

KINNEIL ESTATE MASTERPLAN

2026 - 2036 (draft)



FALKIRK COUNCIL



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1. INTRODUCTION



1.1 Background

Kinneil Estate is one of 14 key open space assets and one of 7 high profile parks in the Falkirk Council area. The Estate is located on the western edge of Bo'ness and is highly valued by the local community. It also attracts visitors from out with the local area who wish to explore the sites rich history, parkland and woodlands, or enjoy one of the regular events hosted there.

It is one of four park facilities that were previously managed by Falkirk Community Trust, and which came back under the responsibility of Falkirk Council on 1st April 2022.

A park masterplan's purpose is to provide a long-term vision and guide for park development, management, and maintenance. It outlines how a park will evolve over time, ensuring it meets community needs and supports recreational activities. It helps identify and prioritise community needs and park resources, guiding decision-making on improvements and enhancements.

Kinneil Estate has benefited from several positive interventions over the lifespan of the 2015 – 2025 masterplan that have contributed to improving the visitor offer. However, to deliver a shared vision, ongoing partnership working is required by all stakeholders to meet current and future challenges.

This masterplan sets out the steps required over the next ten years (2026 – 2036) for the management and future development of Kinneil Estate. It will guide the design of strategic projects which:

- package opportunities and aspirations into discrete funder friendly packages;
- identify feasible sources of funding (the masterplan does not currently hold any funding);
- adhere to site-specific principles for development;
- provide the appropriate physical environments to support strong communities;
- support a rich and pleasurable quality of life for inhabitants and visitors;
- connect people and places by providing ease of movement within, and through, developments; and
- create places of distinction and enduring quality.

The financial, governance, strategic and policy context in which the Estate operates has changed significantly since 2015. As such, the 2026 – 2036 Masterplan needs to reflect these changes and the challenges they present to delivery of its vision over the next 10 years.

1.2 Site Description

1.2.1 Location and Setting

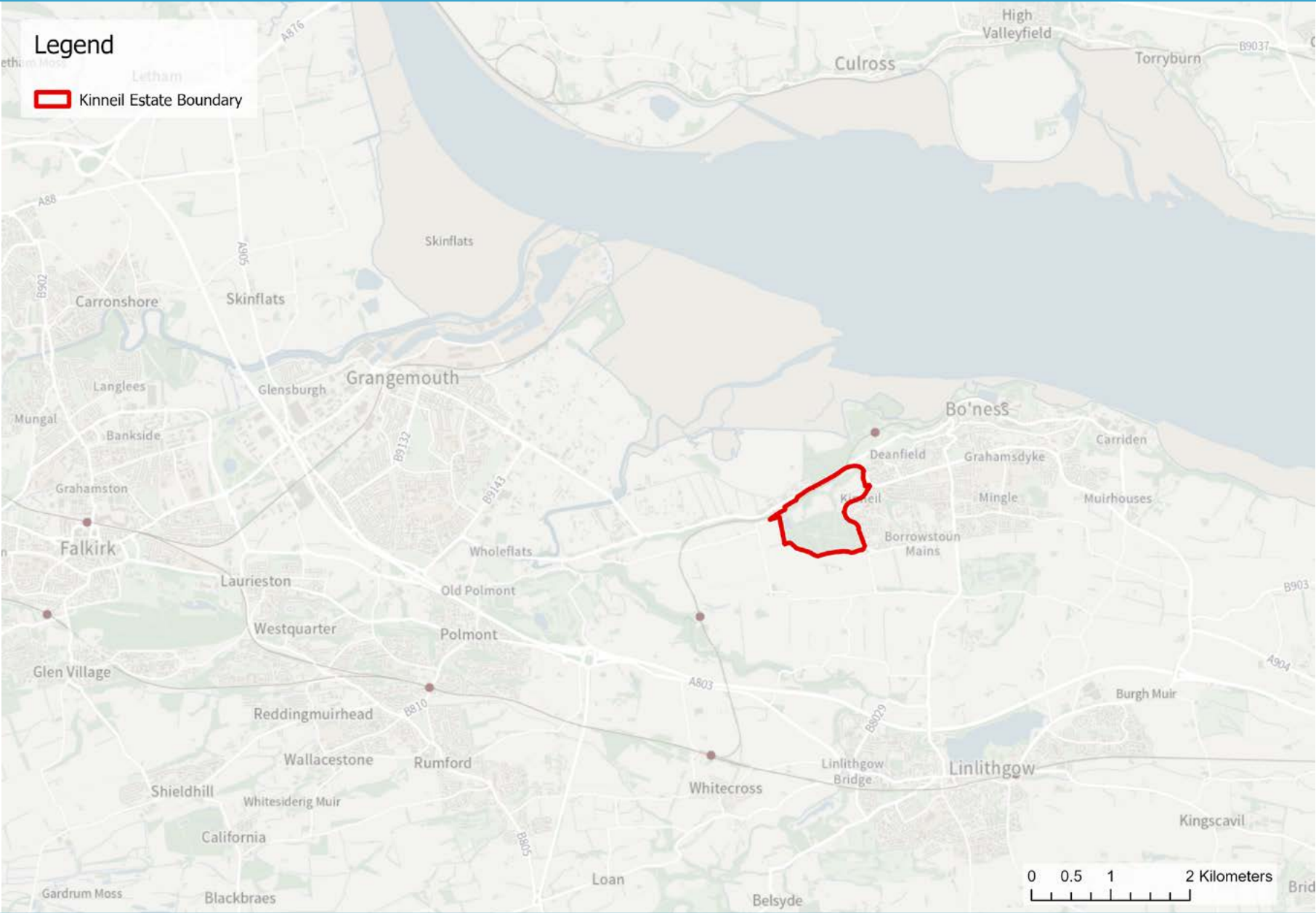
Kinneil Estate lies to the western edge of Bo'ness, occupying a section of the scarp slope above the Forth Estuary foreshore, and part of the gently sloping plateau above the escarpment. The residential areas of Kinneil and Castleloan lie immediately to the east, with Bo'ness town centre approximately 1.5 km from the estate. Grangemouth is located 4 km to the west and Linlithgow 4km to the southeast in West Lothian (see location map below).

The A904 Bo'ness to Grangemouth Road lies to the north, with its southward turn forming a short stretch of the Estate's north-east boundary. Provost and Crawfield Roads form the remainder of the eastern boundary. The Bo'ness and Kinneil Railway line also takes up much of the northern boundary. Agricultural land lies to the south and west of the Estate, and largely industrial land lies to the north along the foreshore, although this abuts the Kinneil Foreshore Local Nature Reserve, also to the north.

The estate forms part of the Frontiers of the Roman Empire (Antonine Wall) and is bisected by the John Muir Way. It covers 76 hectares and includes 55 ha of woodland habitat (with 40 ha in a southern, largely coniferous woodland and 15 ha in a northern escarpment section). The remaining land is largely amenity grassland/meadow and curtilage associated with the buildings. There are also two artificial ponds. The open area east of Kinneil House contains a range of parkland trees laid out in avenues and other patterns, including a narrow strip of amenity woodland by the public road, while the area to the west is largely grassland/meadow with patches of poor-quality scrub and young woodland on its margins.



Location Map



The current layout of the site largely reflects that of the original designed landscape created as a setting to Kinneil House. Much of the path network that is enjoyed by visitors to the Estate today is a tangible remnant of that time.

1.2.2 Ownership

Robert the Bruce granted the lands that now form Kinneil Estate to Walter Fitz Gilbert, an ancestor of the Hamilton family in 1323, and the Dukes of Hamilton owned the estate until 1922 when Bo'ness Town Council purchased the property to form a Public Park. Falkirk Council took over ownership in 1975. The Estate was leased to, and managed by, Falkirk Community Trust (FCT) between 2011 – 2022. However, the site transferred back to Falkirk Council when FCT ceased to operate.

Kinneil House is owned by the Council, but it is under Historic Environment Scotland guardianship; it is A-listed and a Scheduled Ancient Monument. There are also several privately owned residential properties within the estate and a large part of the walled garden is occupied by Community Interest Company - Sustainable Thinking Scotland.

The range and variety of assets and ownership / leasehold / management responsibilities make for a complex management regime.



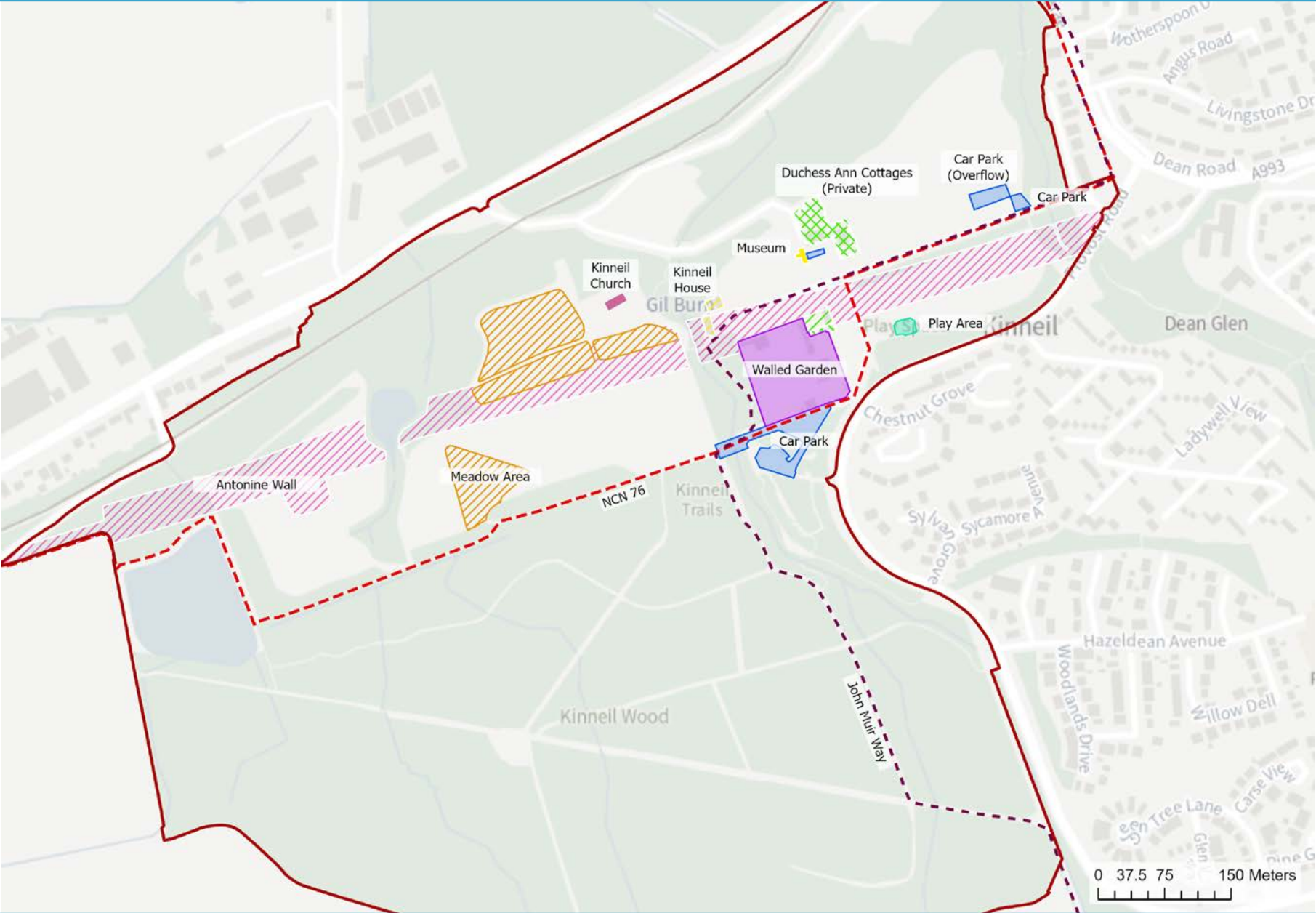
1.2.3 Facilities/assets

Due to the site's location, size, history and past management, Kinneil Estate contains several facilities and assets that attract local as well as national and international visitors. A list of the key assets is listed below:

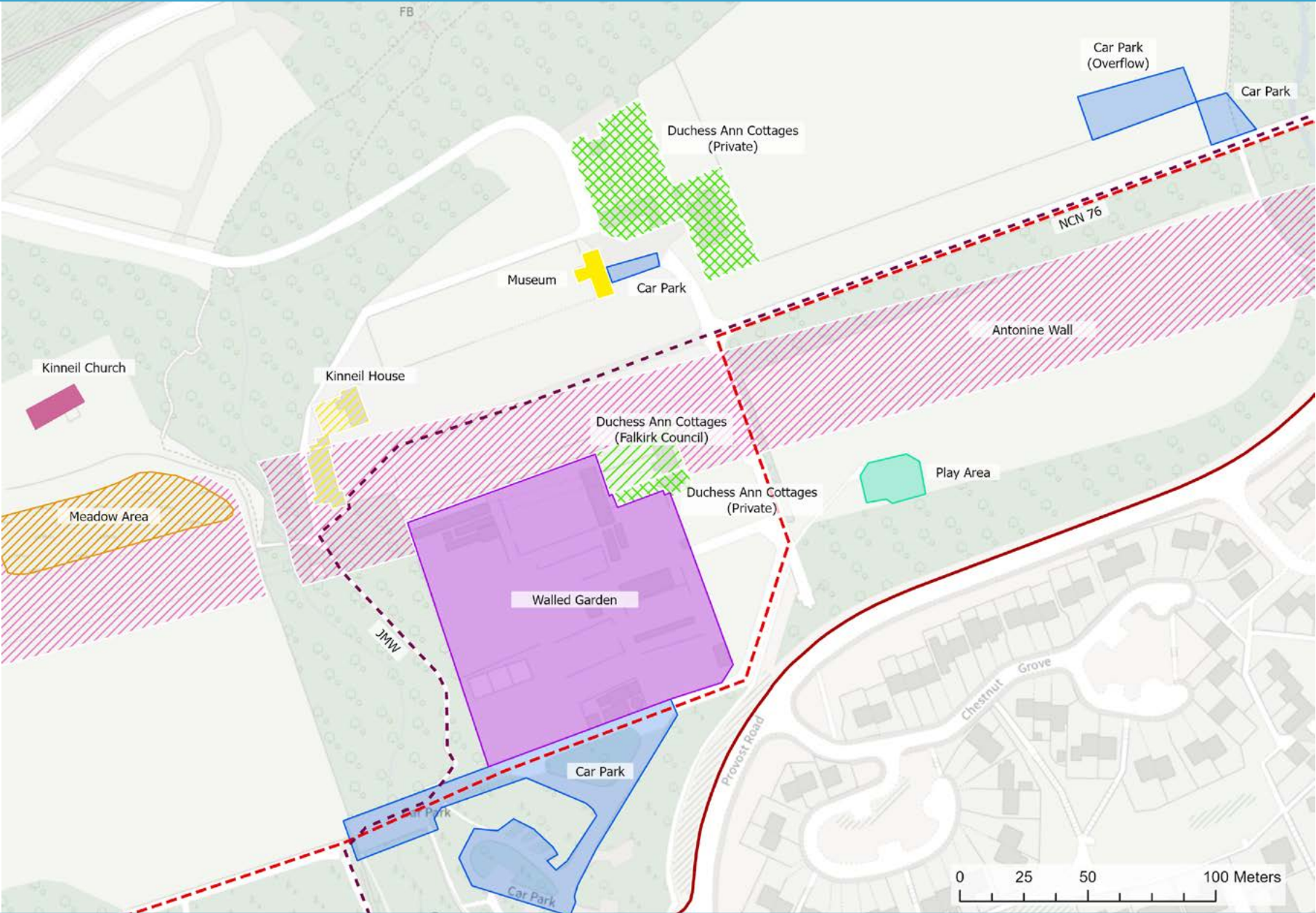
- Kinneil House
- Coach House/Kinneil Museum
- Duchess Anne Cottages
- Walled garden
- Kinneil Church
- Play area
- Antonine Wall/World Heritage Site (including a fortlet)
- Orchards (2 no.).
- Meadow areas
- Conifer and Broadleaf Woodland
- Curling pond
- Ponds
- Car parks (3 no. plus an overflow)
- Path network (Including John Muir Way and National Cycling Network Route 76)
- Listed structures/Buildings – several
- Interpretation/sculptures
 - Antonine Wall
 - Interpretation boards
 - Hidden Heritage Trail
 - Online resources
 - Kinneil House
 - Museum



Facilities / Assets Map



Facilities / Assets Map



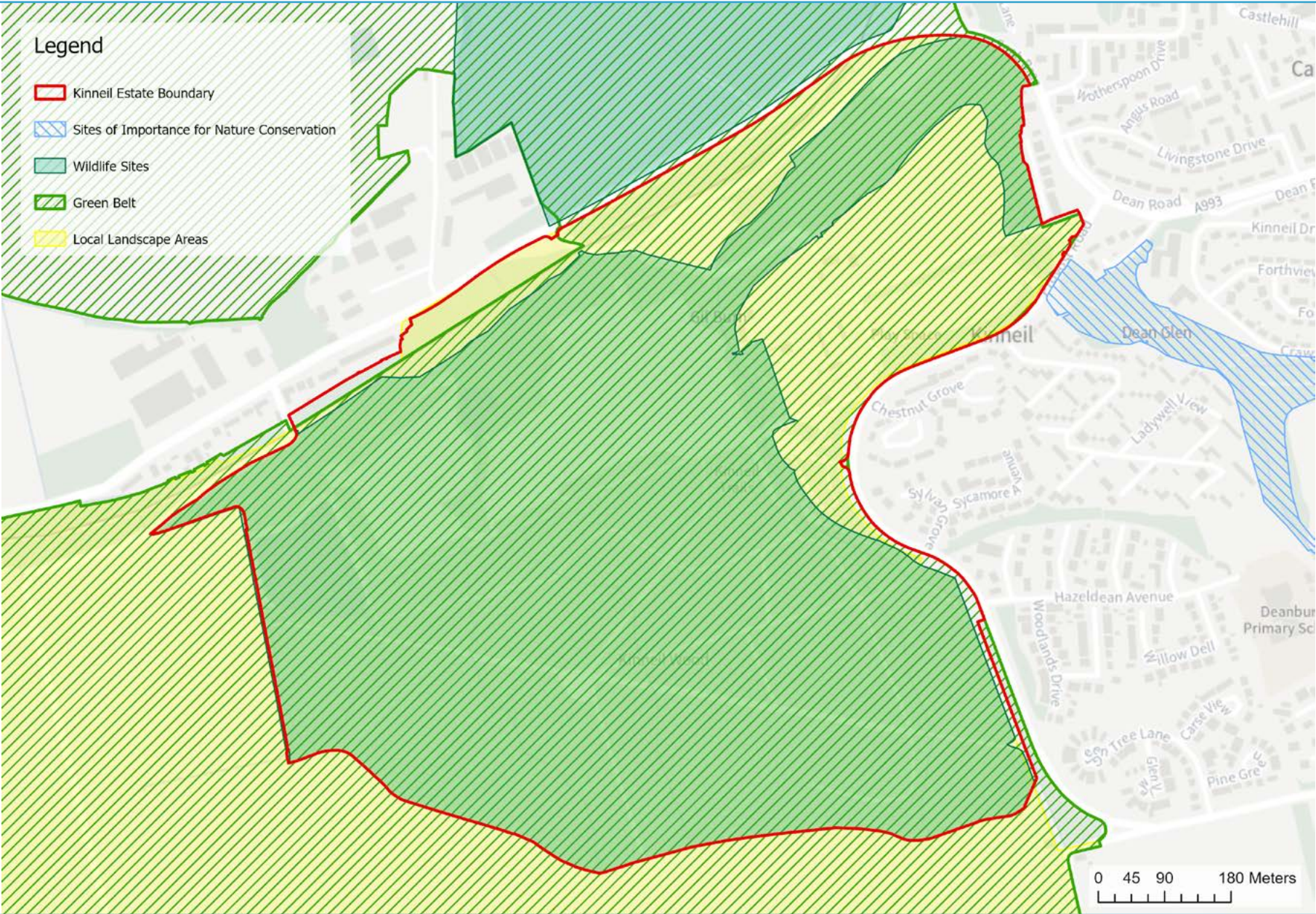
1.2.4 Constraints & Designations

The following constraints and designations are present within the Estate and require due consideration in development of management objectives for the site:

