for Kinneil also, or mainly, as a place geared towards visitors (benefiting the community too, economically and with employment). What is the Council's economic development plan specifically for Bo'ness, and what more could be done, working with the Railway and other attractions and businesses, to promote Bo'ness and Kinneil as full-day tourism destinations, and how could the plans for the walled garden, Kinneil Estate as a whole, and the Foreshore, all join up with such a strategy?
6. The documents also repeatedly seem to imply that it is up to the 'community' – the inference is that this means unpaid volunteers – to provide any activities, 'community spaces', 'clubs', community enterprises, a 'bike hub', a 'community café' and/or visitor offer in the walled garden. The public owner of the massive heritage asset which is Kinneil – the Council – and the other major public body responsible for Kinneil – HES – should between them be leading, investing (having helped to pursue and facilitate all possible sources of major funding) and overseeing attractive facilities, activities and events; creating jobs and a commercial and

economic return to the local area, just as is done at other comparable or lesser sites by the same bodies, or by other commercially-minded owners of significant historic estates.

Other historic attractions would not be presented by their owners with a primary aim of being ‘spaces for the local community’. Would Blackness Castle, or Callendar Estate, or Dalkeith Country Park, or Newhailes House and Garden, for example, ever be described in that way? Of course we do not wish to diminish or deny the community value or uses of Kinneil Estate, but continue to question why there is not more ambition and responsibility for investing at Kinneil with a larger aim too. The Council identified this ambition as long ago as the 1980s, and its more recent Open Space Strategy recognises Kinneil’s regional and national significance – yet some official documents continue to give the impression of belittling its assets and suggesting they are somehow only of local community interest.

7. The consultation documents generally understate the outstanding history and heritage surrounding the walled garden, including an interesting section of the World Heritage Site. The proposals do not refer enough to, or make enough of, the centuries of history – including gardening heritage; nor seem to connect the walled garden to Kinneil House and Museum, or the James Watt Cottage just yards away, in any strong way – reflecting the overall issue above that the plans are presented in isolation, as if the walled garden is in a bubble or silo of its own, and without a bigger picture. We appreciate that WSP’s brief was no doubt limited to providing a mainly functional and technical approach for the walled garden alone.

#### **Spatial framework and site services**

8. The broad framework design, and the technical sections covering required structure alterations, site services, and pedestrian entrances appear sensible and practical.
9. However, the framework concept as a whole is marred by a major element of uncertainty, namely the future of the main large greenhouse. The current status of any prospective tenancy there is unclear. That greenhouse is now very unsightly from the North side, Museum and House.

Its use as a growing operation for bedding plants for parks across the Council area, and for the town during its amazing annual festival (the Bo’ness Fair) was highly valued and is much missed by people. If it were to be leased to another tenant, we suggest that this should only be done for a use which is consistent with both the new walled garden objectives/concept and with an overall vision of Kinneil Estate as a place, and one which is open to full public scrutiny and approval; and if no such leaseholder can be identified, then the site of the greenhouse, with stunning views, may clearly be the best place for a more ambitious and exciting new building/venue of some kind, and as outlined in our previous response.

This all suggests that progressing the walled garden plan further before also deciding the future of this main building within it, would be like ‘putting the cart before the horse’, or like designing the outer casing of a machine before knowing what the nature or internal workings of the machine inside actually are. Alternative options for the greenhouse part of the site could have significant ramifications for the rest of the plans. Strategically, an ancillary site plan should surely follow a plan for its main building, and not be decided beforehand. Then this also links to previous points – that within Kinneil Estate as a whole, the centrepiece building is the house, for which there is still no clear future strategy or plan, from which all else would follow.

10. Pending decisions and solutions, we support STS Scotland making such good and very productive use of the site – it was great to see this at first hand again yesterday.

