

Options Appraisal of Possible Sites in the Falkirk Council Area for the Relocation of Carrongrange School

Sites Overview

The sites considered initially are shown on the plan below.



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All 11 sites are around 2 hectares in size or larger and are in council ownership.

The sites under consideration are:

Site No

1. Larbert High School Playing Fields – The playing fields at the front of Larbert High School
2. Land Adjacent to Larbert High School – A currently unused area of ground off Carrongrange Avenue
3. Land at Corrie Avenue – large area of open space in Stenhousemuir
4. Land at North Broomage – Recreation ground and open space in Larbert
5. Stenhouse Road sports fields – Currently used as sports pitches in Stenhousemuir
6. Land adjacent to Stenhousemuir Primary School – Area of open space next to the school
7. Land adjacent to Moray Primary School, Grangemouth – Site behind the primary school
8. Land adjacent to Callendar Business Park – Currently unused, wooded ground next to the business park in Falkirk
9. Weedingshall, Polmont – soon to be vacated site currently used as a school.
10. Land at Denny High School – Land on and around the former Denny High School, now demolished.
11. Land adjacent to Grangemouth High School – Land previously occupied by the former, now demolished Grangemouth High School.

1. LARBERT HIGH SCHOOL PLAYING FIELDS (2 Hectares)



This is adjacent to the existing Carrongrange School and currently provides the playing fields for Larbert High School.

Pros:

- It is in the same location as the existing Carrongrange School
- It is a level site
- It would continue to offer the advantages of co-location with Larbert High School

Cons:

- Playing fields are required by Larbert High School and there may be no satisfactory replacement is available in the immediate vicinity (although sites 1(a) and 4 might be a possibility)
- The loss of playing fields would be a major planning constraint.
- There would be increased traffic congestion as Larbert High school expands

2. LAND AT CARRONGRANGE AVENUE (2 Hectares)



View from north edge



View from south west corner

This former sand quarry is adjacent to Larbert High School and is bound by housing to the south and west and 50ft of steep banking to the north and east.

Pros:

- It is in the same location as the existing Carronrange School
- It would continue to offer the advantages of co-location with Larbert High School

Cons:

- This site would be expensive and problematical to develop and access due to the steep banking.
- The traffic generated would conflict with existing congestion around Larbert High School.
- Sport Scotland funding has been agreed to build a BMX circuit on this site for use by Larbert High school

3. LAND AT CORRIE AVENUE (6.1 Hectares)



View from south-east corner

This is a large area of open space surrounded by housing in Stenhousemuir that forms part of a green corridor running through the area.

Pros:

- It is a large site near to the existing school

Cons:

- it slopes considerably and would be expensive to build on
- it is dissected by Chapel Burn which presents a flood risk
- there is evidence of mine workings
- The loss of open space at Antonshill for the building of St Bernadettes was accepted on the basis that this area of open space was nearby. The loss of this open space would therefore be a major planning constraint

4. LAND AT NORTH BROOMAGE (2.8 Hectares)



View from Bellsdyke Road over wall



Chapel Burn – prone to flooding

This site comprises a recreational park at its north end and a scrubby open space south of the Chapel Burn which runs through the centre.

Pros:

- It is a location close to the existing school and well accessed to the wider Falkirk Council area

Cons:

- Access from the Bellsdyke Road would be a problem due to the fact that there are already 2 roundabouts in the space of a few hundred metres and, if a satisfactory entrance could be designed, a lot of the site would be required to manage the traffic.
- There is a high flood risk from the Chapel Burn which runs through the centre of the site. This would also constrain the design of the school.
- The loss of open space would be a major planning constraint as it is not possible to compensate for this in the immediate area.

5. STENHOUSE ROAD SPORTS FIELDS (1.9 Hectares)



Steep wooded bank on west site of fields



Looking towards Stenhousemuir sports centre

These are the sports fields adjacent to Stenhousemuir Sports Centre

Pros:

- It is close to the existing school
- It is a level site

Cons:

- It is a highly rated area of open space that could not be compensated for in the immediate area, so it's loss would be a major planning constraint.
- It would be problematic to design safe access to the site from this busy road with less than 75 metres clear visibility either way.
- Access via the sports centre from the north end (if possible) would exacerbate traffic congestion on the New Carron Road.
- There are poor ground conditions for building due to peat underlying much of the site
- There would be poor security along the perimeter of the site

6. LAND ADJACENT TO STENHOUSEMUIR PRIMARY SCHOOL (1.7 Hectares)



This is the area of open space next to Stenhousemuir Primary School.

Pros:

- It is a location close to the existing school and well accessed to the wider Falkirk Council area

Cons:

- There would be a loss of open space including the playing fields for Stenhousemuir Primary School
- Development of this site would add significantly to traffic congestion in the area.
- The culverted burn that runs underground along the south of the site would constrain access options and present a flood risk. Major engineering works are expected to be required to overcome this.

7. LAND AT MORAY PRIMARY SCHOOL (2.9 Hectares)



These are the playing fields adjacent to Moray Primary School in Grangemouth

Pros:

- It is a large level site
- It is easily accessed

Cons:

- The site is part- allocated for housing in the Development Plan so building a school would be contrary to this.
- There would be a loss of playing fields, but the site is big enough to retain some of these
- It is within the Grangemouth “consultation zone”, so the Health & Safety Executive is likely advise against building a special school here, and this would lead to a referral to the Scottish Government.
- It is within the SEPA coastal flooding zone

8. LAND ADJACENT TO CALLENDAR BUSINESS PARK (6.2 Hectares)



This is an area of parkland next to the Callendar Business Park in central Falkirk.