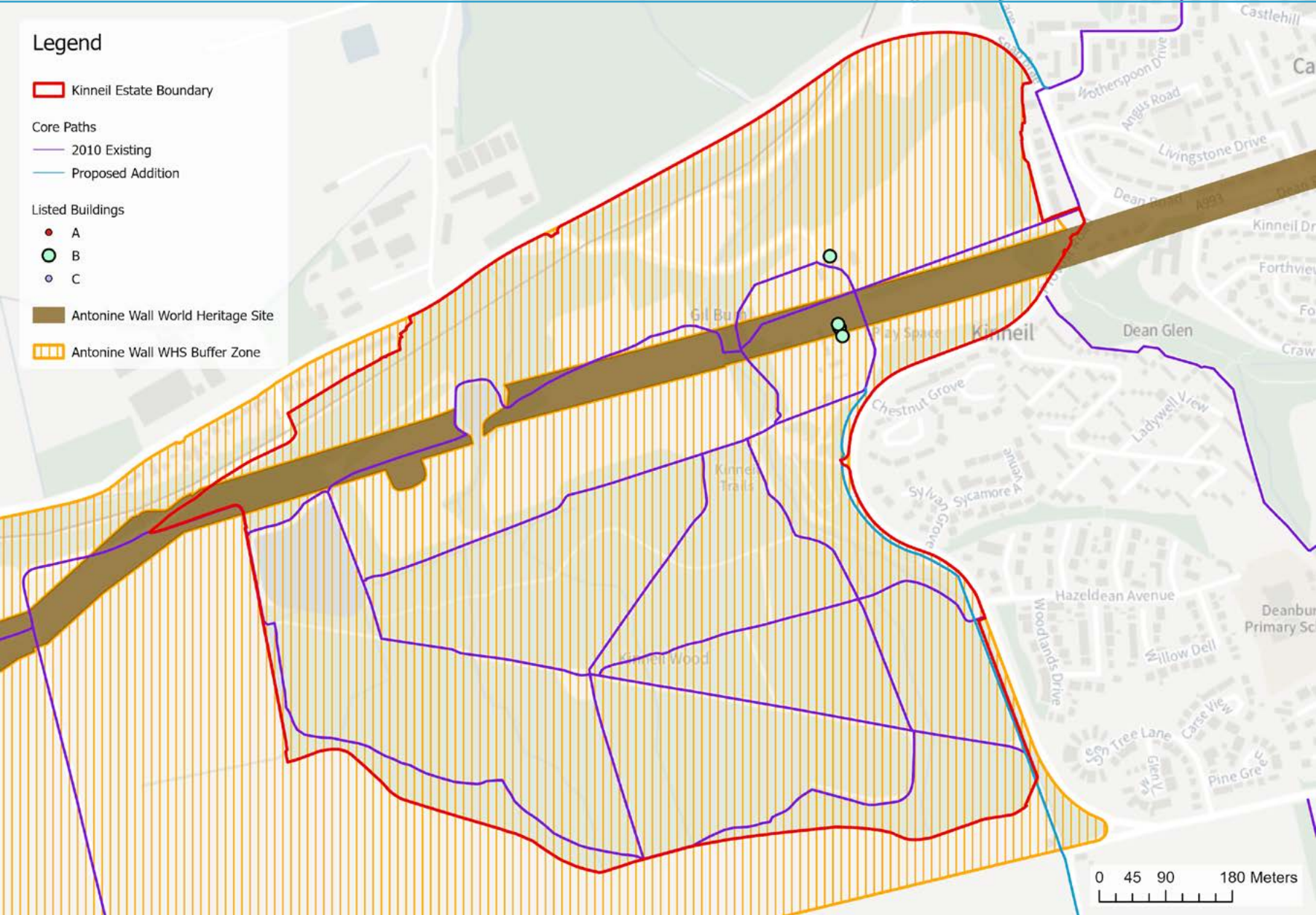
- Antonine Wall Scheduled Monument
- Antonine Wall World Heritage Site
- Antonine Wall World Heritage Site Buffer Zone
- Listed Buildings - Category A, B and C
- Green Belt
- Local Landscape Area
- Non-inventory Designed Landscape
- Local Nature Conservation Site (LNCS)
- Wildlife Site
- Core Paths (various)



Constraints & Designations Map - Nature



Constraints & Designations Map - Historic



1.2.5 Habitat/Ecological Assessment

A 'Preliminary Site Appraisal' and 'Phase 1 Habitat Survey' has been conducted for Kinneil Estate by Green Action Trust on behalf of Falkirk Council (see Appendix 1 - Habitat Survey Report for detailed information).

The appraisal notes that the Estate is a Local Nature Conservation Site (LNCS) with several habitat types, species and features present of 'Local' and 'National' importance. Mammals (bats/badgers) and amphibians (Common Toad/Common Frog) have been recorded that are protected under statutory legislation. There are also several UK Biodiversity Action Plan (BAP) and Local Biodiversity Action Plan (LBAP) species present.

The Estate is home to a wide variety of woodland bird species, and some wetland bird species. The survey also identified several moth and Butterfly species that are Scottish BAP and LBAP priority species.

The following 'Phase 1 Habitats' were identified:

Code	Habitat
A1.1.2	Broadleaved woodland - plantation
A1.2.2	Coniferous woodland - plantation
A1.3.1	Mixed woodland - semi-natural
A2.1	Scrub - dense/continuous
A2.2	Scrub - scattered
A3.1	Broadleaved Parkland/scattered trees
B2.2	Neutral grassland - semi-improved
B6	Poor semi-improved grassland
C1.1	Bracken - continuous
C3.1	Other tall herb and fern - ruderal
G1.2	Standing water - mesotrophic
J1.2	Cultivated/disturbed land - amenity grassland
J2.3.1	Hedge with trees - native species-rich
	Other linear habitat (holly along bank)

Several recommendations are noted within the appraisal that should be considered alongside other potential priorities (such as management of the curling pond for biodiversity value and water quality) for action within this masterplan.

1.3 Historical Context

The Estate tells the story of 5000 years of history and there is visible evidence of occupation from Mesolithic and Roman times to the present day in buildings (and ruins). A section of the Antonine Wall bisects the Estate, with the remains dating from 142 AD. The Wall was declared a World Heritage Site in 2008 and is part of the transnational Frontiers of the Roman Empire World Heritage Site.

Kinneil House was constructed in the 16th century and consequently heavily modified in the following century. While largely extant, and wind and watertight, much of the interior of the House has been gutted. The House is now managed by Historic Environment Scotland, and accessible to members of the public during advertised opening hours.

Kinneil was used as a base for James Watt's early works on steam engines, with a prototype steam engine cylinder being present just to the south of the House.

There are numerous buildings associated with the House, with the Coach House having been converted in recent years into Kinneil Museum. Kinneil Church predates Kinneil House and Estate, probably dating from the mid-12th century, and it is thought that there was a medieval village associated with the church, although no signs remain of any settlement. The church was largely destroyed by fire in 1745, but a gable wall and graveyard remain.

A deer park is shown to have existed according to Pont's 16th century map. A large dyke (or 'Ha-ha') running along the southern section of the woods indicates the old perimeter of this park.

Coal was mined from an early date at Kinneil and mines have been found to have been dug through the woods in a north to south line as collapsed bell pits in the form of craters have since been identified.

After the village fell out of use in the late 17th century, the area became a private estate. A large 5ft wall was built around the deer park and the policy woodlands enhanced with a range of tree species planted in great numbers and drainage improved. Areas to the west of Kinneil House were kept open by grazing animals. The OS Map 1830-1880s show numerous paths converging in the centre of the woods where kennels and an aviary are mentioned. Most of these paths remain in use today.

The pond to the northwest of the site is a relatively modern addition. It first appears in maps in the OS 1888-1915. Also, at the convergence of the paths in this map we can see the aviary and kennels have given way to the addition of a 'Keepers Lodge'

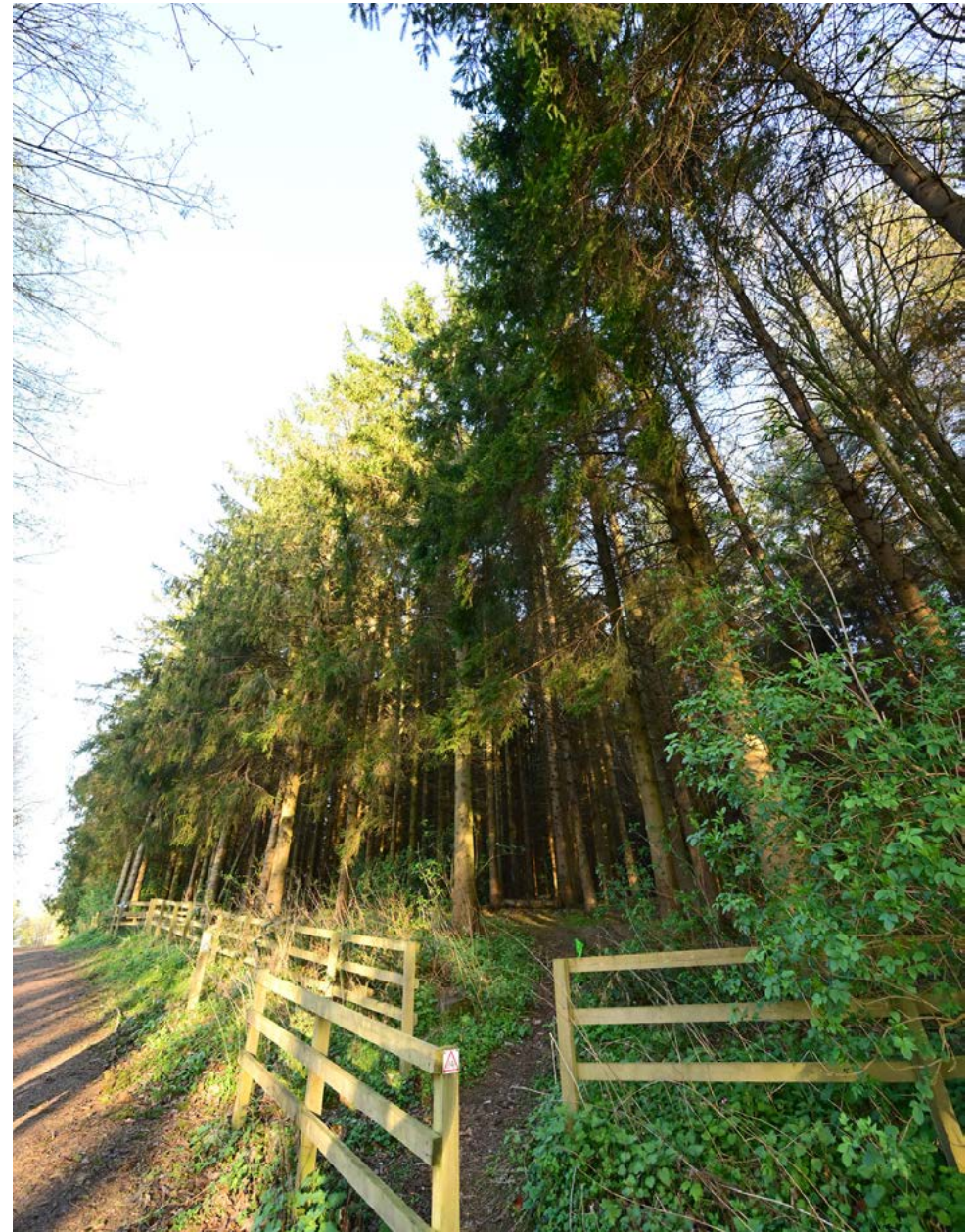
1.4 Policy/Strategic Context

There are several local, regional, and national policies/strategies that are relevant to the parks and greenspaces across the Falkirk area. They provide the overall context within which the parks are managed and developed and highlight the role that such assets can play in improving well-being as well as helping to address the twin climate and biodiversity emergencies.

A list of relevant local documents is provided below, and a summary of each given in Appendix 2.

- The Council Plan 2022-2027
- Local Development Plan
- Open Space Strategy
- Inspiring Active Lives - A Culture & Sports Strategy for Falkirk 2014-24
- Active travel Strategy
- Falkirk Area Tourism Strategy
- Local Biodiversity Action Plan
- Historic Environment Strategy
- Community Food Growing Strategy.

It should be noted that other documents relevant to the management of Kinneil Estate are in the process of being developed. These include Falkirk Council Culture and Events Strategies, a revised 'Frontiers of the Roman Empire World Heritage Site: The Antonine Wall Management Plan' and a Kinneil Estate Urban Woodland Management Plan (which will replace the now out of date Long Term Forest Plan for the site). A Boness Local Place Plan is also in development and should be taken into account to inform potential opportunities/projects where appropriate.



2. WHERE ARE WE NOW?



2.1 Masterplan 2015 – 2025 Review

The management plan developed by Falkirk Community Trust covering the period 2015-2025 set a clear vision for the management and development of the Estate, and identified several actions to help achieve its stated objectives, which were as follows.

Vison

‘An invigorated landscape brought to life by the imaginative interpretation of its history’.

Objectives:

- to respect the integrity of the place and its people.
- to implement best practice for greenspace and World Heritage Site management.
- to conserve the Estate’s natural and built heritage.
- to capitalise on the Estate’s location and connectivity.
- to improve orientation within and interpretation of the Estate.
- to improve and develop the Estate’s infrastructure.
- to inspire the community to enter into collaborative management of the site.

The objectives were underpinned by four themes (Protection, Conservation, Discovery and Growth), and several overarching principles which sought to ensure projects were delivered and managed appropriately.

Delivery of the Plan was guided by the Kinneil Estate Advisory Group, with membership drawn from key stakeholders with an involvement in the site.

It was envisaged that projects would, ‘...be self-selecting based on the lead organisation’s capacity (including funding) to deliver, and also on

the impact and consequences of delivery e.g. ongoing management and maintenance costs. The opportunities will be considered by the advisory group and the Trust against the thematic criteria, impact, funding opportunity, timescales and other relevant issues’.

It was also recognised that other opportunities not within the plan may well come forward, and that they should be assessed based on the themes and principles outlined above.

Monitoring and evaluation of the plan was to be undertaken by the Kinneil Estate Advisory Group, with partnership progress to be reported to stakeholders at regular intervals (see Appendix 3 for membership and role of the Advisory Group). Due to changes in staff over the period of the Plan, and the transfer of management responsibility from Falkirk Community Trust back to Falkirk Council, the available monitoring information is incomplete. However, with the help of Falkirk Council staff and other stakeholders, it has been possible to carry out an audit to ascertain progress against delivery.

The majority of the 2015 – 2020 actions were either fully or partially delivered, but some challenging/aspirational projects have not been completed. These included the proposed redevelopment of the unroofed part of Kinneil House, the associated development of the Coach House, development of the Northern Paddock and relocation of Kinneil Halt Railway Station.

Kinneil Museum has helped tell the story of both Boness and Kinneil Estate itself through the display of exhibits and interpretation boards, with the ground floor exhibition refreshed in 2015. The planned closure of the museum in March 2026 presents a challenge for the ongoing management and development for Kinneil Estate, and the 2026-2036 masterplan needs to consider how these challenges can be met.

A table summarising progress against delivery is provided below:

Establish regular meetings of Kinneil Estate Advisory Group.

Potential projects will require scrutiny regarding further consultation, impact, funding eligibility etc. and prioritised accordingly. An advisory group will be required to implement the masterplan and actions arising from it. The group should be made up of members from, inter alia, the Trust, Falkirk Council, interested agencies e.g. Historic Scotland, SNH and RSPB, and local community stakeholders e.g. Friends of Kinneil, Bo'ness Community Council. The advisory group will coordinate, facilitate and communicate between parties, prioritise actions and monitor the delivery of a management plan.

Partners

Falkirk Community Trust, Falkirk Council, Historic Scotland, Friends of Kinneil, RSPB, Bo'ness Community Council, Scottish Natural Heritage

Milestone/Output

Advisory Group established and preparing plans for delivery of masterplan by end of 2014.

Partially Delivered

Note

Advisory Group established and meeting on a semi-regular basis.

Implement Review Strategy

The advisory group will ensure that appropriate monitoring and evaluation is in place, that outputs contribute to local, regional and national objectives and are reported back to Falkirk Council.

Partners

Falkirk Community Trust, Falkirk Council, Historic Scotland, Friends of Kinneil, RSPB, Bo'ness Community Council, Scottish Natural Heritage

Milestone/Output

Partnership progress is reported to stakeholders quarterly; Positive contribution to Culture and Greenspace strategies.

Delivered

Note

Progress reported regularly and as required.

Deliver landscape-wide improvements under the Inner Forth Landscape Initiative.

A partnership programme developed to conserve, enhance and celebrate the landscape of the Inner Forth Estuary. It focusses on the River Forth and the land within a few miles of the river between Stirling and the Forth bridges. The scheme includes the estuary and inter-tidal zone, the floodplain, coastal margins and the settlements on both sides of the Forth, and Kinneil features as one of several nodes of activity.

Partners

Inner Forth Landscape Initiative, Falkirk Community Trust, Falkirk Council, Historic Scotland, Central Scotland Green Network, Friends of Kinneil

Milestone/Output

As 3a, b, c & d.

Delivered

Note

Inner Forth landscape Initiative successfully delivered - further information can be found at www.innerforthlandscape.co.uk/ifli-projects

Deliver Phase I of the Long Term Forest Plan.

The Plan will develop multi-purpose, structurally diverse woodlands, managed to deliver recreational, amenity and biodiversity benefits to the local community and visitors. The work will be carried out over 20 years in four phases.

Partners

Central Scotland Green Network, Falkirk Community Trust, Falkirk Council, Inner Forth Landscape Initiative

Milestone/Output

Clear windblown trees, selectively fell and replant with native broadleaves by March 2015; Carry out Phase I maintenance of above capital works through to 2019; Apply for funding for subsequent phases by 2019.

Partially Delivered

Note

Inner Forth landscape Initiative successfully delivered - www.innerforthlandscape.co.uk/ifli-legacy/kinneil-estate-woodland-reborn. Future phases not delivered due to funding shortfalls and need for certainty that replanting is affordable.

Consolidate Kinneil Church and record heritage

The remains of Kinneil Church are in poor repair. This project will consolidate the remains using appropriate methods and record historical features e.g. gravestones with the help of volunteers.

Partners

Falkirk Community Trust, Inner Forth Landscape Initiative, Falkirk Council, Historic Scotland, Friends of Kinneil

Milestone/Output

Kinneil Church consolidated and heritage recording complete by Oct 2014

Delivered

Note

Delivered as an Inner Forth landscape Initiative project - www.innerforthlandscape.co.uk/ifli-legacy/kinneil-estate-church

Upgrade three main vehicular access gateways and six pedestrian access gateways.

None of the existing vehicular and pedestrian gateways effectively promote the presence of the estate, and most are overgrown and unwelcoming. Both types of entrance require redesign and upgrading. Work will involve vegetation management, construction or repair of stone walls, resurfacing and signposting.

Partners

Inner Forth Landscape Initiative, Falkirk Community Trust, Falkirk Council, Historic Scotland

Milestone/Output

Tenders prepared, contractors appointed and three gateways improved between April 2015 – Dec 2015.

Delivered

Note

Delivered as an Inner Forth landscape Initiative project - www.innerforthlandscape.co.uk/ifli-legacy/kinneil-estate-woodland-wanders

Upgrade 2 km of path.

There is a high level of demand for functional and accessible recreational access routes within the estate, but also concerns about the current conditions of the paths. Following Phase I of the Forest Plan, 2 km of path intensively used for those capital works will be upgraded.

Develop Kinneil House as a visitor attraction.

The house should be developed as a core to interpretation carried out estate-wide, with the House concentrating on stories directly relating to the House: Scottish and art history, characters, steam power etc. The House would be developed as part of the wider interpretation of the estate by one of two methods: relocate Kinneil Museum to the House, or create an experience within the House whilst retaining the museum in its current location. For both options, the House will develop a unique selling point of interpretation within the void of the tower block. This will include interpretation space on the ground and first floors made accessible by a lift; walkways to provide access and circulation; roofing over the area adjacent to the Painted Rooms to interpret these rooms; managed access to the Painted Rooms to ensure their preservation; and changing projections which would deliver interpretation in addition to traditional printed means

Partners

Central Scotland Green Network Trust, Falkirk Community Trust, Inner Forth Landscape Initiative, Falkirk Council,

Milestone/Output

2 km of popular routes upgraded following Phase I of Forest Plan work to be done by Dec 2015;

Delivered

Note

Delivered as an Inner Forth landscape Initiative project - www.innerforthlandscape.co.uk/ifli-legacy/kinneil-estate-woodland-wanders

Partners

Falkirk Community Trust, Falkirk Council, Historic Scotland, Friends of Kinneil, Bo'ness Community Council

Milestone/Output

Achieve consensus on development and draft plans from steering group by Dec 2014; Submit funding bids by June 2015. When awarded grant, develop programme of development up to 2020.

Partially Delivered

Note

Full scope of vision not achievable within lifespan of this plan. Guided tours of House available Saturdays from 6 Apr to 28 Sept, 10am, 11am, 1pm, 2pm & 3pm. Rediscovering the Antonine Wall Exhibition also located in House. Introduction of STEP BACK INTO SCIENCE as part of FALKIRK SCIENCE FESTIVAL promoting the historic STEM related stories of the estate, including stone masonry, steam engine etc.

Develop Coach House

The museum could be relocated from its present location in the old coach house to Kinneil House. This will free up this building for alternative uses. However, this will be a long term opportunity, with investment and raising community awareness of the Museum in its' current location continuing. The future use of the building requires discussion and consultation with partners, and should also be considered in the light of potential uses for the vacant Duchess Anne Cottage

Partners

Falkirk Community Trust, Falkirk Council, Historic Scotland, Friends of Kinneil, Bo'ness Community Council

Milestone/Output

Achieve consensus on development and draft plans from steering group by Dec 2014; Submit funding bids by June 2015. When awarded grant, develop programme of development up to 2020.

Not Delivered

Note

Not delivered due to feasibility.

