

AGENDA ITEM

FALKIRK COUNCIL

Subject: CARRONGROVE, DENNY - FINALISED PLANNING BRIEF
Meeting: ENVIRONMENT AND HERITAGE COMMITTEE
Date: 20th February 2007
Author: DIRECTOR OF DEVELOPMENT SERVICES

1. INTRODUCTION

- 1.1 At its meeting of 6th December 2006, Falkirk Council approved consultation on the Draft Planning Brief for the redevelopment of the former Carrongrove Paper Mill site at Denny. In addition to the recommendation to consult, the committee report also recommended that the Finalised Brief would be referred back to the Environment and Heritage Committee in the event that major issues were raised through consultation.
- 1.2 A total of three internal and seven external comments were received. Although six of the seven external comments received were generally supportive of the brief, an objection was received from Denny and District Community Council. As a consequence, the matter is now referred back to this Committee.
- 1.3 A copy of the Finalised Brief is attached, adjusted to take account of comments where considered relevant.

2. CONSULTATION

- 2.1 The consultation process involved a number of different elements and took place from 13th December 2006 until 12th January 2007. An advertisement placed in the Falkirk Herald advised that the Draft Brief could be viewed in Denny Public Library, at Abbotsford House, and on the Council's website.
- 2.2 An exhibition featuring the indicative layout, other plans and text summarising the main provisions of the brief was mounted in Denny Public Library where it was available from 19th December until 12th January. The exhibition boards were located in a window at street level facing outwards allowing maximum opportunity for passers by to view the contents.
- 2.3 Notices were placed in the local Council office in Denny and in a local shop.
- 2.4 In addition, copies of the brief were sent to 33 bodies including local councillors, Denny and District Community Council, various consultation authorities and other organisations with a potential interest.

3. CONSULTATION REPONSES

3.1 A total of three internal and seven external comments were received. As a result of the internal consultation, references to education and affordable housing have been amended to reflect current circumstances.

3.2 The seven external comments are summarised below with a proposed response.

(i) **British Research Establishment (BRE)**

Appreciate that the brief is trying to achieve very high standards with regard to sustainability. Comment that its aim of achieving an Ecohomes “Excellent Standard” is highly commendable and should help Falkirk Council to achieve best practice in sustainability.

(ii) **Strathcarron Hospice**

In principle offer no objection to the brief although have some concerns in respect of roads and transportation.

Proposed Response

These concerns will be pursued at planning application stage. In the meantime, they have been forwarded to the relevant Council services.

(iii) **Inveresk Group**

Broadly supportive of aims and objectives of the brief.

Range of housetypes required – assessment of market demand for high density flatted development at this location required.

Land for business/industrial use to be provided according to demand and viability at time of detailed planning application – land for designation should refer to ‘employment use’ rather than ‘industrial. Important that Brief remains flexible to reflect identified demand at time of the detailed planning application and development phases beyond.

Proposed re-allocation of the site in the Deposit Version of the Falkirk Council Local Plan should cover the entire site up to the existing settlement boundary in the west.

Retention of significant areas of existing planting may be difficult as tree survey has revealed 458 trees in poor condition.

Allocation of 5 hectares of housing land should be recognised as an approximate figure and 120 dwellings as potential and not maximum capacity.

Request that designation of 1.5 hectares of land for ‘industrial/business use’ should be reclassified as ‘Employment Land’.

Various minor comments relating to other elements of the Brief.

Comment that range of additional facilities requested by the Council will be based on the development capacity of the site

Proposed Response

The brief is flexible enough to allow for a variety of development options depending upon the outcome of further site investigations and development appraisals, but sufficiently robust to ensure that the Council's objectives for this significant and important site are achieved. No change proposed.

(iv) Scottish Environment Protection Agency (SEPA)

Comment that the brief addresses a number of SEPA's concerns but requests additional references to strengthen SEPA's interests relating to waste management and recycling, the hydro scheme, flood risk, surface water drainage, foul drainage, contamination and construction works associated with the development.

Proposed Response

Brief amended where relevant.

(v) Historic Scotland

Welcome the re-use of the Category B listed Carrongrove House and support the brief's proposals to ensure that surrounding development will not be detrimental to its character and setting. Concerned that the house might become enclosed by high density housing.

Proposed Response

The Brief makes no reference to Carrongrove House being enclosed by high density housing and stresses need to respect its setting. No change recommended.

(vi) Mr Iain Ogilvie

Request that proposed cycleway will join with existing infrastructure at the westernmost side of the site at Fankerton to take cyclists off current stretch of B818 outside Strathcarron Hospice.