#### **Specific points**

- Regarding car parking, as stated before we suggest that the best solution would be to expand and develop the woodland car parking to the South of the walled garden.
- On the garden (North-West) area, who do the proposals envisage will create and manage the garden? As at other attractions of comparable scale and significance, and in line with our other comments, this should be led by the estate/house operators/managers, possibly supported by volunteers – but not be completely left to ‘the community’, i.e. unpaid volunteers, to have to organise and lead. At Blackness Castle, we have personally witnessed Historic Environment Scotland leading a professional garden design and planting plan, then recruiting teams of volunteers to assist but with their oversight. Why is Kinneil treated differently, which is much larger; more historically significant including its role at the forefront of Scottish garden design and horticultural practice from the 16th to 18th Centuries; attached to a substantial centre of population which is 100x greater; and with a far higher social and community value as evidenced in the new report by Liz Robson of Stirling University (see <https://wrestlingsocialvalue.org/2021/06/07/new-toolkit/>)?
- We query why new toilets should only be a longer-term aspiration. Public toilets are essential and urgently-needed facilities to enable all other uses of the estate, and the ideas for the walled garden. The existing provision of one toilet in the Museum is not adequate. We previously gave the example of all the welcome Junior Bike Club users and families, visiting outwith Museum opening hours.
- Reference is made to the vacant cottage (No 6). It seems incomprehensible that the Council has allowed this to lie vacant for so many years. As in our previous response, we suggest it should have renewed residential use. Consideration should be given to all the property assets in and around the estate so as to give the optimal return and perhaps generate funds for improving the House, Museum and estate as a whole, and for securing their future as public heritage assets.
- Ongoing repairs and improvements to the walls of the walled garden are welcomed as they were overdue. Other neglected and collapsing walls in the estate need attention. The North wall of the orchard, for example, has been in an unsightly, unsafe and deteriorating state for months. The new gates by Ratho Forge are very fine and striking, demonstrating excellent traditional craftsmanship, and will be appreciated for years to come – in keeping with what Kinneil should be. We hope that these comments will be useful and fed in to the Council’s thinking. We should of course be happy to discuss anything further in this response, and to continue to be involved in next steps. We shall consider publishing this response on our web site and also intend to continue to discuss the future of Kinneil generally with our new group of MSPs

#### **Recommended Council Response**

##### General Comments:

1. Noted.

2. There is an existing Masterplan for Kinneil Estate which was approved in March 2015. The Walled Garden plan is intended to complement this, delivering opportunities as expressed in the approved Kinneil Estate Masterplan, and focussing on potential uses for the walled garden. The Estate Masterplan runs from 2015 - 2025, and whilst there is potential for this to be reviewed at some stage in the future, there are no immediate plans to do this.
3. Noted.
4. A Visitor Centre within the walled garden is not currently proposed. The Walled Garden masterplan presents an achievable vision for the site.
5. Previous consultation feedback favoured a number of community uses for the site, which the Walled Garden masterplan has tried to accommodate. The plan is deliberately flexible to account for changes and offer opportunities for other uses to be brought forward by relevant parties.

There is no specific economic plan for Bo'ness, and preparation of an economic development strategy for Bo'ness is outwith the scope of the Kinneil Walled Garden master-planning exercise. Falkirk Council's economic and tourism strategies are for the whole Falkirk Council area with a current focus on a Covid Economic Recovery Plan until 2022/23. At this point the economic and tourism strategies will be reviewed and renewed. This work will focus on Community Wellbeing and tie in with the Community Planning Partnership Falkirk Plan, Locality Plans and Place Plans in due course.

6. This point raises a number of important issues about the appropriateness of the current vision for the wider Kinneil Estate however, this report's scope is restricted to considering the appropriate future use of the Walled Garden. Falkirk Council believes that the Walled Garden offers the greatest social, environmental and community wellbeing benefit as a community space and recommend it is promoted as such.
7. WSP were asked to prepare a vision for the walled garden (Walled Garden masterplan):
  - The ideas and views collected during the Walled Garden consultation exercise were to be developed into an achievable masterplan for the site so that Falkirk Council can begin working with partners to turn the ambitions for the space into a dynamic, viable reality.
  - Working with Falkirk Council and key stakeholders, WSP were asked to show, spatially, how the proposed uses for the site would work together within the Walled Garden space.
  - The Masterplan identifies key constraints and opportunities, as well as priority actions to make the project happen.
  - A draft budget was also prepared detailing site development and infrastructure costs for delivering the masterplan.