Develop Mountain Bike Trails

Mountain biking is very popular within the southern woods, with a series of established but informal trails. White Lady Mountain Biking, a local organisation which promotes mountain biking, works towards the development of formal, constructed and promoted trails within the estate. It is planned to develop 9 km of a range of trails in the southern woods, suitable for all ability levels and with links to other local projects and access infrastructure. The trail building will be in four phases, aligned with forest plan operations, with Phase I consisting of 500 m of new track to develop skills.

Partners

White Lady Mountain Biking, Falkirk Community Trust, Central Scotland Green Network, Falkirk Council, Bo'ness Community Council

Milestone/Output

Implement Phase I work by spring 2015.

Delivered

Note

Phase 1 work complete. White Lady Mountain Bike group no longer operational resulting in no additional formal trail development.

Deliver improved signage

There is limited good quality signage in the estate, with few markers to direct visitors. The estate needs to be promoted to a wider audience with particular aspects of the estate highlighted by standardised, branded signage, whilst at the same time keeping signage to a minimum.

Partners

Falkirk Community Trust, Falkirk Council, Historic Scotland, Friends of Kinneil

Milestone/Output

Steering group to agree on sign locations and type by Dec 2014; Submit funding bids by June 2015; Install signage by March 2016

Partially Delivered

Note

Some improved threshold signage/ notice boards have been delivered over the period of the management plan. However, Estate would still benefit from production of a full review of signage and delivery of recommended enhancements.

Deliver improved interpretation

A consultation carried out on Falkirk parks signage highlighted stakeholder aspirations for Kinneil Estate in terms of signage, interpretation and visitor movement. The consultation reinforces the need to promote the estate to a wider audience, to promote particular aspects of the estate, whilst keeping panels to a minimum. This project aims to improve interpretation throughout with ca. six new interpretation panels, possibly with QR technology, especially where little remains of particular assets e.g. James Watt Cottage and the fortlet

ACTION ID: 6A

Deliver Kinneil aspects of Antonine Wall Management Plan

The Antonine Wall Management Plan 2014-19 sets out the management of the World Heritage Site. The accompanying Interpretation Plan and Access Strategy sets out more specific proposals for Kinneil, including using the Fortlet as a site for an interpretive milestone, upgrading interpretation panels, improving road signposting and upgrading access. In addition to planning by the Antonine Wall network, the present redisplay of the ground floor under development in Kinneil Museum will include a feature on World Heritage

Partners

Falkirk Community Trust, Falkirk Council, Historic Scotland, Friends of Kinneil

Milestone/Output

Consult with stakeholders on location and content of interpretation panels by Dec 2014; Pursue funding bids by June 2015. Install suite of panels by June 2016

Delivered

Note

Hidden Heritage Trail interpretation boards installed and accompanying leaflet developed. (<https://www.falkirkleisureandculture.org/venues/kinneil-estate-and-museum/>). Second phase under development with expected delivery 2025.

Partners

Falkirk Council, Historic Scotland, Falkirk Community Trust, Friends of Kinneil

Milestone/Output

Kinneil Museum display and web pages complete by April 2015; Upgrading access between Kinneil and Polmont by Dec 2019; Upgrade interpretive panels by Dec 2019.

Partially Delivered

Note

The proposed 'sentry duty at the fortlet' themed interpretative milestone was replaced instead by the 'Gateway Guardian' sculpture installed as part of the Rediscovering the Antonine Wall project. New interpretative panels were installed. The way-marking for trail from Kinneil Fortlet to Polmont Woods following the line of AW (Core Paths Network 016 Polmont-016/648) did not take place. Sections of the trail from Kinneil Fortlet to Polmont Woods following the line of AW (Core Paths Network 016 Polmont-016/648) were upgraded. A redisplay of the ground floor of Kinneil Museum was completed in 2015. Rediscovering the Antonine Wall display located in Kinneil House.

Improve and Enhance Ponds Habitat

The two ponds both suffer from vegetation encroachment, with the eastern pond in particular suffering from water level fluctuations due to leaks and outflows. Both issues compromise the biodiversity and amenity value of these locally important water bodies. The ponds could be improved by managing the surrounding land better for wildlife, some engineering works to fix leaks and installing interpretation panels.

Partners

Falkirk Community Trust, Falkirk Council, Friends of Kinneil

Milestone/Output

Obtain funding to refresh management recommendations by March 2015; Consult with partners on proposed work by June 2015; Prepare funding bids to enhance ponds by Dec 2015; Carry out pond works in spring / summer 2016.

Partially Delivered

Note

Survey and ecological management recommendations report developed as an Inner Forth Landscape Initiative project (www.innerforthlandscape.co.uk/ifli-legacy/drystone-dyke-apprenticeships). Interpretation panels installed, but wider recommendations still to be delivered in full. Two additional pond scrapes created.

Improve and Enhance Meadow Habitat

Cutting a meadow in late summer and removing the clippings is an important part of meadow management. The aim is to retain low nutrient levels in the soil, and to suppress coarse grasses which would otherwise out-compete the wildflowers. The clippings should be left for a few days and ideally turned before removal to allow the hay to dry and the seeds to drop out.

Sections of Kinneil meadows are already managed on this basis, but there may be scope in extending this practice to cover a larger area or manage the existing area more effectively. Implementing good management can sometimes be sufficient to increase wildflower diversity.

Partners

Falkirk Community Trust, Falkirk Council, Friends of Kinneil, Scottish Wildlife Trust

Milestone/Output

Obtain consensus on making changes to service level agreement to enhance biodiversity in the meadows for implementation in summer 2015; Monitor success annually thereafter.

Delivered

Note

Meadow creation and enhancement delivered through Falkirk Council Sustainable Grass Management Strategy and Nature Restoration Fund activity.

Explore potential for Kinneil Orchard

The estate historically had an orchard between Kinneil House and what is now the museum. The site is presently amenity grassland. If there was an aspiration to redevelop Kinneil Orchard, assistance could be sought from Forth Environment Link, who partner FCT in orchard activities at Callendar House.

Partners

Community Interest Group, Falkirk Community Trust, Friends of Kinneil, Forth Environment LINK

Milestone/Output

Explore level of commitment with partners and feasibility of restoring Kinneil Orchard by autumn 2015.

Delivered

Note

Delivered as an Inner Forth landscape Initiative project - www.innerforthlandscape.co.uk/ifli-legacy/a-fruitful-landscape

Develop vacant Duchess Anne Cottage

No. 6 Duchess Cottages, adjacent to the walled garden, is currently a vacant Council-owned property. A possible project would be to develop a training kitchen / café in the cottage. Adjacent to the garden is the Council's garden nursery. Space in here could potentially be utilised to establish e.g. a cycle repair / hire project subject to Council approval. The combined project could deliver a range of skills development and work experience in catering, cycle repair, decorating and horticulture as well as providing an amenity for local people and visitors to the area.

Partners

Social Enterprise, Falkirk Council, Falkirk Community Trust, Friends of Kinneil, Bo'ness Community Council, White Lady Mountain Biking

Milestone/Output

Consult with partners on preferred use and feasibility for the cottage by June 2015; Develop proposals on preferred use and build business case by December 2015; Prepare funding proposal by June 2016.

Partially Delivered

Note

Works completed by FC to make sure vacant property at 6 Duchess Anne Cottages is wind and water tight. Some interest still exists in developing as a training kitchen/café.

Explore potential in developing walled garden

Currently used as a base for the team which provides the maintenance service in the estate, the walled garden is an asset which could be made more of. There is potential for a number of possible developments, which might include use as a Garden Centre, the provision of horticultural training, toilet provision, or allotments. A priority for any walled garden development would be repair of the walls, possibly in partnership with the Council's Employment Training Unit, and discussion with Corporate and Neighbourhood Services regarding the future of the site.

Partners

Falkirk Council, Falkirk Community Trust, Friends of Kinneil, Historic Scotland

Milestone/Output

Consult with partners on feasibility of repairing and developing walled garden, possibly allied with Duchess Anne Cottage work by June 2015; Form a sub-group to develop and cost a proposal and ensure a strategic fit with conservation plans etc. by June 2016; Submit funding bids by June 2016

Partially Delivered

Note

Wall repairs delivered along with installation of bespoke gates created by Ratho Byres Forge. STS Community Interest Company grow organic food for local foodbanks and operate an environmental reasearch business from within the Walled Garden.

Develop play, exercise and sport areas

Existing formal play facilities are confined to a small children's area containing several pieces of traditional play equipment. Some consideration could be given to possible re-development of the area, with possible development of play and exercise areas throughout the estate, in conjunction with e.g. interpretation and paths.

Partners

Falkirk Community Trust, Falkirk Council, Friends of Kinneil, Bo'ness Community Council

Milestone/Output

Explore aspirations for play and sport in the estate with stakeholders and community by September 2015; Prepare funding bids for summer 2016

Delivered

Note

Existing formal play area programmed for an upgrade in 25/26 financial year. Additional play provision to be installed as part of Hidden Heritage Trail.

Improve car parking

The existing parking is in poor condition and poorly signposted. The main car park is generally in good condition but would benefit from drainage works and some woodland clearing around the edges. The car park off Provost Road is badly laid out and poorly surfaced. Its appearance, capacity and functionality could be improved by a redesign and reconstruction. As the popularity of events may improve, and awareness of the estate increases in general, there will be a requirement to upgrade not only the existing parking but also to create a new parking area. This would benefit not only the Hill Climb event but also others e.g. gymkhanas, family days, heritage events on the Meadows etc.

Partners

Falkirk Community Trust, Falkirk Council, Bo'ness Hill Climb Revival

Milestone/Output

Prepare costings and business case for redesigning and possibly extending car parking by September 2015; Prepare funding proposals by August 2016.

Delivered

Note

Tree thinning around main car park delivered as part of Inner Forth Landscape Initiative funded project and Long Term Forest Plan. Car park enhancements delivered in 24/25 financial year at main car park and Deanbridge car park.

Develop the Northern Paddock

The existing paddock area to the north west of Kinneil House is mainly used by the Bo'ness Hill Climb Revival. Drainage needs to be improved and existing gravelled parking areas extended. The paddock is vacant for the rest of the year; there may be potential to turn it into a camping / caravanning site, at discrete times of the year initially.

Partners

Falkirk Community Trust, Falkirk Council, Bo'ness Hill Climb Revival, Friends of Kinneil, Bo'ness Community Council, Scottish Caravanning Club

Milestone/Output

Consult on feasibility and business case for developing ground as a caravan park by autumn 2015; Trial the area for caravanning during summer 2016;

Partially Delivered

Note

Various enhancements delivered, with further relatively small scale improvements planned in the future.

Improve Hill Climb Revival Infrastructure

The Hill Climb Committee aspires to improve pedestrian and vehicular management during the Hill Climb Revival weekend. Currently, the vintage cars muster at the far end of the race course in one of the car parks. This eliminates a section of parking to the general public. It is suggested that vehicular access be laid between the two existing car parks. This would permit both parking areas to be used by the public and to allow race cars to muster at the triangular section of roadway immediately south of the walled garden without impeding public traffic.

Partners

Bo'ness Hill Climb Revival, Falkirk Community Trust, Falkirk Council,

Milestone/Output

Hill Climb Committee to cost improvements by June 2015; Funding package to be put together by Jan 2016; Improvements in place by September 2016.

Partially Delivered

Note

Club that ran hill climb event ceased to operate. New club formed with charity status, and they have subsequently delivered a number of enhancements, but on a more modest scale than initially proposed.

Relocate Kinneil Halt Railway Station

To capitalise on the Estate's location and connectivity by attracting more visitors from the Bo'ness and Kinneil Railway is currently difficult due to the location of the existing station at Kinneil Halt being a 20 minute walk away from the Estate and with unclear access. A new station, immediately adjacent to the A904 and closer to the Estate, with new pathways into the Estate could be considered. This could improve synergies between the Railway and event offers, and the Estate in general.

Partners

Scottish Railway Preservation Society, Falkirk Council, Falkirk Community Trust

Milestone/Output

SRPS to continue scoping this project with regard to planning requirements through 2014.

Not progressed

Note

Not progressed.

2.2 Current Management/Maintenance/Delivery Arrangements

Overall management responsibility for Kinneil Estate lies with the Parks team within Falkirk Council Culture and Greenspace Unit, with additional support from an Outdoor Access Ranger (part-time post). However, day to day management and maintenance of elements of the estate are undertaken by various parties as follows:

- Planned maintenance (e.g. grass cutting and bins) – Falkirk Council Grounds Maintenance/Street Cleansing
- Play area – Falkirk Council Roads
- Duchess Anne cottages – 5 of the cottages are privately owned. The remaining 3 (which includes the Coach House) are Culture & Greenspace Unit assets, with one cottage used as social housing until recently. The Coach House contains Kinneil Museum which will be managed by the Cultural Services team until it's closure on 31st March 2026.
- Kinneil House and immediate curtilage – managed/maintained by Historic Environment Scotland
- Kinneil Museum – The museum is managed by the Council's Cultural Services team and staffed during opening hours.
- Walled Garden – much of the site is occupied by Sustainable Thinking Scotland with a smaller area at the east entrance retained by Culture & Greenspace unit.

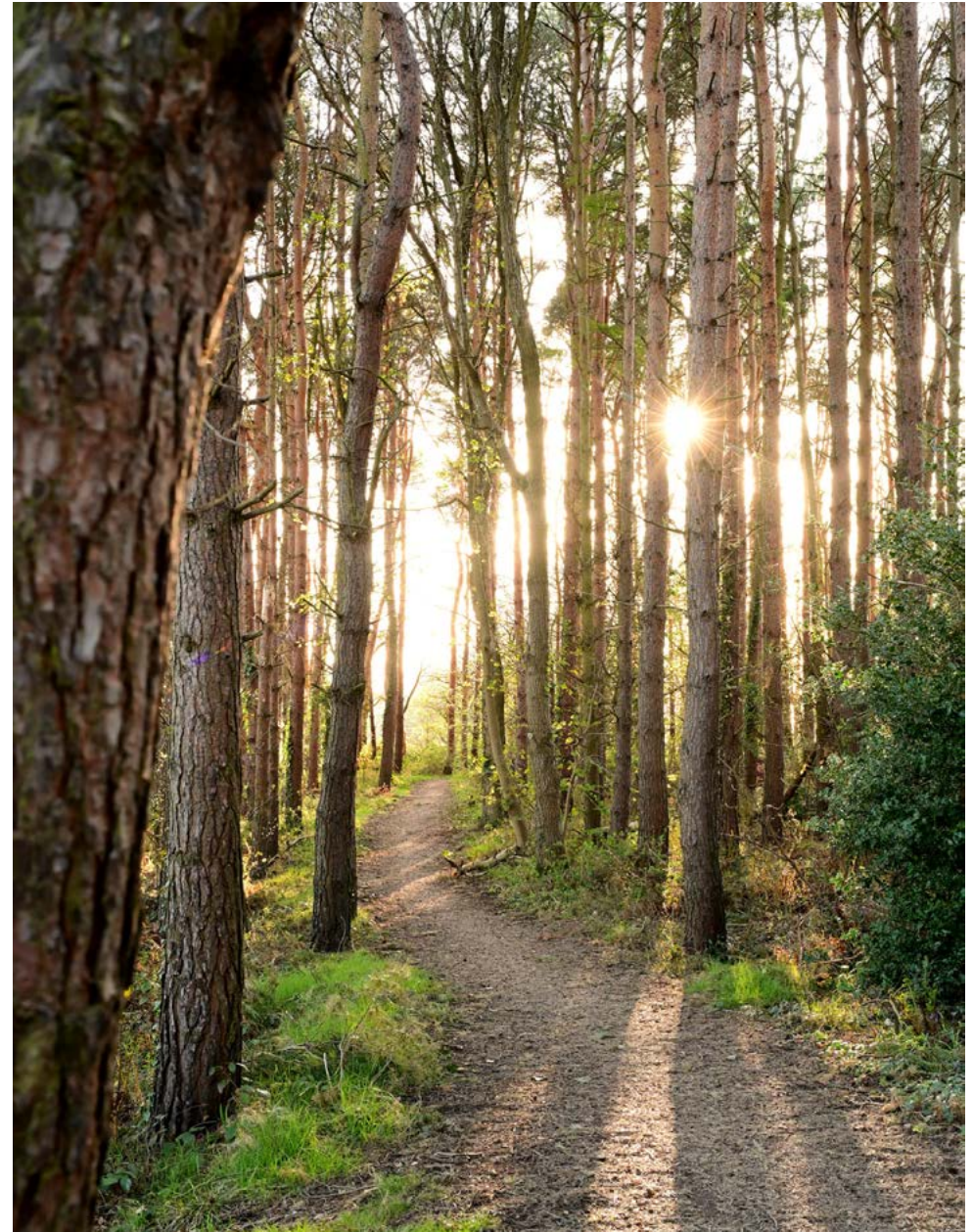


2.3 Financial Resources

The Estate has benefited from a limited annual park development/unplanned maintenance revenue budget (circa £15k). This is augmented by any annual income the Estate generates, for example through events (circa £4k per annum on average over the 2015-2025 Masterplan period).

Although the Estate has no dedicated annual capital budget, it has benefited from both internal and external capital funding to deliver projects identified within the previous masterplan.

The Council annual revenue budget continues to be under unprecedented financial pressure. It is reasonable to assume that budgets will continue to be under pressure for much of the period this Plan covers, with further cuts to Parks revenue budgets planned in the 2026/27 financial year. As such, it will be increasingly necessary to identify and develop alternative revenue generating opportunities, as well as attracting external capital/revenue funding.



3. WHERE DO WE WANT TO GET TO?



3.1 Gap/Needs Analysis

Following the review of the previous management plan, information has been gathered to help inform the development of the draft 2026 – 2036 masterplan through the following:

- UK Shared Prosperity Fund Survey (Participate +) – Aug/Sept 2024
- Stakeholder 1-2-1 meetings – Jan/Feb 2025
- Key Stakeholder workshop – March 2025
- Key stakeholder post-workshop feedback – April/May 2025

An overview of the consultation feedback can be found in Appendix 4. Analysing this information allows us to identify and explore what the ‘needs’ and/or gaps are in the management and development of the site, and the steps (actions/opportunities) required to move from the ‘current state’ to the ‘desired state’.

These steps are described in more detail below and broadly fall within four themes that would contribute to the desired future state. It is important to note that each step (opportunity) may deliver against more than one theme.



Theme 1. Growth

Feedback from stakeholders demonstrates a perception that Kinneil Estate is not attracting the visitor numbers that would be expected for a site that has such a diverse offer. There is therefore an ongoing desire to increase the number of visitors from target audiences (local, days out, short breaks, tour groups), but there is recognition that this needs to be achieved in a sustainable and affordable way.

Several approaches over and above those already in place could be taken to seek to increase the number of visitors to the Estate, including the following:

Marketing and communications strategy

Developing a shared strategy between key stakeholders would enable a coordinated approach to promoting the Estate, House, events and activities to attract target audiences.

Opportunity 1

Develop and deliver a marketing and communications strategy with key partners (linking with current Falkirk Area Tourism Strategy activity).

Strategic positioning

Linking the Kinneil Estate masterplan to other strategic plans offers numerous benefits, including enhanced resource allocation, better coordination of development projects, and a more cohesive vision for the community, park users and stakeholders. It helps prioritise funding for specific projects that align with other strategic goals, avoid conflicts between different development initiatives and can lead to greater community involvement and participation.

There are several relevant strategies and plans currently in development, and seeking to ensure appropriate links to Kinneil Estate will be of value.

Opportunity 2

Seek to ensure Kinneil Estate is considered within relevant plans and strategies (e.g. Falkirk Area Tourism Strategy – post 2028, Boness Town Centre Master planning, Green Infrastructure Strategy, Culture and Events Strategies and the ‘Frontiers of the Roman Empire World Heritage Site: The Antonine Wall – Management Plan’).

Enhanced facilities

The planned closure of Kinneil Museum will have an impact on the provision of facilities within the Estate. However, provision of facilities such as toilets and a refreshment/snack offer has been identified as being important to the success of the site.

Increasing footfall will have the benefit of improving the viability of attracting a business to provide a snack/refreshment offer, which in turn would generate additional revenue for reinvestment in the Estate.

Provision of toilet facilities is not feasible with current resources, and an innovative solution will therefore need to be sought during the lifespan of the new masterplan.

Opportunity 3

Undertake feasibility study/options appraisal in relation to provision of additional visitor facilities (model must be at least self-sustaining and there may be opportunities to explore through opportunity 10).

Diversify/enhance activity offer

Developing new or enhancing existing formal and informal activity opportunities within the Estate has the potential for attracting more visitors. Examples could include formal mountain bike trails, orienteering trail, a treasure trail, promoting natural play, an annual programme of events and improved inclusive access.

Opportunity 4a

Seek to develop new or enhanced formal/informal activity opportunities where feasible.

Opportunity 4b

With support of relevant stakeholders, explore potential for developing mountain bike trails with a sustainable management/maintenance model.

Opportunity 4c

Develop an Events & Activity Strategy with key stakeholders, building on Kinneil Estates unique selling points.

Opportunity 4d

Explore and promote options for natural play.

Kinneil House

In the short to medium term, Historic Environment Scotland's focus is on consolidating the current House tour offer and exploring options to build on provision in the longer term. In conjunction with this, identifying the barriers and opportunities for encouraging House visitors to explore the wider Estate to increase dwell time and provide added value to the visitor experience would be beneficial.