Proposed Response

Feasibility to be investigated at planning application stage.

(vii) **Denny and District Community Council**

Oppose the brief on the grounds that the Development Plan allocates the site for industrial use, that it refers to no further housing in this area and the proposed re-classification of the site has been undertaken without proper consultation. Concerns expressed about loss of employment land and that the Council is selling out the long term interest of the community of Denny to realise a short term financial advantage.

Proposed Response

The proposed retention of the site for industrial use in the Falkirk Council Finalised Local Plan pre-dates the subsequent closure of the paper mill. Since then the site has been marketed extensively throughout Scotland and the UK by property consultants, Ryden. In contrast to the considerable interest in the site for residential development, very few enquiries were received for industrial use. Ryden concluded that this was due to remoteness of the site from the M80, infrastructure and markets; the need to pass through Denny to gain access; the increasingly residential nature of the surrounding area; the age and condition of the buildings on site; and, low demand generally for the re-use of historic manufacturing sites.

The Development Plan makes no reference to restricting further housing in the Denny area.

The site is considered to be unsuitable for the needs of modern industry which would be more suitably located at Winchester Avenue. The Finalised Local Plan makes provision for an additional 11.3 hectares of employment land at Winchester Avenue, which together with 1.5 hectares at Carrongrove should ensure an adequate local supply.

The redevelopment of Carrongrove offers no financial advantage to the Council as it does not own the site.

The brief and the change in the Local Plan at Carrongrove represent a response to changing circumstances. The proposed mixed use development will bring considerable benefits to the Denny Community and will avoid the possibility of a large, former heavy industrial site becoming derelict.

4. IMPLICATIONS

4.1 Legal The approved Planning Brief will form supplementary planning guidance which will be a material consideration in the determination of planning applications and applications for listed building consent in respect of the site.

4.2 Financial None

4.3 Personnel None

- 4.4 Policy The site is allocated as a business and industrial area with the potential for redevelopment in the Finalised Draft Falkirk Council Local Plan (February 2007).

5. CONCLUSION

- 5.1 The consultation exercise has demonstrated a level of support for the redevelopment of the Carrongrove site. Notwithstanding the views of the Denny and District Community Council, it is considered that the brief offers the opportunity for a high quality mixed use development incorporating employment land and enhanced recreational use with the potential to be of significant benefit to the community of Denny. Importantly, the brief avoids the possibility of the site remaining disused over a prolonged period of time.

6. RECOMMENDATION

Members agree the attached final version of the Carrongrove Planning Brief and refer it to Falkirk Council for approval.

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for Director of Development Services
7 February 2007

Contact Officer: Joyce Hartley (Planning Officer), ext 4719

LIST OF BACKGROUND PAPERS

1. Falkirk Council Local Plan Finalised Draft (February 2007)

PLANNING BRIEF

FORMER CARRONGROVE PAPER MILL, DENNY

1. Purpose of Brief

- 1.1 The purpose of this Planning Brief is to set out for the benefit of the community, landowner and developers, the Council's requirements and expectations for the future development of the site.
- 1.2 The Council is keen to enter into early consultation with the local community and to encourage effective community engagement in the preparation of the final Brief. A consultation exercise will be undertaken to ascertain the views of interested parties including local residents, potential developers, the site -owners and other agencies with an interest including Scottish Natural Heritage, Historic Scotland, Scottish Water and the Scottish Environment Protection Agency.

2. Status of Brief

- 2.1 The Brief identifies key land use, design, environmental and infrastructural considerations as well as additional community benefits that are likely to be required as a result of the development of the site. The Brief is not intended to be overly prescriptive, as it is recognised that future consultation and further detailed site investigation may result in a variety of potential scenarios. It nevertheless provides a clear set of planning principles and design guidelines to which applicants for planning permission must adhere.
- 2.2 Falkirk Council is committed to creating high quality environments by raising design standards across all forms of development.
- 2.3 The Brief, will have the status of Supplementary Planning Guidance and will be used as the basis for the proposed change to the Deposit version of the Falkirk Council Finalised Local Plan. It will also form a material consideration to be taken into account in the determination of planning applications for the site.