Spatial framework and site services:

8. Noted.
9. Noted. The Walled Garden masterplan is deliberately flexible to account for changing needs and aspirations of current and future site tenants. An early decision on use of the glasshouse space would be welcomed to help focus priorities and proposals for how the rest of the Walled Garden site is developed and used.

10. Noted. Falkirk Council and Sustainable Thinking Scotland have an extant contractual lease agreement. Falkirk Council values and supports the work done by STS and its volunteers, both at the walled garden and in the communities beyond. STS food growing and biochar activities are a preferred use for the site as identified in previous consultation exercises. This has been backed up by support received for STS during this consultation exercise. STS projects deliver key elements of the proposed vision for how the walled garden can be used in the future and Falkirk Council is keen to work with partners such as STS who are interested in helping deliver the aspirations of the Walled Garden masterplan.

Specific points:

- Detailed design issues and any future use changes can be resolved at the appropriate stage of the planning process.
- Car parking – noted. The approved Kinneil Estate Masterplan which runs until 2025 includes an opportunity to improve car parking within the wider estate.
- Creation and management of proposed garden – noted. Falkirk Council will create and maintain the proposed garden space(s) as part of the Masterplan enabling works, allowing opportunities for supplementary maintenance by volunteers should there be interest.
- Public toilets – noted. Opportunities and potential development of toilet facilities will be informed by further investigation works to sewage and site drainage.
- Vacant cottage – noted. As stated in the Walled Garden masterplan, 6 Duchess Anne Cottage is currently vacant and offers potential opportunities for community, commercial or residential use in the long term. Any public or commercial uses for the cottage would have to carefully consider the interface with the adjoining private residents.
- Wall repairs and new gates – noted. The north wall of the orchard is being investigated by HES. We will pass your positive comments about the new gates to Ratho Byres Forge.

**We'll do**

Following approval of the plans by Falkirk Council's Executive, we will work with partners interested in helping deliver the vision for the site

## Respondent 29 – Private Individual

### You said

I attach my comments about the walled garden proposals.

1. a) It seems to me that all the ideas hinge on one main problem – no mains sewage. We have had “overflow” issues in the past. Not a pleasant event.  
  
b) Disabled access is a given necessity by law so it is nice to see some work on disabled toilet although it seems to be used by leaseholder and helpers. Not acceptable to disabled persons.
2. My wife and I have been here over 40 years and in that time have lost deer, badger and some fox. I would like to still be able to enjoy our hedgehog, toad and some rare visitors such as tree creeper. We have regular daily visits from woodpecker, nut hatch, longtails and the rest of family. Also chaffinch, goldfinch and occasional bullfinch. Greatly increasing footfall will affect population badly.
3. The estate in general has not been maintained so spending money on a postage stamp area of 1Ha in a 50 acre estate does not make sense to me when we cannot afford to maintain fences, ditches, seats and reasonable grass cutting, paths, gates and associated structures.
4. I do not know many people who have lived with dry toilets but I have, including installation and no matter which system is used, maintenance is required and periodic re-siting. Usage of such facilities is likely to cause problems for modern population and I don't consider the resident multitasking operator to have necessary qualification.
5. My final thought is at 88 years of age I hope I am dead and gone before transformation takes place.

### Recommended Council Response

1. a) Site utility issues, such as sewage will need to be investigated and resolved as part of detailed design done in advance of submission of planning applications for individual parts of the masterplan.  
  
b) Noted.
2. Specific proposals detailed in the Walled Garden masterplan aim to improve biodiversity within the site. For example development of rain gardens and public open space/garden areas will be designed to enhance the site's biodiversity value.
3. We have a ring-fenced capital budget for improving the walled garden.
4. Detailed design for sewage and drainage will inform decisions about site facilities such as toilets.
5. We hope to work positively with partners and stakeholders, including local residents

to address concerns raised and to realise the collective vision for the walled garden. We hope you will reconsider and join us on this journey to bring new life and vitality to Kinneil Walled Garden.

**We'll do**

We will work with partners to realise the collective vision as set out in the Walled Garden Masterplan following approval by Falkirk Council's Executive.

Partners will continue working together with key stakeholders, including the local community to explore options for further improving the wider Kinneil Estate.