There is continued interest amongst key stakeholders to explore sustainable development options for the House to create a larger visitor attraction/centre. Although this was identified as a priority action within the 2015 – 2025 Masterplan, it was not brought to fruition largely due to complexity and cost.

Any new proposals brought forward to develop Kinneil House further would need to take cognisance of the current financial and operational context that the Estate and House operate within, and the implications this would have on Falkirk Council and HES as lead partners in terms of available capacity, resources and funding. However, exploring a partnership approach with a third-party commercial interest may provide a potential solution to this issue.

Opportunity 5a

Consolidate the current visitor tour offer at Kinneil House in the short to medium term.

Opportunity 5b

Continue to explore options for developing an enhanced visitor experience in Kinneil House in the longer term.

Theme 2. Sustainable Management

There is a need to sustainably manage Kinneil Estates natural and physical assets to ensure that benefits for users of the site and the community of Boness are maximised.

Woodland management

An action in the 2015-25 masterplan was the delivery of a Long-Term Forest Plan to develop multi-purpose, structurally diverse woodlands which are managed to deliver recreational, amenity and biodiversity benefits to the local community and visitors.

The first phase of the planned works has been delivered, but the remaining conifer woodland block to the south of the Estate still needs to be felled and replanted (restructured).

As the Long-Term Forest Plan is now out of date, an updated plan (now called an 'Urban Woodland Management Plan' or 'UWMP') needs to be produced to guide operations. Delivery of the updated UWMP will be essential to ensure sustainable management of the Estates woodland. However, funding the restructuring and its ongoing maintenance will be challenging.

Opportunity 6

Secure funding and deliver the recommendations within the Kinneil Estate Urban Woodland Management Plan.

Path network/access/signage

Kinneil Estate benefits from an extensive path network, much of which is in excellent condition. However, there is an opportunity to develop the path network further to improve accessibility and inclusivity and address any maintenance issues.

A signage report was developed to inform the 2015-25 masterplan

and included a proposed family of signs (entrance sign, event flags, orientation points, interpretive signs, facility signs, fingerposts and way markers). Some progress was made in improving signage over the lifetime of the previous masterplan. However, the Estate would benefit from further enhancements and rationalisation of signage, waymarking of trails and interpretation. Reviewing and updating the existing signage report would therefore be of benefit to the Estate.

The John Muir Way (one of Scotland's Great Trails) and National Cycle Network Route 76 pass through the Estate, and there are therefore opportunities to encourage visitors to enjoy the park, either as a 'micro-adventure'/day trip or as a key attraction for those tackling the entire trail or route.

The emerging Antonine Wall Management Plan produced by HES is likely to indicate the potential for the creation of a digital long-distance trail (through connecting core paths already in existence) for those wishing to walk the entire wall. Also likely to be suggested is the creation of circular trails connecting The Antonine Wall to nearby communities, sustainable travel links, and other visitor attractions which could encourage greater exploration and dwell time in the area.

Opportunity 7a

Undertake an audit/survey of the path network and deliver a programme of path upgrades/repairs to improve accessibility, inclusivity and enjoyment of the park.

Opportunity 7b

Review and update the Estates signage report and deliver recommended improvements.

Opportunity 7c

Support stakeholders to develop the long-distance trail offer where they pass through/link to Kinneil Estate.

Climate and Biodiversity emergency

Falkirk Council is committed to tackling climate change and biodiversity loss through initiatives like “Spaces for Nature”, the “Second Nature” Biodiversity Action Plan and aiming for a Net Zero Climate Ready Falkirk by 2045.

The Council is actively managing their parks and greenspaces for biodiversity and climate resilience and has a legal duty to protect and conserve biodiversity.

During the lifespan of the 2015-2025 masterplan, significant biodiversity enhancements to the Estate were achieved. However, further opportunities exist through the restructuring of the conifer woodland, and active management of the larger ponds on site.

In addition, the park has been identified as a potential ‘Park Power’ site, but further investigation is required to inform feasibility.

Opportunity 8a

Survey pond condition and develop a prioritised and costed programme of works for its enhancement

Opportunity 8b

Conduct Park Power feasibility study.

Opportunity 8c

Support delivery of relevant Biodiversity Action Plan actions through appropriate project development and delivery.

Vacant buildings

The previous masterplan contained an action to ‘Develop vacant Duchess Anne Cottage’ following consultation with partners on preferred use and securing funding to deliver agreed proposals. Although work was completed to ensure the cottage was wind and watertight, no use was identified.

There are now two vacant cottages, and the potential for the Coach House (the building used as Kinneil Museum) to also become vacant should the Community Asset Transfer/ Alternative Business Model process currently underway be unsuccessful.

As such, there is a need to explore options to identify alternative uses for these buildings to ensure they are a positive asset for the Estate and its visitors. There remains interest in using one (or more) of the Duchess Anne buildings as a training kitchen/café, although other opportunities may exist that could provide a source of income for reinvestment in the Estate. Exploring and understanding the relative merits of options will help to identify the preferred way forward.

Opportunity 9

Undertake options appraisal to identify alternative uses for vacant buildings, their relative benefits to meeting the shared masterplan vision and potential for generating income streams for reinvestment.

Financial sustainability.

Where there is a desire to provide new facilities, it will be essential to ensure that future maintenance liabilities/costs are fully understood, and the necessary resources and budgets are identified and in place prior to delivery. To aid this, exploring new and innovative income streams and delivery models will play a key role in supporting sustainable management of the Estate.

Opportunity 10

Develop innovative revenue income streams, and secure external funding to deliver the masterplan vision.



Theme 3. Community Engagement

Kinneil Estate benefits from a high level of community engagement (e.g. Friends of Kinneil, The Conservation Volunteers and Sustainable Thinking Scotland's engagement activities) compared to other similarly sized parks in the Falkirk area. However, there is an identified need to strengthen and deepen engagement with existing community stakeholders, as well as to engage with new communities of place (e.g. residents of Boness) and interest (e.g. historical, environmental, educational, sport/leisure, tourism, commercial etc).

Engagement in parks and greenspaces can help deliver on a wide range of outcomes and agenda areas, such as inclusion, community cohesion, wellbeing, employability, enhancing environmental stewardship and reducing antisocial behaviour.

With reducing levels of revenue and capacity, site managers need to find alternative ways to develop and maintain Kinneil Estate. As such, there continue to be opportunities for working in partnership with 3rd Sector stakeholders to achieve added value and delivering on shared goals and objectives.

Kinneil Estate Advisory Group (KEAG)

The membership of the Advisory Group is representative of the Estate owner and managers, relevant statutory agencies, community representatives and local interest groups who carry out activities in the Estate. The role of KEAG members is to guide the implementation of the Kinneil Estate masterplan, and to promote a co-operative and co-ordinated approach to its management.

The development of a new masterplan provides an opportunity to reinvigorate KEAG through a shared vision, collaboration and driving forward delivery through ownership of specific actions. There may also be opportunities for expanding membership where

a potential stakeholder can take ownership of, or make a significant contribution to, delivery of actions within the masterplan.

Opportunity 11

Reinvigorate KEAG through delivering the shared vision/ownership of actions/collaboration and seek to expand membership where potential stakeholders can take ownership of delivering masterplan actions.

Engagement programmes

TCV currently run two engagement programmes within Kinneil Estate: The Green Gym Conservation Volunteers (which is open to anyone over the age of 16) provides the opportunity to experience a range of hands on practical environmental tasks, with the added benefit of improving health, fitness and wellbeing; and the John Muir Way 'Green Skills' initiative, which helps to enhance the long distance route whilst empowering individuals, and providing them with the skills and opportunities to thrive in the environmental sector.

Sustainable Thinking Scotland (STS) work with Falkirk District Mental Health Association (FDMHA), Forth Valley NHS, and Forth Valley Sensory Centre to help deliver a range of workshops and group activities which aim to reduce isolation, support recovery, and improve mental health and wellbeing. STS also deliver a wide range of educational events and activities covering all aspects of their work.

Opportunity 12

Build on and enhance existing programmes of engagement and pilot new approaches within Kinneil Estate.

Theme 4. Celebrate and Protect

The Estate's wealth of heritage (built, cultural and natural) is a key strength and opportunity for its development and management over the period of the new masterplan. The 2015-25 masterplan has made a significant contribution to achieving this goal, but there is scope to build and consolidate further.

Safeguarding the Estates built heritage

Due to Kinneil Estate's history and designed landscape, the site boasts many structures (such as bridges, walls, buildings) that have historic/cultural significance and/or are of high amenity value, helping to shape the unique character and offer of the park.

There are several Category A, B and C Listed buildings/structures which are protected under the Planning (Listing Buildings and Conservation Areas) (Scotland) Act 1997. As such, there is a responsibility on both Falkirk Council and HES (who manage Kinneil House and some of its curtilage as a Property in Care) for their general upkeep and maintenance.

Over the period of the previous masterplan, the walled garden benefited from investment to repair its boundary walls and installation of bespoke gates. This, along with Sustainable Thinking Scotland's work, has helped breathe new life and purpose into the walled garden, and made a positive contribution to the overall Estate.

However, other structures within the Estate (particularly the Dean Bridge and paddock wall to the north of the main driveway) would benefit from delivery of a prioritised programme of works to help safeguard them for the future.

Opportunity 13

Develop appropriate condition surveys of key park structures to inform delivery of a prioritised programme of works to safeguard them for the future.

Interpretation & education

The planned closure of Kinneil Museum in March 2026 will have an impact on the current approach to the provision of interpretation and education within the Estate. The museum acts as an interpretation centre for the Estate and to a lesser extent the history of Bo'ness, as well as providing shelter and facilities for visiting groups. Friends of Kinneil in particular utilise the museum when they are providing guided tours and educational activities to groups and schools.

Although additional interpretation is provided at locations throughout the site (including the Hidden Heritage Trail and several interpretation panels and the Rediscovering the Antonine Wall display located in Kinneil House), developing new and innovative ways to tell the 'Kinneil Story' to engage modern audiences is another potential area for action over the period of the new masterplan.

Further opportunities may be outlined in the Antonine Wall Management Plan once this document has been produced.

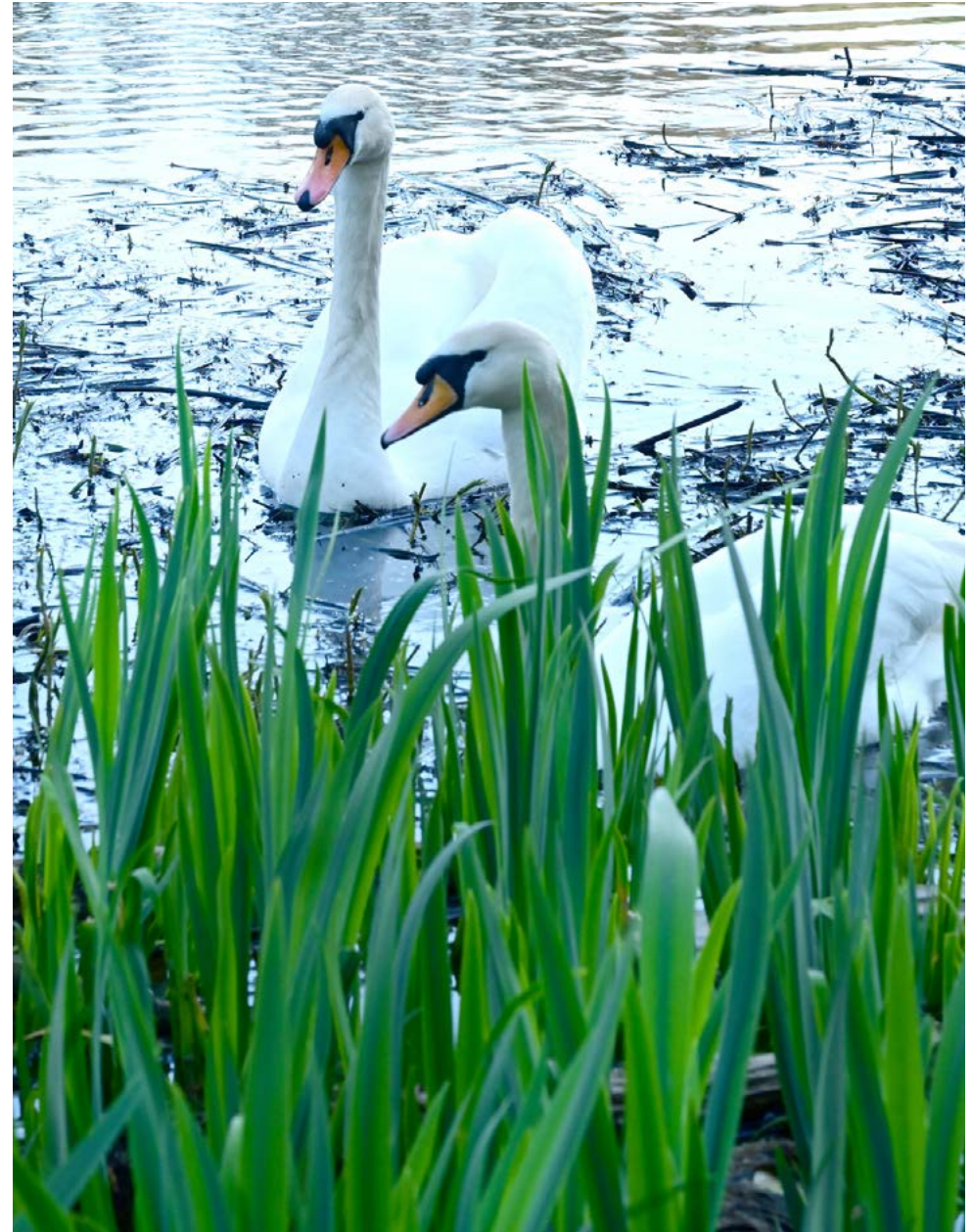
Opportunity 14

Review interpretation and educational programme provision within Kinneil Estate and explore new, innovative, and sustainable options to tell the 'Kinneil Story'.

3.2 Vision

Based on the gap analysis in the previous section the following vision, aims and objectives are proposed for Kinneil Estate to guide its management and development over the next decade.

Kinneil Estate will be a thriving, sustainably managed heritage site that welcomes diverse visitors, fosters strong community partnerships, and protects and celebrates its unique cultural and natural assets for future generations.



3.3 Aims & Objectives

Aim 1: Increase Visits Sustainably

Objective 1.0

Attract more local, regional, and tourist visitors through targeted promotion, events, activities and improved facilities/access, while ensuring growth aligns with environmental and budgetary sustainability.

Aim 2: Protect and enhance Heritage Assets

Objective 2.0

Safeguard and maintain the Estate's historic buildings, landscapes, and natural features, ensuring their long-term preservation and relevance.

Aim 3: Deepen Community Engagement

Objective 3.1

Strengthen relationships with existing community groups and reach new audiences to build a broad base of support and participation in the Estate's future.

Objective 3.2

Develop programmes of activity that support positive outcomes such as inclusion, wellbeing and employability.

Aim 4: Develop Sustainable Revenue Streams

Objective 4.0

Explore and implement innovative business models, partnerships, and income-generating opportunities that support reinvestment and long-term viability.

Aim 5: Sustainably Manage the Estates Natural Assets

Objective 5.1

Develop and deliver an Urban Woodland Management Plan to enable sustainable management of the Estates woodland resource.

Objective 5.2

Enhance the Estates value to nature, resilience to climate change and contribution to Net Zero.

Aim 6: Promote Education and Interpretation of the Estate

Objective 6.0

Use the Estate's rich cultural, natural, and historical resources to provide engaging, inclusive educational and interpretive experiences for target audiences.

4. HOW WILL WE GET THERE?



4.1 Work Plan

The consultation process will help test whether the above management aims and objectives are broadly in line with community and stakeholder needs/expectations for the future management of the Estate. As careful planning will be required in terms of resource allocation, the consultation will also help to identify what the key priorities are going forward.

The results of the consultation, along with the information contained within the preceding sections of this document, will then be used to inform a detailed work plan. The work plan will help define more specifically the elements of work that will be required to achieve each objective and therefore each aim.

The work plan will contain the following information for each component of work:

- Its level of priority (informed through consultation, policy/strategic fit, work currently in development/delivery and operational need).
- Who is responsible for leading on its delivery, and those needed to support delivery.
- The resources that are broadly required to complete the work (e.g. staff time, money, materials, information, training, etc.).
- A clear reference to the objective and cross-cutting theme to which the work relates.
- Where appropriate, a clear reference to the geographic location of the work.
- A clear reference to any other individual or organisation that needs to be involved in the work, such as a consultative or user group.



4.2 Resourcing the Work Plan

As with the previous masterplan, project opportunities being taken forward will be self-selecting based on the lead organisation's capacity (including funding) to deliver, and on the impact and consequences of delivery (e.g. ongoing management and maintenance costs). The opportunities will be considered by the advisory group and Falkirk Council against the thematic criteria, impact, funding opportunity, timescales and other relevant issues.

Advisory Group discussions may highlight other opportunities not represented here over the lifetime of the masterplan. However, they should still be assessed based on the themes, criteria, constraints and strategic context outlined elsewhere throughout the Plan.

4.2.1 Finance/Funding

Section 2.3 set out the current financial resources available for managing and developing the Estate. To deliver the aims identified within the finalised 2026-2036 masterplan, it is likely that additional sources of revenue and capital funding will need to be found.

At this stage it is difficult to define other sources of income with certainty, but options may include:

- Applications for national grant schemes.
- Developing funding proposals for nationally and regionally controlled schemes and initiatives.
- Bidding for local authority capital funds.
- Section 75/planning gain agreements negotiated through Falkirk Council as Planning Authority.
- Partner funding.

- Increased income generation, from successful marketing of facilities, the introduction of new charges for existing facilities (e.g. car parking), charging for new facilities, products, or services where a market demand has been identified.
- New franchise or lease agreements.

4.2.2 Staffing/Volunteering

Section 2.2 provides a summary of the current management arrangements for different areas of the Estate. It is hoped that many of the actions contained within the masterplan can be achieved over the delivery period of the plan utilising existing capacity of stakeholders.

However, for larger scale projects (such as redeveloping Kinneil House as a visitor attraction or delivering the Urban Woodland Management Plan) and/or those that require specific skill sets or expertise, there is likely to be the need to bring in additional capacity. This may be achieved through various mechanisms such as consultants and temporary paid posts etc, although this would require additional revenue funding to be identified.

As referenced elsewhere in this document, volunteering remains a potential route to add capacity and help support the development of the Estate as well as deliver wider benefits associated with community engagement. Opportunities to build on and enhance exiting activity will therefore be explored throughout the delivery of the plan.

Other novel approaches may be possible in some instances, such as graduate/post-graduate student projects or thesis studies.

4.3 Key Principles

The Kinneil Estate Masterplan is a non-statutory document that provides a framework for its management, appropriate uses and their approximate location within the Estate. The plan serves as a long-range vision for future development and programming of the site and its resources over a ten-year period.

As with the 2015 – 2025 Kinneil Estate Masterplan, to drive the masterplan forward, management, activities and projects will adhere to several overarching principles in addition to meeting the thematic objectives. This is intended to give confidence to funders, user groups and the site owner and managers.

Key principles to inform future development are outlined below and highlight requirements for planning, considering design and infrastructure of projects, and landscape principles.

4.3.1 Planning Principles and Process

Consultation has identified aspirational opportunities within the Estate. Such potential projects would require scrutiny regarding further consultation, impact (on site heritage, setting and economically), funding eligibility etc. and prioritised accordingly.

The Kinneil Estate Advisory Group will continue to guide the masterplan and actions arising from it over the long term, including the preparation of further necessary plans, in line with the groups Terms of Reference, an overview of which can be found in Appendix 3.

Prioritisation will be driven by an opportunity-led approach based on the availability of funding and how projects fit in with other Falkirk Council and stakeholder priorities out with Kinneil.

All physical works, including new proposals and alteration and repair to existing structures and buildings within the Estate will

be discussed at the earliest stages with Planning Services and Historic Scotland to highlight planning issues and statutory consent requirements.

4.3.2 Infrastructure Principles

General Use Trails

The major principle for access within the Estate is to maintain all routes and their infrastructure as fit for purpose. Any improvements will enhance the existing estate network and realise links to other recreational facilities and/or attractions.

However, the network will be managed according to the following hierarchy:

- access is divided into primary, secondary and tertiary routes based on management requirements and resources will be allocated prudently.
- primary routes will be capable of use by management vehicles, be soundly surfaced and well drained, include access to Kinneil House, the northern parts of the southern woods and western pond, and connect with park entrances to public roads.
- secondary routes will be surfaced and well drained but not suitable for vehicles and provide good linkages to main features of interest and wider parts of the estate.
- Some primary and secondary routes will have the potential to provide more inclusive access opportunities in specific areas.
- tertiary routes will be unsurfaced but with bridges and handrails, only suitable for able bodied walkers, and allow access to more remote and rugged parts of the estate.

Any aspects in the delivery of masterplan actions which may affect public access rights e.g. temporary closures will be fully discussed with Falkirk Councils Outdoor Access Team as the Access Authority at an early planning stage to facilitate the necessary procedures relating to the Land Reform (Scotland) Act 2003.