Pros:

- It is in a central location

Cons:

- The north of the site contains the line of the Antonine Wall (World Heritage Site) and the remainder of the site is within the buffer zone for this.
- The trees on the site are protected by a Tree Preservation Order as part of a designated landscape area
- It is within the Greenbelt
- It is a very sloping site and would be expensive and impractical to build on

9. WEEDINGSHALL, POLMONT (4 Hectares)



Note: The buildings shown in the aerial photo have mostly now been demolished (see photo below)



This is the building and grounds are currently used for the Education Assessment Unit (EAU) who will be moving to the Mariner Support Service in Camelon in 2013.

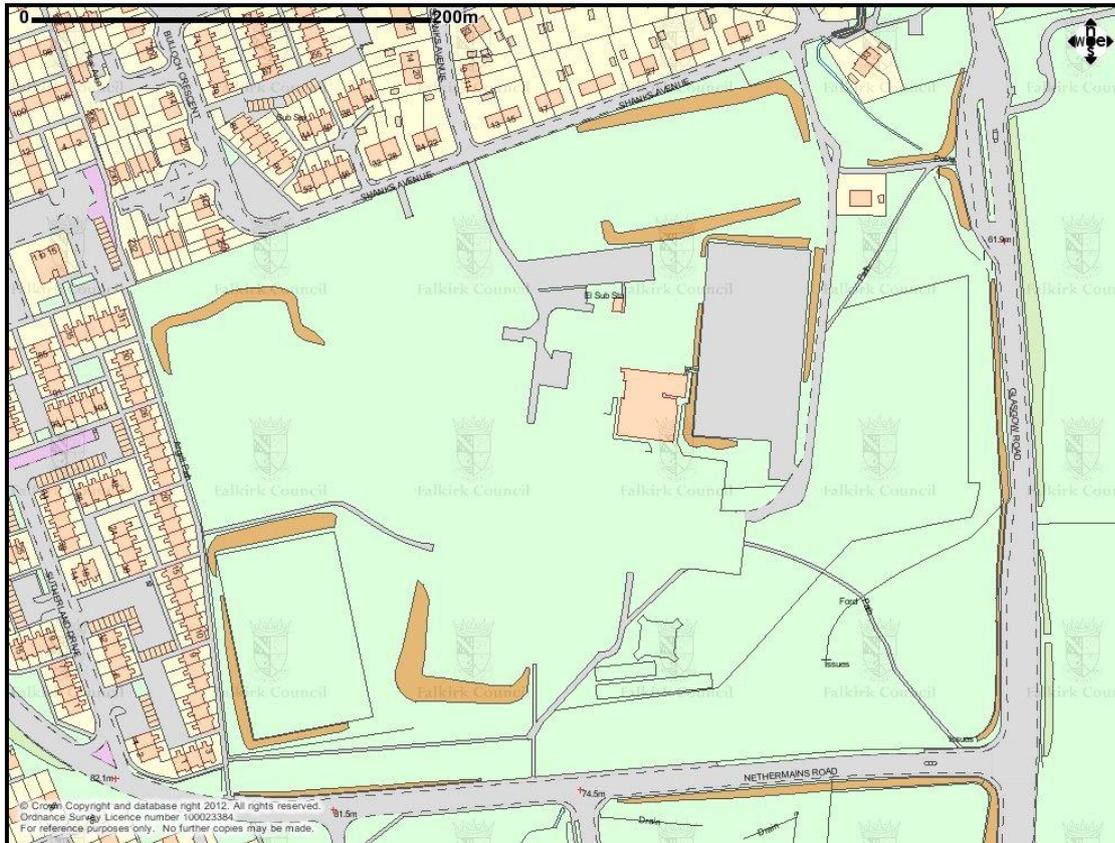
Pros:

- It is already used as a school, so the replacement of this with another one would be consistent with the Development Plan
- It is a large site within its own grounds with plenty of flat, easily developable land
- It is in a central location to serve the Falkirk Council area

Cons:

- It is in the Greenbelt and part of the site is in the Antonine Wall Buffer zone
- The land could otherwise be sold for a considerable sum if declared surplus

10. FORMER DENNY HIGH SCHOOL SITE (12 Hectares)



This is an extensive piece of land formerly occupied by Denny High School

Pros:

- There was formerly a much larger secondary school on this site, so there are no planning issues.
- It is a very large site which would give complete flexibility over the design of a new Carrongrange campus

Cons:

- It is not as central a location as some of the other sites under consideration
- There are plans for a large housing development on part of the site

11. FORMER GRANGEMOUTH HIGH SCHOOL SITE (3 Hectares)



This is the site formerly occupied by Grangemouth High School and adjacent to the new school.

Pros:

- There was formerly a much larger secondary school on this site, so there are no planning issues.
- It is a level and easily developable piece of land
- Proximity to Grangemouth High School would offer the educational benefits of co-location
- It is in a fairly central and easily accessed location for the wider Falkirk Council area

Cons:

- It is currently proposed that Council housing is built on this site and these plans are now at an advanced stage