Signage

Key principles for signage will be:

- Improving quality and cohesion of signs within Kinneil Estate.
- Developing a hierarchy of information provision.
- Creating a co-ordinated approach to signage and site use by multiple stakeholders.
- Removing outdated signage.
- Highlighting the key attractions and facilities on both map and directional signage.
- Ensuring community and stakeholder involvement in content development.
- Developing an identifiable branded suite of signs, considering the existing Antonine Wall brand where necessary.
- Incorporating public art when possible and appropriate.
- Providing interpretive information to enrich visitor experience; and
- Linking with other initiatives and local attractions.

The above principles will help ensure the approach to signage is cohesive, coherent and easily navigable.

Landscape Principles

The woodlands form a key part of the setting of the heritage assets within the Estate. Delivery of a first phase of a Long-Term Forest Plan over the lifespan of the previous masterplan addressed some of the woodland management issues within the Estate. However, a large area of conifer woodland still requires to be restructured to bring it back under sustainable management.

An Urban Woodland Management Plan will be developed, guided where practicable by the following principles:

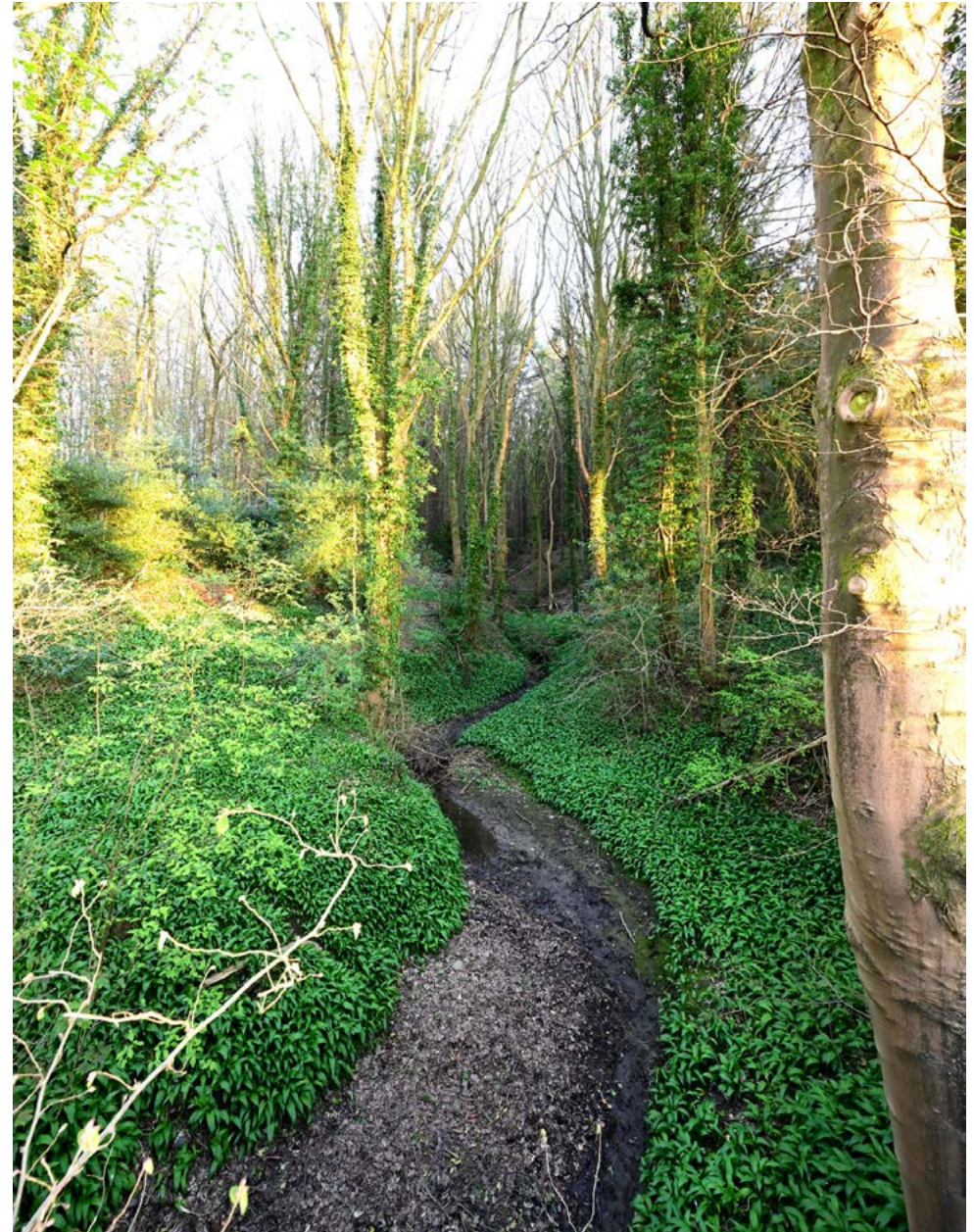
- reversing the decline in the designed landscape through restocking with appropriate woodland species mixes.
- visible woodland margins will be retained by the selective retention of wind firm trees on the edges where feasible
- the historic designed landscape of paths will be retained for access purposes,
- visual impact through clear-felling will be minimised by compartmentalising and phasing the work required in areas scheduled for clear-felling where this is feasible. However, economies of scale and affordability will be key factors to consider for enabling delivery.
- the more varied, visually prominent and inaccessible northern woods will continue to be managed under a low impact silvicultural system to ensure that continuous cover is maintained by a gradual increase in the proportion of native woodland through selective felling, thinning, and manipulation of natural regeneration and planting.

-
- where felling may conflict with Scheduled Ancient Monument sites (e.g. trees on the Antonine Wall), an appropriate methodology and approach will be agreed with Historic Environment Scotland through the Scheduled Monument Consent process.

Following woodland, the next most abundant landscape features are grassland and the two ponds. These are not visually prominent from outside the estate; it is only when the meadows west of Kinneil House are physically reached that their broad visual sweep eastwest can be appreciated. Similarly, the parkland with several mature specimen trees east of the House are only appreciated once within the estate.

General principles to oversee any work in these areas are:

- prior to any planned recreational use, a detailed survey of the trees should be carried out to assess their current condition and management and to identify ways by which the area could be developed for recreational / event / community use without diminishing the parklands' historical and visual appeal.
- Any developments to improve biodiversity and / or events infrastructure in the meadows / ponds area must be planned in recognition of their high cultural and archaeological heritage value and natural desire lines towards the western end of the estate.



4.4 Monitoring & Review of Progress

This masterplan is intended to be a live document that provides a route map to achieving the stated aims and objectives. As such, regular monitoring and reviewing of progress will be essential to ensure key officers and stakeholders work in coordination and as effectively as possible.

The work plan highlighted above will be clearly linked to the stated objectives with measurable targets to aid monitoring of progress. A monitoring framework will measure success based on several parameters e.g. number of projects completed, and programmes developed, capital investment and community perception etc.

It will be the responsibility of the Kinneil Estate Advisory Group Chair (the Parks Team Leader) to regularly review delivery progress with the aid of Advisory Group members.



APPENDIX 1

Habitat Survey Report





KINNEIL ESTATE WOODLAND

Preliminary site appraisal

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Site description

Site details

Central grid reference: NS979803

Size: 76.24 ha (ac)

Landowner: Falkirk Council

Introduction

Location and Setting

Kinneil Estate is located on the western edge of Bo'ness, within Falkirk. The Estate occupies a section of the scarp slope above the foreshore of the Forth estuary, and part of the gently sloping plateau above the escarpment. The residential areas of Kinneil and Castleloan lie immediately to the west of the site, with Bo'ness Town Centre being roughly 1.5km from the Estate. Grangemouth is located some 4km to the west.



The A904 Bo'ness-Grangemouth road lies to the north, and its continuation northwards (as Snab Brae) forms a short stretch of the Estate's north-east boundary. Provost Road/Crawfield Road forms the eastern boundary to the Estate, which also has a short boundary with a minor public road on its north-western point. The Bo'ness and Kinneil Railway Line forms much of the Estate's northern boundary.

Agricultural land lies to the south and west of the Estate, with residential areas to the east, and with largely industrial land lying to the north, on the foreshore.

The Estate was originally established around Kinneil House, which lies in the north-east of the Estate. There are roughly ten residential properties in close proximity to Kinneil House, while Falkirk Council's horticultural unit occupies the walled garden and ancillary buildings. The ruins of Kinneil Church lie to the west of the House, on the far side of the Gil Burn, while the north of the Estate is dissected by the Antonine Wall.

Kinneil Woods fall neatly into two discrete sections, separated by an access track that splits the Estate in two on a largely east-west axis. Nearly all of the area south of the track comprises of conifer-dominated woodlands, while the woodlands to the north are concentrated on the scarp slopes, with a narrow strip extending up the gully occupied by the Gil Burn, leaving a two large open areas; one to the east of Kinneil House, and one west of the Gil Burn.

Topography/landscape

The Estate is in an elevated position above the road and railtrack to the north. The estate grounds in the north are generally level, open ground with little undulation. Two ponds and semi-mature woodland comprise the north-eastern area, giving way to open grounds around the Antonine Wall and Kinneil House area. Parkland trees, young and old, create an avenue to the east entrance of the estate. The woods slope gently then steeply upwards to the southernmost (and highest point) of the estate boundary. The southern section is comprised of mature conifer woodland giving way to a plantation of young broadleaved woodland towards the top of the site – a ring of mature conifer crowns the top of the estate. The main east to west pathway divides the conifer and broadleaved areas. From here you can glimpse views to the east towards Grangemouth. The eastern scarp rises more steeply and the pathway rising to the south on this edge of the site becomes rockier underfoot. There are three watercourses that transect the site – Deil's Burn to the west, Gil Burn in the centre and Dean Burn to the east.

NatureScot have designated the wider landscape area of this site as 'Coastal Farmland – Central'. The landform has been described as:

"...a series of rolling, coastal hills which rise to about 100 -150 metres. They gently slope down to the Firth of Forth to the north and the River Avon, in its sinuous well-wooded channel, to the south. A series of minor burns drains into these main water courses. Just east of Grangemouth the landform is flatter, being comprised of reclaimed saltmarsh. The landscape is more low-lying and rolling in the part of this Landscape Character Type just east of Polmont."

NatureScot go on to describe the surrounding land cover:

"A steep escarpment with mature broadleaf woodland and a conifer plantation borders the River Avon. These, together with the designed grounds and wood at Kinneil House, provide a strong, well-defined edge to the Landscape Character Type in this location. A similarly steep escarpment runs between Carriden Brae and Blackness Bay in the east. In the easternmost part of the Coastal Farmland – Central the landscape is smaller scale, divided into small rectilinear

fields with a grid pattern of minor roads and numerous regularly-spaced single storey small-holdings alongside roads, as well as large farm estates.”

In terms of the ‘perception’ of this landscape, NatureScot have suggested that:

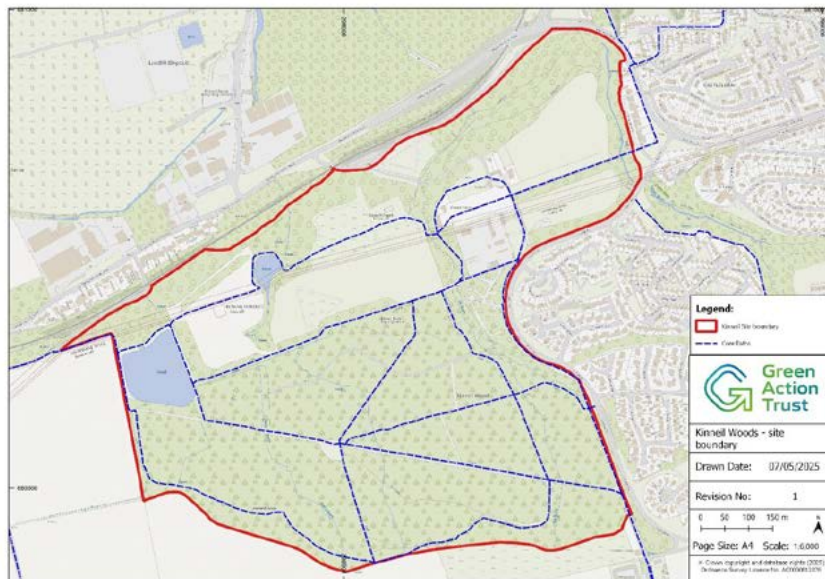
*“The rolling hill landforms give extensive views northwards across the River Forth to the Ochil Hills and Fife, as well as southwards to the Pentland Hills. In contrast, views from lower-lying areas are more limited, providing a more enclosed, small-scale, strong rural character. The railway and canal provide views to Almond Castle in the western part of this Landscape Character Type.”**

Access

Core Paths & Rights of Way

There is good access to the site from Dean Road. It is well sign-posted and there is a car park on site. Core paths criss-cross the site in many directions. A national cycle track crosses the site horizontally. The John Muir Way also passes through the site along the western edge, exiting at Dean Road.

There are several bus stops near the site entrances on the northeast section of the site. The nearest mainline train station to Kinneil Estate is Linlithgow, and visitors can also access the estate by taking the Bo'ness and Kinneil Railway to Kinneil Halt.



Site area

The Estate covers 76.0 ha in total, and includes 54.9 ha of woodland habitats. Roughly 40 ha of the woodland lies in the southern section, and 15 ha in the northern section.

The remaining land is primarily amenity grassland, together with extensive areas associated with the aforementioned buildings. There are small areas of more natural habitat in the north of the Estate. There are two artificial ponds; one in the west, extending to 1.64 ha, and a smaller one, extending in part across the Antonine Wall, covering 0.29 ha. The open area to the west of Kinneil House is largely bereft of tree cover, save for occasional patches of scrub and young woodlands established on the margins, but the area to the east of the House contains a range of parkland trees, both mature and young, laid out in an avenues and other patterns, as well as a narrow strip of amenity woodland by the public road.

The scope of the Long Term Forest Plan is largely confined to the woodlands, and to woodland and recreational access related matters.

IACS Details

The property is IACS registered, with the total registered area being 76.81. This excludes the Walled Garden and some of the buildings, as well as the two ponds, but erroneously includes land to the north of the Estate, outwith the site. Details are contained in Table 1.

Table 1 - IACS Details

Cpt no.	Area (ha)	Location/Land Use	IACS Field No.
1-10	41.25	southern section/woodland	NS/98088/80104
11-12	17.18*	northern section/woodland	NS/98095/80661
13	11.08	west of Gil Burn/ grassland with small area of woodland	NS/98095/80661
14-15	7.30	east of House/ parkland and shelterbelt	NS/98446/80661

*- The IACS map shows Field 3 as including an area outwith of the Estate, and consequently its given area is larger than is the case.

Historic Background

Kinneil Estate first came into being in 1323, when Robert the Bruce granted the lands to the Duke of Hamilton. The Estate remained in the ownership of the Dukes of Hamilton until 1922 when Bo'ness Town Council purchased the property to form a Public Park. Falkirk Council assumed ownership of the Estate in 1975. Full management responsibility for Kinneil passed from Falkirk Council to Falkirk Community Trust in July, 2011, although the Council has remained the landowner.

The Estate has a rich historical legacy. A section of the Antonine Wall bisects the Estate, with the remains including a fortlet dating from 142 AD and a listed UNESCO World Heritage Site.

Kinneil House, located almost on the Wall, was constructed in the 16th century, and then was heavily modified in the following century. While largely extant, and wind and watertight, much of the interior of the House has been gutted. The House is now managed by Historic Scotland, but public access is only available on special occasions. Kinneil was used as a base for James Watt's early works on steam engines, with a prototype steam engine cylinder being present just to the south of the House. There are numerous buildings associated with the House, with one of the residences at Duchess Anne Cottages having been converted into Kinneil Museum.

Kinneil Church predates Kinneil House and Estate, probably dating from the mid-12th century, and it is thought that there was a medieval village associated with the church, although no signs remain of any settlement. The church was largely destroyed by fire in 1745, but a gable wall and graveyard remain.

A deer park is shown to have existed according to Pont's 16th century map. A large dyke running along the southern section of the woods indicates the old perimeter of this park.

Coal was mined from an early date at Kinneil and mines have been found to have been dug through the woods in a north to south line as collapsed bell pits in the form of craters have since been identified. Mineshafts are referenced in the 1830s-1880s OS Map below.

After the village disbanded, in the late 17th century, the road which is now a core path was closed to the public. The estate became private. A large 5ft wall was built around the deer park and the policy woodlands became grander. Firs were planted in great numbers and drainage was improved. Areas to the west of Kinneil House were kept open by grazing animals.

The OS Map 1830-1880s show numerous paths converging in the centre of the woods where kennels and an aviary are mentioned. Most of these paths remain in use today.

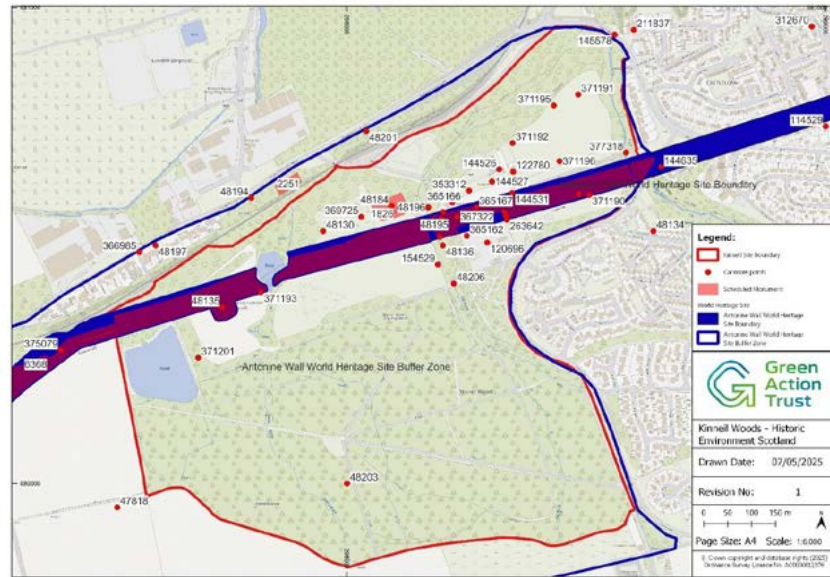
The pond to the northwest of the site is a relatively modern addition. It first appears in maps in the OS 1888-1915. Also, at the convergence of the paths in this map we can see the aviary and kennels have given way to the addition of a 'Keepers Lodge'.

Today this estate is well-used by the public, both the local community and those visiting from further afield. It holds interest due to having a UNESCO World Heritage designation within the site, but also as a place to engage in leisure activities and enjoy nature. The John Muir way and a national cycling route both bisect the site. There is also a pump track within the forest and many good paths – several of them listed as 'core' paths. It is designated as a Local Nature Conservation Site due to the LBAP species and habitats present.

(Much of the Information for this section was taken from Falkirk Local History's Society 'Kinneil Park' by Geoff B Bailey. Found [here](#).)

The Historic Environment Scotland website provides information on the points of importance within the site, some of which are detailed in the table below and shown in the following map.

Feature	Designation	Legislation/Policy	Description	Value
Antonine Wall	UNESCO World Heritage Site	The Protection of the World Cultural and Natural Heritage, UNESCO 1972.	The Antonine Wall was designated as part of the "Frontiers of the Roman Empire" World Heritage Site by UNESCO in 2008. It became an extension of the existing transnational site, which already included Hadrian's Wall in England and the German Limes.	International
Kinneil Church and Graveyard	Scheduled Monument	The Ancient monuments and Artefacts Act, 1979	The site of the medieval church at Kinneil is of national importance because of its associations with the history of the early church in Scotland	National
Kinneil House (and associated buildings)	A- Listed	Non-Statutory (apart from name and address)	Tower House from the 15 th century, Country House from the 16 th century.	Local
Duchess Anne Cottages	B-Listed	Non-Statutory (apart from name and address)	An important and integral part of the Kinneil Estate, these cottages would have housed essential workers employed by the Duke of Hamilton, the local landowner.	Local
Kinneil Walled Garden	C-Listed	Non-Statutory (apart from name and address)	Late 16 th / 17 th century large (approximately 100m x 100m) square plan walled garden.	Local



Previous site management

A Long-Term Forest Plan (LTFF) was produced for Kinneil woods in 2012 by the then Central Scotland Forestry Trust (now Green Action Trust) to provide strategic guidance for the Estate's owner and managers for a 20-year period.

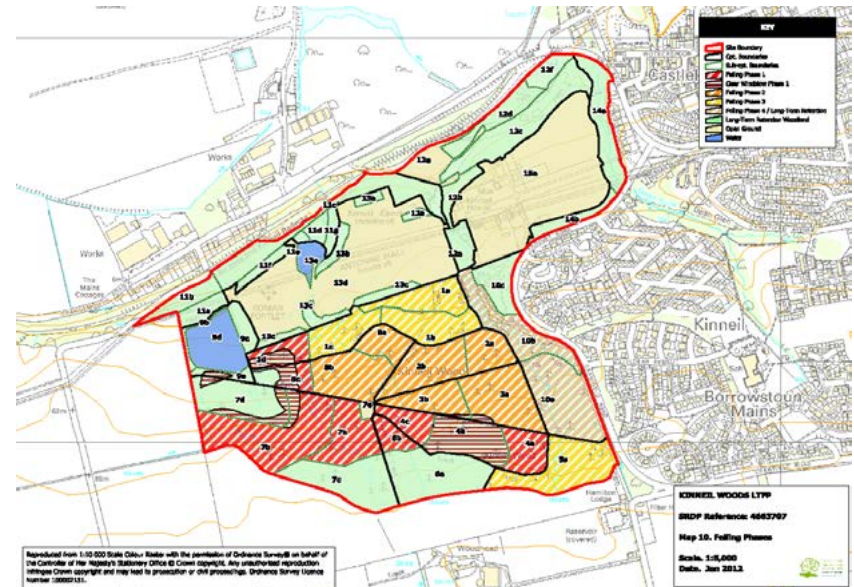
The main aims of this LTFF were as follows:

- To restructure the coniferous woodlands to create a more sustainable woodland, through implementing a phased programme of felling and replanting.
- To significantly enhance the standards of recreational provision, through upgrading of path routes and the creation of settings appropriate to a range of recreational activities.
- To improve the biodiversity value of all the woodlands by increasing structural, age class and species diversity; through selective felling; replanting of native species, and by the control of invasive species.
- To undertake woodland management works in a cost-effective manner by seeking markets for timber, achieving economies of scale in operations, and by improving the value of the retained trees.

The plan recommended a programme of woodland management over the 20-year period to achieve these aims, with the majority of works involving strategic thinning and replanting of both coniferous and broadleaf trees, which were front loaded in the first two phases of the LTFF from 2013 – 2018. This was delivered together with re-spacing operations within the recently established trees, and the clearance of existing windblown trees. Tree clearance and restocking was planned for over the four phases below:

Phase	Years
1	2013-14
2	2019-19
3	2024-25
4	2028-29

Phase 1 has been completed, but phases 2-4 are yet to be realised, and the management plan became outdated. The conifer woodland is now over-mature and in need of felling. The following map shows the original proposal for tree felling:



Water

Two ponds exist within the site. They provide habitat for amphibians and waterfowl. Common Toad and Common frog have been found within the site. These are BAP and LBAP species. The Gil Burn flows along the eastern side of the site and meets with the Deil's Burn. The Deil's Burn flows into the eastern pond and then meets with the Gil burn outwith the site. The Deil's Burn continues to flow into the Middle Forth Estuary. There are no SEPA records for either of these minor burns. High levels of nutrients have been found in the Middle Forth Estuary and it is recorded by SEPA as being of moderate water quality.

Species - Mammals

Records taken from NBS Atlas Scotland. Records scope includes a 2km radius and within a 10-year period. Statutory designated species will require further survey work.

Species	Records since 2015	Designation/Statutory Protection Level	Value
Bats (All Species)	671	EPS under the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended).	International - S
European Badger	3	Protection of Badgers Act 1992 as amended by the Wildlife and Natural Environment (Scotland) Act 2011	National - S
Hedgehog	13	UK BAP Priority Species Falkirk LBAP Priority Species	National/Local - NS

*S = Protected under statutory legislation. NS = non-statutory

Amphibians

Species	Records since 2015	Designation/Statutory Protection Level	Value
Common Toad	10	Wildlife and Countryside Act 1981 (as amended) – protected against trade. UK BAP and LBAP.	National – S, Local
Common Frog	9	Wildlife and Countryside Act 1981 (as amended) – protected against trade. BAP and LBAP	National – S, Local

Birds

The site is home to a wide variety of woodland species. The proximity of the Firth of Forth SPA is also significant. All birds, their nests and eggs are protected under the Wildlife and Countryside act 1981 (as amended.) However, due to their rarity, vulnerability or sensitivity to disturbance, birds listed on Schedule 1 of the Act are afforded even greater protection. This includes an offence of intentionally or recklessly disturbing Schedule 1 species whilst they are building a nest or are in, on or near a nest containing eggs or young. It is also an offence to intentionally or recklessly disturb the dependent young of such a bird.

Local information has revealed a heronry within the conifer plantation. Survey is required prior to development to ascertain the presence of nest sites. See Appendix 1 for desk survey results.

Moths and Butterflies

The scope of the survey uncovered several moth and butterfly species identified as being Scottish BAP and some LBAP priority species (see Appendix 2).

Invasive Species

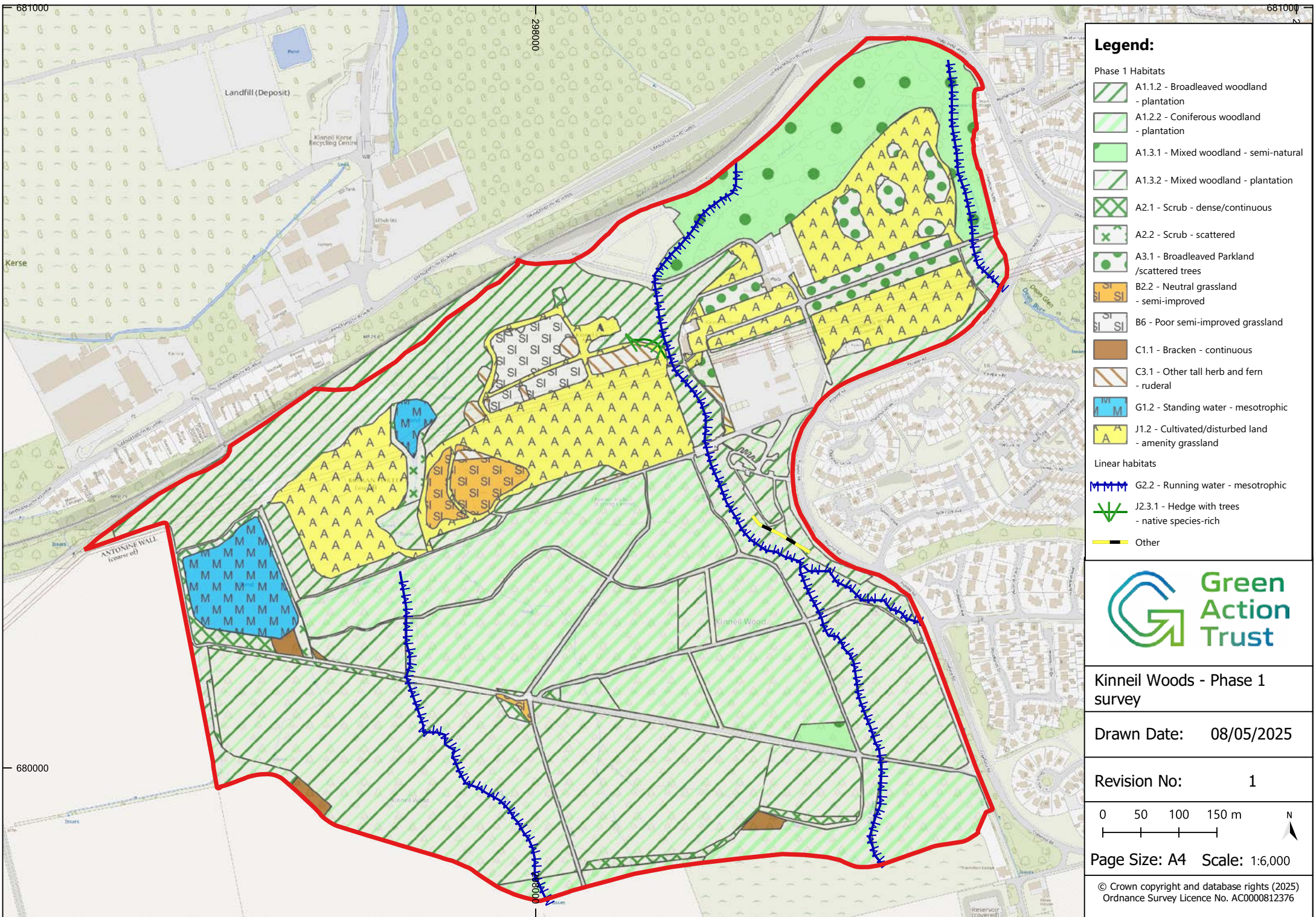
Rhododendron ponticum was discovered during desk survey around the main house area. Rhododendron became a popular ornamental plant during the Victorian era and is often found in estates of this kind, however it is now understood to be an invasive species, which outcompetes native species and can cause harm to ecosystems.

Section 14 of the Wildlife and Countryside Act explains that it is an offence to plant or otherwise cause to grow or spread any plant in the wild outwith its native range. It is recommended that prior to development work beginning an updated Invasive and Non-Native Species survey takes place to ensure suitable biosecurity measures are applied if needed.

Phase 1 field survey

A field survey was completed in July 2024; the following phase 1 habitats were noted on site:

Habitat code
A1.1.2 - Broadleaved woodland - plantation
A1.2.2 - Coniferous woodland - plantation
A1.3.1 - Mixed woodland - semi-natural
A2.1 - Scrub - dense/continuous
A2.2 - Scrub - scattered
A3.1 - Broadleaved Parkland/scattered trees
B2.2 - Neutral grassland - semi-improved
B6 - Poor semi-improved grassland
C1.1 - Bracken - continuous
C3.1 - Other tall herb and fern - ruderal
G1.2 - Standing water - mesotrophic
J1.2 - Cultivated/disturbed land - amenity grassland
J2.3.1 - Hedge with trees - native species-rich
Other linear habitat (holly along bank)



Legend:

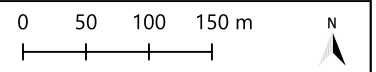
- Phase 1 Habitats
- A1.1.2 - Broadleaved woodland - plantation
 - A1.2.2 - Coniferous woodland - plantation
 - A1.3.1 - Mixed woodland - semi-natural
 - A1.3.2 - Mixed woodland - plantation
 - A2.1 - Scrub - dense/continuous
 - A2.2 - Scrub - scattered
 - A3.1 - Broadleaved Parkland /scattered trees
 - B2.2 - Neutral grassland - semi-improved
 - B6 - Poor semi-improved grassland
 - C1.1 - Bracken - continuous
 - C3.1 - Other tall herb and fern - ruderal
 - G1.2 - Standing water - mesotrophic
 - J1.2 - Cultivated/disturbed land - amenity grassland
- Linear habitats
- G2.2 - Running water - mesotrophic
 - J2.3.1 - Hedge with trees - native species-rich
 - Other



Kinneil Woods - Phase 1 survey

Drawn Date: 08/05/2025

Revision No: 1



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Kinneil is dominated by sitka spruce conifer plantation in the south of the site. Ground flora is generally sparse in these areas with the edges supporting some broadleaved tree regeneration and ground flora including elder, ferns, nettle and red campion. Some conifer areas have been restructured to native broadleaves within deer fencing, with young, dense woodland forming.

In the centre of the site, amenity grassland is mixed with areas of long grass and semi-improved neutral grassland. Areas close to the church in the north-east of the grassland are dominated by ruderals and grasses. Recently seeded areas are more diverse with vipers bugloss, marigold and teasel. Dock is abundant in places with thistle, and black knapweed.

Broadleaved woodland forms the northern boundary of the site. Ground flora is generally dense with ivy dominating the ground flora in places. Regeneration is evident in the scrub layer which includes elder and ash.

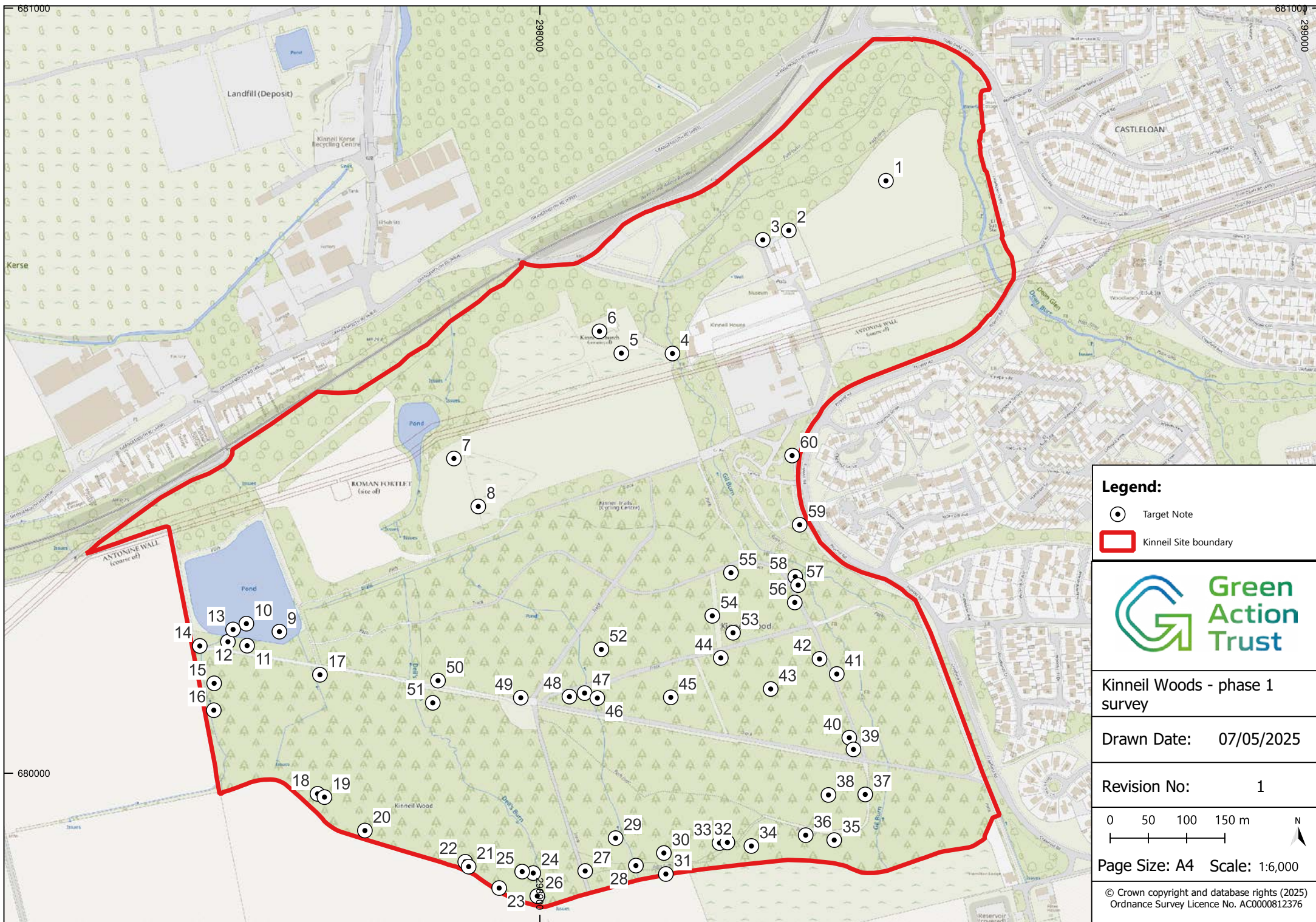
To the east of Kinneil House, there are parkland trees with amenity grass and some areas of long grass. The grassland is wet in places, and unmown areas are generally low in diversity with some death of young trees in unmown grass areas, though there is some natural oak regeneration.

Water habitat on site is provided by burns within woodland as well as drains. There are ponds on site supporting a range of wetland bird species.

Target notes in the table below provide points of interest and potential action:

No.	Note
1	Small wet area
2	Snowberry
3	Garden waste dumped
4	Exposed stone on gorge
5	
6	Remains church & graveyard
7	Wildflower seeded
8	Tree planting - Orchard
9	Swan
10	Coots, tufted duck, gull spp.
11	Fenced off wildlife pond
12	Dense bracken, bramble, rosebay willowherb with scattered standing deadwood - ash/conifer
13	Fenced off wildlife pond
14	Beech with dead limb
15	Dense young tree regen, outside fence along path
16	Mature sycamore
17	Sitka
18	Sitka regen outwith deer fence
19	Scattered gorse, broom and dense bramble
20	Scattered bracken

21	Mature holly
22	Hole under deer fence
23	Mature oak scattered beech
24	Greater Spotted Woodpecker
25	Birch, beech, sycamore dominant, with conifer along boundary
26	Scattered bracken in understory
27	Mature beech
28	Willow sp.
29	Young birch dominant
30	Mature beech
31	Conifer along boundary
32	Ash
33	Sitka
34	Conifer sp.
35	Foxgloves
36	Scattered raspberries, foxglove & moss
37	Sitka birch dominant
38	Native mixed species incl oak
39	Treecreeper
40	Deadwood left in situ
41	Occasional mature broadleaf tree along path
42	Fallen deadwood left in situ
43	Occasional Holly
44	Dirt bike ramps
45	Occasional Holly; no other understory
46	Bramble rosebay conifer regen understory
47	Chaffinch
48	Patch of young conifer regen
49	Snowberry
50	Mature Scots Pine along path then mixed younger plantation behind
51	Dense, mixed conifer dominated by Sitka
52	Occasional Holly; no other understory - dense plantation
53	Area of windblow; ferns, bramble occasional sycamore
54	Dirt bike ramp
55	Fallen trees - snagged
56	Cotoneaster
57	Elder
58	Cotoneaster
59	Cotoneaster
60	Norway maple



Species list:

Flora:

Ash (dieback)	Gorse	Rowan
Beech	Ground elder	Scots pine
Bird's foot trefoil	Hedge bedstraw	Self heal
Black knapweed	Hemp nettle	Silver birch
Bramble sp.	Herb Robert	Sitka spruce
Broom	Holly	Small leaved lime
Cocksfoot	Ivy	Snowberry
Common dock	Male fern	Sorrel
Common nettle	Meadow vetchling	Spear thistle
Common vetch	Norway maple	Sycamore
Corn marigold	Ox eye daisy	Teasel
Cotoneaster	Pedunculate oak	Vipers bugloss
Creeping buttercup	Privet	White clover
Curl leaved dock	Ragwort	Wild carrot
Dogs mercury	Raspberry	Wood avens
Downy willowherb	Red campion	Wych elm
Elder	Ribwort plantain	Yarrow
Figwort	Rose sp.	Yew
Foxglove	Rosebay willowherb	

Fauna:

7 spot ladybird	Great spotted woodpecker	Robin
Buzzard	Grey squirrel	Speckled wood butterfly
Carriion crow	Gull spp.	Treecreeper
Chaffinch	Long tailed tit (X10)	Tufted Duck
Common carder bee	Mute swan	Wood pigeon
Coot	Orange spot shield bug	

Recommendations

- Protected species should be considered before any works are developed, especially for bats and badgers
- The location of heron nests should be determined before developing any woodland management proposals
- The restructuring of woodland from conifer plantation to native species would benefit biodiversity and nature networks, as well as soils on areas of long-established woodland
- Regeneration of sitka spruce in woodland should be monitored and controlled
- Non-native species including cotoneaster should be controlled to prevent spread
- INNS such as rhododendron should be monitored and controlled as appropriate to prevent spread into native woodland
- The diversity of wildflower and long grass areas should be monitored and improved where necessary; the areas noted as “poor” semi-improved natural grassland could be targetted

Appendix 1: Designated site /species information

Designated / Important Habitats	Designated / Important Species
International	
RAMSAR sites	The Convention of Wetlands, Iran 1971 - Underpinned by the Wildlife & Countryside Act 1981 (as amended)
Special Protection Areas (SPA) advised by the Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora.	The International Union Conservation of Nature (IUCN) Critically Endangered or Vulnerable Red List of Species.
	European Protected Species listed on Schedule 2 of the Habitats Directive 1994 as amended in Scotland.
	European Protected Species listed on Schedule 4 of the Habitats Directive 1994 as amended in Scotland.
	Species relating to Annex 1, 2 and 3 of The Birds Directive
National Level	
Sites of Special Scientific Interest (SSSI) – designated through the Nature Conservation Scotland Act 2004.	The Protection of Badgers Act 1992 Badger and their setts are protected under this Act, and the Wildlife and Natural Environment (Scotland) Act 2011.
Ancient Woodland Inventory Scotland (AWIS) Non-Statutory (NS)	The Wildlife and Countryside Act 1981 (as amended). (WAC Act 1981)
Scottish Biodiversity List Priority Habitat (NS)	Scottish Biodiveristy List (SBL) Priority Species (NS)
	UK BAP Priority Species (NS)
Local Level	
Local Nature Conservation Sites (LNCS) (NS)	Local BAP Priority Species (NS)
Local Nature Reserves (NS)	
Local BAP Priority Habitats (NS)	
Less than Local Level	
Other areas of conservation importance (NS)	Any other species of conservation importance (NS)

Appendix 2: Species list

The NBN Atlas for Scotland shows local records for species (within 10 years and 2km of the site).

KEY: Those highlighted **green** are LBAP species. Those with **red** beside them are red listed within the **BTO's birds of conservation concern** 5. Those with a tick are noted as schedule 1 species.

Common Name	Count	Red Listed UK (IUCN)	Schedule 1
Black-headed Gull	743		
Shelduck	698		
Carrion Crow	665		
Redshank	644		
Curlew	618		
Mallard	616		
Herring Gull	582		
Grey Heron	577		
Oystercatcher	564		
Teal	547		
Woodpigeon	532		
Magpie	511		
Robin	496		
Lapwing	481		
Wren	473		
Blackbird	471		
Lesser Black-backed Gull	455		
Goldfinch	451		
Dunlin	444		
Cormorant	431		
Great Black-backed Gull	400		
Common Gull	386		
Red-breasted Merganser	383		
Blue Tit	355		
Knot	348		
Dunnock	331		
Pheasant	317		
Bar-tailed Godwit	316		
Great Crested Grebe	316		
Chaffinch	312		
Chiffchaff	282		
Whitethroat	262		
Great Tit	249		

Willow Warbler	247	
Goosander	207	
Wigeon	207	
Rock Dove	206	
Reed Bunting	197	
Swallow	192	
Starling	190	
Moorhen	188	
Bullfinch	185	
Song Thrush	184	
Sedge Warbler	177	
Greenshank	176	
Jackdaw	172	
Golden Plover	163	
Blackcap	152	
Scaup	146	
Long-tailed Tit	139	
Linnet	134	
Ringed Plover	128	
Sandwich Tern	123	
Common Tern	121	
Kestrel	116	
Mute Swan	115	
Pied Wagtail	114	
Tufted Duck	107	
Greenfinch	106	
Coal Tit	103	
Common Sandpiper	103	
Rook	101	
Eider	99	
Coot	87	
Meadow Pipit	84	
House Sparrow	82	
Pink-footed Goose	75	
Skylark	75	
Lesser Redpoll	73	
Stock Dove	69	
Swift	63	
Great Spotted Woodpecker	59	
Common Guillemot	48	
Spotted Redshank	48	
Collared Dove	47	
Goldcrest	47	
Garden Warbler	46	
Little Egret	39	
Grey Wagtail	38	

✓

Snipe	38	
Little Grebe	37	
Mistle Thrush	37	
Turnstone	36	
Grasshopper Warbler	35	
Kingfisher	33	
Arctic Skua	32	
Curlew Sandpiper	31	
Sand Martin	28	
Stonechat	27	
Tree Sparrow	25	
Jay	24	
Yellowhammer	23	
Gannet	20	
House Martin	19	
Razorbill	19	
Gadwall	18	
Tree Pipit	18	
Nuthatch	16	
Ruff	16	
Canada Goose	14	
Greylag Goose	14	
Gull-billed Tern	12	
Treecreeper	12	
Kittiwake	11	
Red-throated Diver	11	
Reed Warbler	11	
Mediterranean Gull	10	
Raven	10	
Arctic Tern	9	
Great Skua	9	
Rock Pipit	9	
Siskin	9	
Water Rail	9	
Green-winged Teal	8	
Little Gull	8	
Sanderling	8	
Shag	7	
Shoveler	6	
Cuckoo	5	
Grey Plover	5	
Aythya hybrid	4	
Common Redpoll	4	
Great White Egret	4	
Lesser Whitethroat	4	
Pomarine Skua	4	
Twite	4	

✓

✓

✓

✓

✓

Wheatear	4		
Woodcock	4		
Black Tern	3		
Merlin	3		✓
Cetti's Warbler	2		✓
Fulmar	2		
Grey Partridge	2		
Jack Snipe	2		
Long-tailed Duck	2		
Pochard	2		
Red-legged Partridge	2		
Redpoll			
(CommonLesser)	2		
Short-eared Owl	2		
Siberian Chiffchaff	2		
Barn Owl	1		✓
Barnacle Goose	1		
Green Woodpecker	1		
Iceland Gull	1		
Leach's Petrel	1		
Light-bellied Brent			
Goose	1		
Little Auk	1		
Little Stint	1		
Long-tailed Skua	1		
Manx Shearwater	1		
Redstart	1		
Smew	1		
Spotted Flycatcher	1		
Storm Petrel	1		
Tawny Owl	1		
Waxwing	1		
Whinchat	1		

Appendix 3 – List of Anthropods.

Common Name	Count	
Small White	66	
Meadow Brown	63	
Peacock	59	
Red-tailed Bumblebee	51	
Small Tortoiseshell	45	
Green-veined White	43	
Large Yellow Underwing	40	
Common Blue	39	LBAP
Large White	39	
Ringlet	39	
Painted Lady	35	
Common Carder Bee	34	
Buff-tailed Bumblebee	31	
July Highflyer	30	
Lesser Yellow Underwing	29	
Red Admiral	29	
Crescent	28	Scot BAP
Rosy Rustic	27	Scot BAP
Smoky Wainscot	24	
Southern Wainscot	24	
Dotted Clay	22	
Common Rustic agg.	21	
Dark Arches	21	
Orange-tip	21	
Sallow	21	
Square-spot Rustic	21	
Six-striped Rustic	19	
Flounced Rustic	18	
Antler Moth	17	
Lesser Broad-bordered Yellow		
Underwing	17	
Small Phoenix	17	Scot BAP
Dun-bar	16	
Lesser Swallow Prominent	16	
Canary-shouldered Thorn	12	
Small Square-spot	12	Scot BAP
Clouded Border	11	
Mottled Rustic	11	Scot BAP
Silky Wainscot	11	
Silver Y	11	
Common Carpet	10	
Flame Carpet	10	
Mouse Moth	10	Scot BAP

Riband Wave	10	
Small Copper	10	
Small Fan-footed Wave	10	
Copper Underwing	9	
Dark-edged Bee-fly	8	
Large Ear	8	
Poplar Hawk-moth	8	
Double-square Spot	7	
Map-winged Swift	7	
Straw Dot	7	
Tree Bumblebee	7	
Bulrush Wainscot	6	
Chimney Sweep	6	
Cinnabar	6	Scot BAP
Large Wainscot	6	
Brown-Spot Pinion	5	
Clouded-bordered Brindle	5	
Common Marbled Carpet	5	
Iron Prominent	5	
Mottled Beauty	5	
Pebble Hook-tip	5	
Ruby Tiger	5	
Small Garden Bumblebee	5	
Twin-spotted Wainscot	5	
grasshoppers and crickets	5	
Burnished Brass	4	
Common Wave	4	
Coxcomb Prominent	4	
Flame Shoulder	4	
Heart & Dart	4	
Hoverfly	4	
Lesser Treble-bar	4	
Middle-barred Minor	4	
Obscure Wainscot	4	
Shaded Broad-bar	4	
Single-dotted Wave	4	
Small Dotted Buff	4	
White-tailed Bumblebee	4	
Brimstone Moth	3	
Brindled Pug	3	
Brown-line Bright-eye	3	
Chestnut	3	
Common Red Soldier Beetle	3	
Flame	3	
Grass Emerald	3	
Green-brindled Crescent	3	Scot BAP
Heart & Club	3	

Hebrew Character	3	
Kidney-spot Ladybird	3	
Light Emerald	3	
Marbled Minor agg.	3	
Minor Shoulder-knot	3	Scot BAP
Orange Ladybird	3	
Orange Swift	3	
Pebble Prominent	3	
Red-legged Shieldbug	3	
Scalloped Hazel	3	
Silver-ground Carpet	3	
Small Heath	3	Scot BAP UKBAP
Treble-bar	3	
Yellow Shell	3	
Beautiful Golden Y	2	
Blue Willow Beetle	2	
Broom Moth	2	
Brown Rustic	2	
Centre-barred Sallow	2	Scot BAP
Clay	2	
Clouded Drab	2	
Clover Seed Weevil	2	
Common Quaker	2	
Common Wainscot	2	
Common White Wave	2	
Crane-fly	2	
Double Dart	2	Scot BAP
Early Bumblebee	2	
Early Thorn	2	
Elephant Hawk-moth	2	
European Tarnished Plant Bug	2	
Frosted Orange	2	
Garden Carpet	2	
Garden Tiger	2	Scot BAP
Ghost Moth	2	Scot BAP
Gold Spangle	2	
Haworth's Minor	2	Scot BAP
Latticed Heath	2	Scot BAP
Least Black Arches	2	
Lempke's Gold Spot	2	
Lily Beetle	2	
Marmalade Hoverfly	2	
Pale Brindled Beauty	2	
Peppered Moth	2	
Pink-barred Sallow	2	
Plain Golden Y	2	
Red-green Carpet	2	

Shoulder-striped Wainscot	2	Scot BAP
Six-spot Burnet	2	
Small Nettle Weevil	2	
Small Rivulet	2	
Small Wainscot	2	
Snout	2	
Turnip Moth	2	
Twin-spot Carpet	2	
V-pug	2	
Water Carpet	2	
White Ermine	2	Scot BAP
Willow Beauty	2	
Yellow-barred Brindle	2	
10-spot Ladybird	1	
7-spot Ladybird	1	
Angle Shades	1	
Autumnal Rustic	1	
Barred Chestnut	1	
Barred Rivulet	1	
Barred Yellow	1	
Black Rustic	1	
Bordered White	1	
Broad-bordered Yellow Underwing	1	
Brown Silver-line	1	
Buff Footman	1	
Burnet Moth	1	
Campion	1	
Cloaked Minor	1	
Common Blue Damselfly	1	
Common Darter	1	
Common Green Grasshopper	1	
Common Lutestring	1	
Common Striped Woodlouse	1	
Common Wasp	1	
Dark Giant Horsefly	1	
Dark Green Fritillary	1	
Dark Sword-grass	1	
Dark-barred Twin-spot Carpet	1	
Davies' Colletes	1	
Dingy Shell	1	
Dotted Border	1	
Dusky Brocade	1	Scot BAP
Engrailed	1	
Field Grasshopper	1	
Garden Dart	1	Scot BAP
Garden Spider	1	
Gold Spot	1	

Golden-rod Pug	1	
Green Arches	1	
Hairy Shieldbug	1	
Heath Rustic	1	
Hemerocallis Gall Midge	1	
Herald	1	
House-fly	1	
Humming-bird Hawk-moth	1	
Larch Ladybird	1	
Light Arches	1	
Lime-speck Pug	1	
Lunar Thorn	1	
Magpie Moth	1	
Marbled Beauty	1	
Marbled Minor	1	
Meadow Plant Bug	1	
Midge	1	
Mother of Pearl	1	
Narrow-bordered Five-spot Burnet	1	Scot BAP
Olive	1	
Pale-shouldered Brocade	1	
Pea-leaf Weevil	1	
Pine Carpet	1	
Pinion-streaked Snout	1	
Purple Clay	1	
Rivulet	1	
Rustic	1	Scot BAP
Satellite	1	
Satin Beauty	1	
Setaceous Hebrew Character	1	
Shears	1	
Shore Sexton Beetle	1	
Slender Pug	1	
Small Quaker	1	
Southern Hawker	1	
Speckled Wood	1	
Spring Usher	1	
St Marks Fly	1	
Streamer	1	
Svensson's Copper Underwing	1	
Tawny Speckled Pug	1	
Triple-spotted Pug	1	
Twin-spotted Quaker	1	
Western Honey Bee	1	
White-legged Snake Millipede	1	
Yellow-Line Quaker	1	

APPENDIX 2

Policy/Strategy Context (Summary)



The Council Plan 2022-2027

www.falkirk.gov.uk/policies-and-strategies/council-plan-2022-2027

The Council Plan sets out a vision for the area as being ‘Strong communities where inequalities are reduced and lives are improved’. Callendar Park Management Plan can contribute to the following priorities:

Supporting stronger and healthier communities;

- Help people participate in activities that improve health & well-being with particular focus on inclusivity and those who experience barriers to participation such as poverty, inequality, and disability.

Promoting opportunities and educational attainment and reducing inequalities;

- Work with community partners to reduce unemployment and inactivity rates and increase the skills of the workforce within the Falkirk area.

Supporting a thriving economy and green transition.

- Push towards becoming net-zero by 2030
- Create a cleaner and greener Falkirk area
- Ensure the Council’s property estate is fit for purpose and sustainable.

Falkirk Local Development Plan 2 (LDP2)

www.falkirk.gov.uk/local-development-plan/falkirk-local-development-plan-2

The LDP2 vision for Falkirk is ‘The place to be: a dynamic and distinctive area at the heart of Central Scotland characterised by a network of thriving communities set within high quality greenspaces, and a growing economy which is of strategic importance in the national context, providing an attractive, inclusive and sustainable place in which to live, work, visit and invest’.

Along with the various constraints and designations highlighted within Section 1 of the Management Plan, LDP2 makes specific reference to the contribution that parks and open spaces make to creating multifunctional green networks that help deliver on a range of priorities including biodiversity, active travel, landscape, climate change, place making and disadvantaged communities. Kinneil Estate is listed as a ‘Green Network Opportunity’ for South Falkirk. The Antonine Wall and John Muir Way both pass through the Estate and are also listed as Green Network Opportunities.

Open Space Strategy

www.falkirk.gov.uk/environmental-policy/falkirk-open-space-strategy

The vision guiding the direction of the Open Space Strategy is “Our parks and open spaces will be high quality, well used and well connected and will provide a modern, sustainable and diverse resource which will: improve the health and enrich the lives of the communities at the heart of them; be of significant ecological value; and help to mitigate the effects of climate change”.

The strategy sets out to:

- Provide a unified vision for the future of the parks and open space resource across the Council area;
- Outline the challenges that we face if we are to realise the vision;
- Set shared objectives which will overcome these challenges; and
- Set out a detailed action plan which outlines the actions that need to be taken to achieve the shared objectives.

Standards and policies for open space quantity, quality, accessibility are detailed within the document, along with their commercial use, identifying surplus provision, community involvement, sports pitches/sports development, play provision, ownership, signage and high-profile parks/open spaces.

Area strategies mirroring each of the 9 sub areas defined in the Local Development Plan area included. Kinneil Estate is identified as both a key open space asset and a high-profile park, with a ‘Fitness for Purpose’ score of 4.3 (equating to a strategic/thematic Priority 4 for ‘Investing in parks and open spaces which are particularly valued by the local community’) and as a ‘Top Local Priority’.

The Open Space Strategy states that delivery of the Kinneil Estate Masterplan will contribute to the following objectives:

- Objective 1 – Investing in parks and open spaces that are particularly valued by the local community.
- Objective 8 – Improve the green network in and around the Council area by improving open space sites corridors and connectivity.

Inspiring Active Lives – A Culture & Sports Strategy for Falkirk 2014-2024

www.falkirkleisureandculture.org/media/2410/culture_and_sport_strategy_2014-2024.pdf

The stated vision, 'A place with vibrant culture and sporting opportunities where people can achieve fulfilled and active lifestyles', is underpinned by two main themes (to increase and broaden participation in culture and sport; to help secure recognition for the Falkirk area as a vibrant place) and the following four themes:

1. **PARTICIPATION** - Participation is a key to improving a sense of well-being and enriching the lives of people of all ages; we need to ensure co-ordinated structures are in place to enable participation from the 'grass roots'.
2. **MOTIVATION** - It is people who make culture and sport happen. Falkirk has many great culture and sport opportunities; we need to connect more with people to inspire and motivate them to take part in opportunities that are relevant, accessible, and affordable and meet their expectations.
3. **VENUES** - Venues provide a focal point for participation and community cohesion, attract visitors and enhance the image of the area; we need to ensure they are 'fit for purpose', meet expectations and are of a sufficient quality to attract customers.
4. **PARTNERSHIP** - Partnership is vital for ensuring our competitiveness and providing new opportunities for individuals, communities and visitors; in these challenging times we need to make sure our forward plans are aligned to partner expectation.

Whilst Kinneil Estate can make contributions across all these thematic areas, a specific opportunity is identified under 'Venues' (Kinneil Estate enhancing the tourism offer at Boness).

Active Travel Strategy

www.falkirk.gov.uk/coins/viewSelectedDocument.asp?c=e%97%9Dc%91k%7B%8D

The strategies vision is that '.... Our communities are shaped around people, with walking, wheeling or cycling the most popular choice for shorter, everyday journeys'.

Kinneil Estate and the way in which it is managed/developed can contribute to the following areas of action identified within the strategy:

Identifying Strategic Routes;

- We will prioritise investment in street lighting, the footway network, and cycle routes to provide safe, sustainable travel options.
- We will work with the Councils Core Path Plan to enhance the existing path network and develop multi-use paths that are easily accessible and well maintained.

Embracing Sustainability.

- We will continue promoting and increasing awareness of sustainable and active travel choices through the Take the Right Route campaign.
- We commit to ensuring more than 10% biodiversity net gain across our active travel programme to improve habitats and environments within the Falkirk District.

Falkirk Area Tourism Strategy

www.visitfalkirk.com/wp-content/uploads/2024/04/falkirk-area-tourism-strategy-2023-2028-final-compressed.pdf

‘The ambition is for Falkirk area to be a coherent visitor destination taking its place among Scotland’s best. Through leveraging the area’s iconic attractions and visitor experiences, tourism will contribute to Falkirk’s success, its prosperity and its reputation as a great place to live and do business, as well as to visit’.

The strategies aim is to focus on those things that attract visitors - and encourage investment in existing, new and enhanced attractions and experiences. It recognises the need to create and support the conditions for Falkirk’s visitor economy to flourish, and to raise awareness and interest among those people most likely to visit.

Kinneil House is recognised within the strategy as a ‘distinctive’ offer and is well placed to appeal to most of the target markets/ segments identified.

Although the House and Estate are not specifically referenced within the action plan, it can contribute to the following action areas.

Action Area 1: Building Up the Attractors

- The Antonine Wall is identified as one of six priority attractors (capable of extending the offer, driving visits and longer stays) which will be the focus for action and support. As this attractor runs through Kinneil Estate it will be essential to ensure that it is included within these plans.
- Kinneil House also provides a significant tourism offer, and there is the potential to work in partnership to further develop and extend this offer.
- The John Muir Way and National Cycle Network Route 76 also pass through the Estate, contributing to Falkirk areas walking and cycling offer.
- A programme of events is well established with potential to develop further

Action Area 2: Amplifying Destination Branding

- Destination Marketing – Kinneil Estate and House promoted on Visit Falkirk website.

Action Area 3: Enabling Success

- Accommodation – no tourist accommodation exists on site at present, but opportunities may exist to explore the feasibility of onsite provision.

Falkirk Local Biodiversity Action Plan

www.falkirk.gov.uk/media/cc12cee9-df25-46f7-9f8b-8ec2e2287edf

The vision for this action plan is that ‘By 2040 respecting, enjoying and looking after our wildlife is second nature to everyone’.

To achieve this, a number of action plans have been developed focusing on the habitats, plants and animals that are known local priorities. Through appropriate management of Kinneil Estate, we can contribute positively to the following:

- Action Plan 2 - Farmland & Grassland
- Action Plan 4 - Water & Wetland
- Action Plan 5 - Woodland
- Action Plan 6 - Urban
- Action Plan 8 - Connecting People & Wildlife
- Action Plan 9 - Invasive Non-native Species

Historic Environment Strategy - Our Future in the Past

www.falkirk.gov.uk/environmental-management/historic-environment-strategy

“Our Future in the Past” Historic Environment Strategy for Falkirk 2018 - 2023 seeks to continue to deliver successful outcomes for the historic environment of the Falkirk Council area, by achieving the following vision:

“Overall, our built heritage will be valued and promoted as an asset to a greater degree than at present. The Antonine Wall will be recognised as an exemplar of World Heritage Site management. Historic buildings at risk will have been sensitively restored and brought back into use. There will be wider recognition of the value of historic gardens and designed landscapes, and the area’s battlefield sites.”

The strategy recognises the benefits that the historic environment makes to well-being, cultural identity, economy and tourism. It also takes account of local policy context and other relevant documents, such as the Callendar Park Management Plan.

A series of themes with associated priority actions are identified with the aim of delivering the vision. The following are particularly relevant to Callendar Park at its management/development:

Effective Management & Protection.

- Explore funding for improvement projects.
- Devise ‘Buildings at Risk’ action plan.

Increased Access.

- Encourage new uses - tourism and cultural uses - for historic sites.
- Promote local heritage and landscape trails.

Community Involvement.

- Consult Local groups on Buildings at Risk Action Plan.
- Encourage communities to develop heritage projects and take control of historic buildings.
- Falkirk Stories: community storytelling.

Increased appreciation.

- Celebrating our heritage: art, tourism and events.

Dig In - Community Food Growing Strategy

www.falkirk.gov.uk/media/556f2bbc-8746-4454-9f12-abb26f77d64d

‘Our vision for community growing in the Falkirk Council area is that people wishing to grow their own fruit and vegetables can access a range of community growing opportunities in their area’.

This strategy explains how Falkirk Council intends to support current community growing provision, develop more sites for community use and support new approaches to growing. Callendar Park already has an allotment site within the walled garden area which is managed by Falkirk Allotment Society. However, there may be further opportunities for supporting community growing within the Park.

APPENDIX 3

Kinneil Estate Advisory Group



Terms of Reference Overview

Membership

The membership of the Advisory Group is representative of the Estate owner and managers, relevant statutory agencies, community representatives and local interest groups who carry out activities in the Estate. Active members of the group include:

- Falkirk Council Culture & Greenspace Team (Chair)
- Falkirk Council elected members
- Historic Environment Scotland
- Friends of Kinneil
- Bo'ness Community Council
- The Conservation Volunteers
- Sustainable Thinking Scotland
- Green Action Trust

Aims and Objectives

To guide the implementation of the masterplan for Kinneil Estate by:

- Advising on, prioritising and overseeing the development of the key opportunities identified in the masterplan;
- Adhering to site-specific principles for development;
- Encouraging collaboration among partners;
- Supporting funding applications for opportunities;
- Monitoring progress of opportunities;
- Participating in reviews and revisions of the masterplan;
- Testing new opportunities to ensure consistency of delivery and sustainability.

To promote a co-operative and co-ordinated approach to land management of the Estate by:

- Sharing knowledge and experience to jointly clarify issues, resolve mutual issues and agree outcomes;
- Liaising closely with stakeholders on all Estate issues;
- Involving other organisations or commissioning extra analysis and reporting as agreed;

N.B: the Advisory Group will not be involved in matters relating to the day to day management of the Estate (e.g. selection and management of events, programmes, mowing regimes, etc.) but should be concerned with interventions – particularly new opportunities - which affect the long-term sustainability of the Estate

APPENDIX 4

Community/Stakeholder Consultation Results



UKSPF Survey Results Extract

Kinneil Estate UK Shared Prosperity Fund - Vote Count Report

Falkirk Council secured £150,000 from the UK Shared Prosperity Fund to invest in Kinneil Estate in 2024/25 financial year. Several potential project ideas were identified during a workshop with Kinneil Estate Advisory Group earlier in that year. Three project areas were then selected (based on fit with funding criteria, scalability and deliverability within the available timescale) for a public vote to decide how much of the funding would be spent on each. A total of £70,000 would be allocated to the option receiving the most votes, with £50,000 and £30,000 being allocated to the second and third most popular options respectively.

A public vote took place between 12th July and 25th September 2024, and was advertised using posters throughout the Estate, social media and a press article in the Falkirk Herald.

Falkirk Councils Participate + engagement platform was used to collect responses. The result of the vote was as follows:

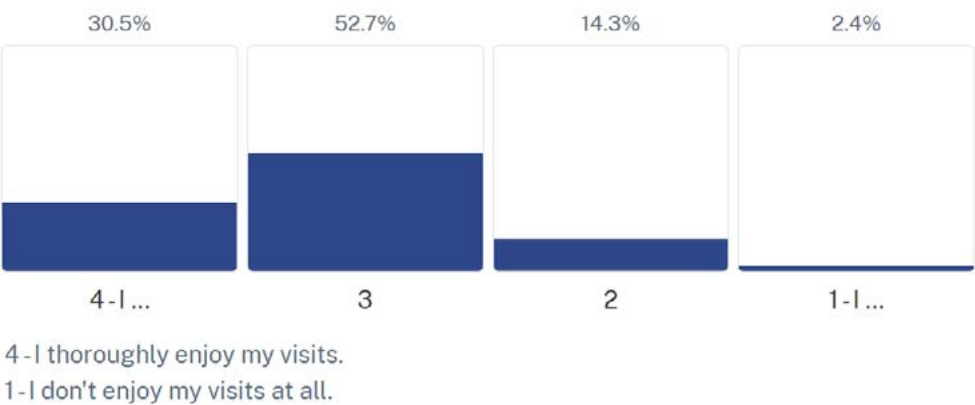
- 1.Improving access to/within the Estate - £70,000
- 2.Enhancements to the Estates Main Drive - £50,000
- 3.Improving the Kinneil Estates biodiversity - £30,000

In anticipation of developing a new masterplan for Kinneil Estate the following year, several additional questions were posed to help inform its development. A summary of the results of the relevant questions is provided below.

How often do you visit Kinneil Estate?



How would you rate your enjoyment of Kinneil Estate during your visits?



What do you like the most about Kinneil Estate?

Respondents appreciate the natural aspects of Kinneil Estate, frequently mentioning the peacefulness, quietness, and beauty of the area. The open spaces, woodland, and variety of landscapes including ponds and diverse ecosystems are highlighted as key features. Many enjoy the walks and paths available, with some specifically noting the estate's suitability for dog walking and cycling. The ease of access and location are also valued, as well as the estate's historical elements and its use for family activities, wildlife observation, and educational purposes. The estate's ability to cater to different activities such as exploring, running, and enjoying the biodiversity is also appreciated.

What do you dislike about Kinneil Estate?

Respondents frequently mentioned the need for improvements in facilities at Kinneil Estate, with a particular emphasis on the play park being outdated or too small and requiring updating or expansion. Accessibility issues were also a common concern, including the lack of accessible toilets, better access for disabled individuals, and the state of the car parks. The condition of paths was noted, with complaints about mud, puddles, and overgrown vegetation making them difficult to navigate. There were also mentions of the estate feeling neglected and run down, with a need for better maintenance, including grass cutting and litter management. Several respondents expressed dissatisfaction with the impact of motorbikes and cycling events on the paths and grounds. Additionally, dog-related issues such as dog excrement and the need for more bins were highlighted.

What changes would you like to see at Kinneil Estate?

Respondents to the 'Kinneil Estate UK Shared Prosperity Fund Vote' have expressed a strong desire for improvements to the play park and picnic facilities, with multiple mentions of the need for an upgraded play area. Pathway improvements were also frequently mentioned, with calls for resurfacing and better drainage, especially around James Watt Cottage.

Accessibility issues were raised, particularly regarding better access for disabled users. The condition of car parks was a concern, with comments on potholes and muddy conditions needing attention.

Several responses highlighted the need for more seating and picnic benches. The idea of enhancing biodiversity and planting more

native species was mentioned by a few respondents.

Additional amenities such as a coffee shop or van/cafe were suggested to attract more visitors. The need for toilet facilities was also mentioned.

Other individual suggestions included improving the house itself, reintroducing pitch and putt areas and mountain bike trails, and creating a walking route to Grangemouth.

Overall, the trends indicate a strong desire for better recreational facilities, particularly for children, improved pathways and accessibility, enhanced biodiversity, and the addition of amenities that would make the estate more visitor-friendly.

Key Stakeholder Workshop Report

Key stakeholder Workshop

Tuesday 4th March 2025

A workshop was held at Boness town Hall with key stakeholders to help inform the development of the Kinneil Estate Masterplan 2026 - 2036. Participants were drawn from Kinneil Estate Advisory Group membership, and consisted of representation from:

- Historic Environment Scotland
- Sustainable Thinking Scotland
- Friends of Kinneil
- Boness Community Council
- Local Elected Members
- Green Action Trust
- The Conservation Volunteers
- Falkirk Council (Culture & Greenspace)

The workshop consisted of the following elements:

- Part 1 - A brief review the 2015 - 20 management plan, summarising delivery progress and an overview of the context within which the new management plan is being developed and will be operating within.
- Part 2 - Group work to identify strengths, weaknesses, opportunities and threats (SWOT) for Kinneil Estate.
- Part 3 - Group work to begin to identify key priorities, management objectives and a vision for the Estate.

The outputs from the session were captured and shared using post-it notes, and then entered into Falkirk Councils Participate + consultation platform for analysis.

The content in the following report has been generated using AI software, and helps to identify the key themes for further exploration and consideration for inclusion within the draft masterplan. This will be undertaken with due regard of the wider policy, strategic and operating context within which the Estate exists, along with additional information gathered through public consultation and meetings with stakeholders to understand their main areas of focus over the period of the new masterplan.

What are the ‘Strengths’ of Kinneil Estate?

Respondents frequently highlighted the rich history and heritage of Kinneil Estate as a significant strength, with many mentioning its historical associations, stories, and connections to the Roman Empire. The estate’s open spaces and variety of environments were also commonly praised, offering opportunities for events, recreation, and community engagement. The presence of active community groups and local involvement was noted as a key asset, fostering a sense of community and support for local initiatives. Additionally, the estate’s natural beauty and biodiversity were appreciated for their contributions to mental health and wellbeing. The existing infrastructure, including paths and connections to other attractions like the John Muir Way, was seen as beneficial for accessibility and tourism. Lastly, opportunities for development and external funding were identified as potential areas for growth.

What are the ‘weaknesses’ of Kinneil Estate?

Respondents frequently mentioned the lack of food and drink facilities, such as a café, as a significant weakness of Kinneil Estate. The absence of toilets or limited access to them was also a common concern. Many respondents highlighted poor transport links and accessibility issues, both in terms of public transport and for people with disabilities. The condition of paths and infrastructure was another recurring theme, with calls for upgrades and repairs. Respondents also noted a lack of events and insufficient marketing or promotion of the estate. Additionally, there were concerns about limited resources and financial constraints affecting maintenance and development.

What are the ‘opportunities’ for Kinneil Estate?

Respondents frequently highlighted the potential for Kinneil Estate to enhance community engagement and collaboration with stakeholders to offer events and experiences [e90c6ff7,. Many suggested developing a café or visitor centre with amenities like toilets to improve visitor experience. There is a strong emphasis on integrating Kinneil Estate into broader tourism strategies, including Falkirk’s tourism plan and sustainable tourism initiatives. Respondents also see opportunities in securing major external funding and exploring innovative income-generating ideas. Enhancing the historical and educational offerings, such as more regular tours of Kinneil House and school involvement, was another common theme. Additionally, respondents suggested improving accessibility for all abilities and finding innovative ways to tell the ‘Kinneil Story’ to engage modern audiences.

What are the ‘threats’ to Kinneil Estate?

Funding and financial constraints are the most frequently mentioned threats to Kinneil Estate, with many respondents highlighting issues such as budget cuts, lack of investment, and uncertainty over future funding. The closure of the museum and the potential loss of facilities like toilets are also significant concerns. Antisocial behaviour, including vandalism and fires, is another recurring issue. Climate change and its impact on the estate’s natural and built environment are also highlighted as threats. Additionally, there are concerns about the lack of infrastructure to support visitors and the need for better transport links. Finally, issues related to community engagement and stakeholder coordination are noted as potential threats to the estate’s future.

Strengths

History & heritage

Open Spaces

Variety of environments

Opportunities for events, recreation & community engagement

Active community groups/involvement

Natural beauty/biodiversity

Contribution to mental health/wellbeing

Path infrastructure

Tourism offer

External funding potential

Weaknesses

Lack of food/drink offer

Lack of toilets (especially once msueum closes)

Poor public transport links

Accessibility for disabled users.

Infrastructure condition (paths, built structures, woodland)

Marketing/Promotion

Limited resources/financial constraints

Opportunities

Enhance community engagement & collaboration to offer events and activities.

Develop innovative ways to tell the Kinneil Story to engage modern audiences.

Enhance historical and educational offerings (House and Schools).

Improve visitor experience through facilities such as toilets, café or visitor centre.

Integrate Kinneil Estate into Falkirk's Tourism plan and sustainable tourism initiatives.

Explore innovative income-generating ideas.

Identify and apply for external funding streams.

Improve accessibility for all abilities.

Threats

Funding and financial constraints

Closure of the museum and the potential loss of facilities like toilets.

Antisocial behaviour, including vandalism and fires

Climate change and its impact on the estate's natural and built environment

Lack of infrastructure to support visitors.

Poor public transport links.

Issues relating to community engagement and stakeholder coordination.

Wouldn't it be fantastic if after 1 year...

Respondents frequently emphasised the need for improved marketing and communication strategies, including developing joint messaging with positive stories marketing park facilities and promoting the estate as an event space. There was also a strong call for a clear vision and action plan, with responsibilities assigned to progress plans and a completed masterplan document communicated widely. The importance of making decisions on park assets was highlighted.

Respondents also suggested exploring alternative income-generating opportunities and restructuring the woodland. The museum's role was noted, with suggestions to save it from closure and integrate it into the estate's narrative. Additionally, there was interest in improving stakeholder collaboration to enhance visitor experience and understanding visitor demographics better.

Wouldn't it be fantastic if after 5 years...

Respondents frequently mentioned the need for improvements to paths and woodland management. There is a strong desire for increased visitor engagement and footfall, with suggestions for a vibrant, busy estate. Many respondents highlighted the importance of developing infrastructure, such as permanent toilet and café facilities. There is also a call for more events, both free and paid, to engage the community and generate income. Respondents expressed interest in joint funding applications and major funding plans to support these initiatives. Additionally, there is a desire for Kinneil House to be open more regularly for tours.

Wouldn't it be fantastic if after 10 years...

Respondents frequently emphasised the need for an integrated tourism plan for Bo'ness, involving collaboration among all local stakeholders. There was a strong desire for long-term projects focusing on heritage, investment, and community engagement. Many respondents envisioned significant improvements to Kinneil House, including redevelopment and increased visitor numbers, aiming for 50,000 to 100,000 visitors annually. Securing funding for interior improvements of the House was also highlighted as a priority.

Stakeholder Workshop - SWOT Results

What are the 'strengths' of Kinneil Estate?

Links across the John Muir Way
Funding opportunities for estate and buildings
Opening House more regularly
Existing visitor facilities
Engaged community groups
Size and scale of park with areas for potential development
Infrastructure in place
Historic Environment Scotland presence
Connecting people with nature
Greenspace and public access
Peaceful landscape
Community nearby
Exceptional heritage
The museum
50th anniversary of the museum opening in 2026
Potential new investors
Cross party political support
Visiting events and groups including sport and leisure users

Size of population within visiting distance
School and community connections
Historic associations of the House
History and heritage
Different user groups
Diverse Audience
Industrial heritage
Railway - 50000 visitors per year through estate
Links to other attractions
Feasibility as a visitor attraction as independently assessed in 2014 - but needs updating
Variety in park
Various historical stories of park and area
History of the House & Estate
Museum tells story of the Estate and Boness
Friends of Kinneil community group
Path and access

Antonine Wall - history
Great open space for events
Improvements to the park
Cycle facilities
John Muir Way and Round the Forth cycling route
Variety of habitats
Preserving what is already in place and improving
External funding opportunities - meets many criteria
Walled garden initiative
Sheltered
Paths, access and parking
Outdoor space for walking
Nature
A place to enjoy and connect with nature
Rich history
Wellbeing from using the spaces inside and out
Heritage trees
Specialist interest events

Multiple activities and events can take place at same time
Lots of space for small and large events
Variety of spaces
Established
The ponds
HES support of the House, Museum and events programme
Event space inside/out
Walled Garden Development
Associated Heritage and history
Supporting mental health goals through access and volunteering
Sense of space and freedom to roam
Tourism growth
Walled garden community space
Existing path network and connections to other places - for people as well as wildlife to move about

A lot of promotion activities by different local groups

Footfall

Opportunities for new partnerships

Tourism campaign

Nature & history

Walks, paths

History

History

Rich in history

Stories

Connection to Roman Empire

Unique history

History

Space

Open space

Open spaces

Large open space with quiet and busy areas

Community engagement

Active groups

Supporting the local community

Sustainable Thinking Scotland - walled garden/community involvement

Local groups use park/space and wider district

Potential for development

Open space

Varied greenspace and natural beauty

Wildlife

Nature

Biodiverse

Unesco World Heritage Site designation

James Watt cottage

Kinneil house wall paintings

Duke of Hamilton/Jacobite connection

Significance of designed landscape

Mining and coal connections

Panoramic views

Educational value across multiple subjects

Play value

High profile

Connections to Boness Fair

What are the 'weaknesses' of Kinneil Estate?

No toilets outside museum hours

Tree overgrowth - can't see in & out

Ageing infrastructure in need of investment to repair

No wifi/internet connection

less opportunities e.g. Forest School

Ability to manage and conserve due to finance

No toilets

Toilets

Complexity

Museum - lots of questions

Insufficient marketing

Lack of publicity

Impact from large storms

Group needed to work on museum future

Some staff in museum need help to speak to visitors and to know the history

Antonine Wall

Opening hours of the House

Kinneil needs toilets and café

No café

Lacking important data and information

Could be more welcoming - signage at entrances and car parks

Interpretation, signage and waymarking

poor condition of conifer woodlands

Visitor numbers

Other sites get priority

Identity of the park in relation to wider offer of the area

Do folk know it's there?

Muddy paths in drak woodland in places

Previous Plan aspirations too high for visitor numbers

Capacity of local communities to be involved

Interior of Tower House - amount of work required.

Budget to deal with backlog of maintenance and repairs

Lack of events

Limited interest from Falkirk Council

Lack of engagement with other organisations

Not yet on TV/Film

Limited resources

No income generation

Travel - public transport

Technology infrastructure - wifi network would enable new activity

Lacks facilities

Lack of events

Transport links

Transport links not the greatest

Not enough footfall to support café

Falkirk Council and HES capacity to expand on existing provision

Toilets

Welfare facilities

lack of facilities

Indoor space

No café

Food/drink facilities

Part of the path network needs upgrading

areas of poor path condition

More wildflower meadow

Blowing over trees

No seating or resting places

Could have more local use

Emergency vehicle access to inaccessible areas

Transport

Inaccessible building

Transport links

car access to west of estate

Lack of promotion

Lack of events

Need more points of interest - too history focussed?

No real draw for families - nothing to keep people in the park

Connected attractions - siloed activity. Comms

Income

Poor visitor number information

Site isn't particularly accessible
for people with disabilities

Several structures require
significant repair.

Lack of road signage / 'brown
signs' from major road routes,
motorway junctions etc

Kinneil not shown on some
heritage / castle maps

Lack of signage / awareness of
Antonine Wall or route of Wall

Missing the opportunity to
co-ordinate with / exploit the
tens of thousands of tourists
passing annually via the estate
on the Kinneil Railway

Watt Cottage and its
significance in world
history are overlooked and/
or underplayed, as are its
relevance/connections to
modern themes important to
Council/government/society
such as industry, engineering,
innovation, invention, STEM
education, climate change etc,

Watt Cottage can look
neglected/unloved and
surrounded by overgrown trees.

What are the 'opportunities' for Kinneil Estate?

Engagement with community
A café/visitor centre with toilets
Activities and events programme
Major part of Falkirk Tourism plan (history, heritage, nature)
Major external funding opportunities
Attract new/external events by working with new partners
Additional resources to open Kinneil House for tours more regularly
2014 feasibility study and opportunity to review it
Gather and share information and data about estate visitors
More collaboration between stakeholders to offer events and experiences to increase dwell-time on Estate - joined up thinking
Opportunities for new ways to interpret history for visitors
Educational opportunities - school involvement

Completion of Hidden Heritage Trail
Kirk has been Christian site for 1500 years
Scottish Government Heritage Fund
Tourism levy funding
Joining up with railway and foreshore as single visitor/leisure asset
Nearest example you'd get in Scotland to a history theme park
Development of Kinneil House
Integration of museum and House within one visitor operation
Sustainable tourism
Tourism growth
Potential new investor interest
Film/Tv
VIP Visits
Historical anniversaries
Community and business development

Broaden and improve quality of visitor offer - more things to see and do
Explore innovative income generating ideas
Improve access for all abilities.
Find innovative ways of telling the 'Kinneil Story' that engages with today's audiences.
Build on existing successes, whilst keeping aspirations realistic and informed by evidence.
Develop a clearer understanding of the visitor target audiences and what they are wanting/needing.
Ensure Kinneil Estate is well positioned within Boness Tourism Strategy and future regeneration plans.
Picnic area/tables
More benches
Garden area - volunteer maintained
historical re-enactment displays

new Kinneil guide-book
innovative digital ways to promote Kinneil story
Production/sale of Kinneil souvenirs
Allocation of planning gain to Kinneil Estate
Sale/development of land/buildings to fund core attractions
Distinctive play area
Maze/Labyrinth
camping/caravan site
Public art
Large-scale adventure play in the woods
Further extend car (and possibly bus?) parking area in woods
Restoration of designed landscape features
Better Estate Security
Dog Shows/Dog Training area
Water filling station(s)
Pond remediation works

Cross-marketing with other attractions

Market as film/TV location

Wedding venue

Signage to Kinneil from major routes, putting Kinneil on maps, and better Antonine Wall signage/awareness

What are the 'threats' to Kinneil Estate?

Antisocial behavior	Park security - fires, vandalism, break ins	Local Government finance	Museum closure will remove facilities (toilets)
Litter		Community engagement at risk if needs aren't met	Staff capacity
Trees being set on fire	Needs expansion of existing facilities	Funding and resources to do new things and to maintain	External funding
Resilience to storm damage	Budget constraints	Climate change and environmental impact on buildings, trees and woodland - cost implications for management	Vacant buildings - potential to decline
Lack of funding to restructure conifer woodlands	Uncertainty over what future funding will be - if there is any		Loss of woodland
Antisocial behaviour	Lack of investment	World events	Lack of infrastructure to accommodate even passing footfall
Finance opportunities	Lack of investment	Competing priorities - other favoured sites	External infrastructure - transport links
No visitor centre, loos or café	Budgets	Lack of ownership	Funding - Council + external
Knowledge of location of the site. Advertisement!	Budget cuts	Finances	Conflicting stakeholder priorities.
Fire	Available external funding	General apathy for volunteering - how to engage people	Directly comparing Kinneil Estate with other parks and visitor attractions.
Vandalism	Availability of funding - operating and capital	Need to engage all stakeholders, local community	Deanburn bridge structural condition
Funding - a day late and a dollar short	Priority - budget	Funding in a difficult financial climate	Field drainage problems
Small town - drain to bigger local cities instead of local support	Not always a coordinated approach to funding	Economic threat - reduced funding and resources	Sika spruce regeneration in phase 1 woodland restructuring
Worsening weather - climate change	Availability of funding	Cost of living crises	Other invasive species
Maintenance and upkeep	Climate change	Climate change - threat to natural and built environment	
Museum closure	Match funding for external funding bids		
Strategic property review	Decline of some of the Estate buildings		
Closure of museum	Over mature woodland		
	External funding environment		