3. Background

- 3.1 The history of paper manufacture in Denny and along the River Carron goes back some 200 years, and at least 150 years at Carrongrove, where there were initially two mills dating back to at least 1840.
- 3.2 Following a gradual contraction of the paper making industry throughout the UK and Scotland, the Carrongrove Mill finally closed at the end of 2005.
- 3.3 Over 95% of the former employees have been re-employed within Central Scotland. This has been achieved in partnership between Inveresk plc and Falkirk Council

4. Site Location

- 4.1 The site of the former paper mill, which extends to approximately 15.37 hectares (38 acres) in total, is located on the western outskirts of Denny on the B818, Fintry Road to the west of the M80. (Location Plan 1) It is bounded to the south west by housing and Strathcarron Hospice, to the east and south east by housing and vacant land and elsewhere to the north and south by countryside. The B818 lies to the south of the site and the River Carron flows from west to east along the northern boundary.

5. Site Description

- 5.1 The site comprises former mill buildings, various ancillary features and the former manager's house (now a category B listed building). This is presently used as office accommodation. The site in its entirety is surrounded by dense, mature woodland which serves to screen it from the adjacent road to the south and other surrounding development and countryside.
- 5.2 The site is extensive and occupies a number of different levels, particularly across the area available for development. These fall away gradually from south to north. Along the northern boundary, the land drops sharply down to the River Carron which flows through a deep gorge at this point. A weir and waterfall are located towards the north western end of the site.

6. Listed Building

- 6.1 Carrongrove House, sited at the heart of the mill complex and built as the manager's house by Andrew Heiton Junior, (1860-62) is listed Category B (4 May 2006). Historic Scotland notes that it is a well designed villa, particularly distinguished by its fine carved stonework and ornamental detailing externally, and the joinery work of the interior. Although the building's conversion to office use in the latter part of the 20th century has impacted on the interior, there are still many original features and the conversion work is predominantly reversible. The house was originally set in a landscaped garden with a lodge and pond.

7. Development Vision and Objectives

- 7.1 The site of the former Paper Mill at Carrongrove represents an opportunity to provide a high quality, imaginative and sustainable mixed-use development on a significant brownfield site.
- 7.2 The Council envisages that the majority of the developable area will comprise predominantly high quality, low density upper market housing with a smaller area reserved for higher density units and land retained for business/industrial use, all in a heavily landscaped setting. There will be an emphasis on sustainable development and energy conservation, including the use of micro-renewable technologies.

- 7.3 The developer will be required to provide on site affordable housing. *In terms of its recently revised Special Needs and Affordable Housing Policy there will be a requirement in the Denny area for new housing sites of 100 units and over to provide 15% of the total number of units as affordable or special needs housing.*
- 7.4 The landscaped setting of the site and its proximity to the adjacent countryside and woodland represent extensive opportunities for informal recreation which can be developed for the enjoyment of residents and the wider community.
- 7.5 Finally, the site offers the potential for the development of a number of special features including a small hydro scheme, a fish ladder and the retention of a feature of the former mill complex as a link with the site and this area's rich industrial heritage.

8. Policy Context

- 8.1 The adopted Denny & District Local Plan (June 1996) includes most of the site within the Urban Limit and notes in Policy ED8 (Carrongrove Mill, Fankerton) that the western part of the Mill is surplus to requirements and offers potential for industrial/business development.
- 8.2 The Falkirk Council Local Plan Finalised Draft (March 2005) allocates the majority of the site as Policy EP2 (2)) – Business and Industry Retention. It is likely that the forthcoming Deposit Version of the Local Plan will re-allocate that part of the site occupying the footprint of the existing buildings as Policy EP3 – Business & Industrial Areas with Potential for Redevelopment. The Planning Brief is intended to provide the basis for the proposed change to the status of the site in the forthcoming Deposit version of the Local Plan.
- 8.3 Other Finalised Draft Local Plan policies which are applicable to the redevelopment of the site are listed in Appendix A. This also lists the relevant Scottish Planning Policies (SPPs) and Planning Advice Notes (PANs) which should be considered.

9. Land Use and Extent of Development

- 9.1 The Council envisages a mixed use development comprising predominantly housing with a smaller area of land for business/industrial use set in a heavily landscaped, woodland setting with areas set aside and retained for informal recreation. (Indicative Layout Plan 2)
- 9.2 In order to retain as much of the existing woodland as possible and to maximize opportunities for recreational use, the Council will require the overall developable area to be confined to the footprint of the existing buildings and area of hardstanding to the west. This means that development should extend no further west than a line equating to broadly the village limit defined in the Falkirk Council Local Plan Finalised Draft, March 2005. To the east, development should not encroach into the woodland which separates the development site from the recent housing development by JB Bennett.

- 9.3 It is estimated that the total land available for development occupying the footprint of the existing industrial buildings is in the order of 6.5 hectares. In terms of breakdown of land use and possible housing densities and indicative housing numbers, the following is envisaged:

Business/industrial	- 1.5 ha
Housing land	- 5.0 ha
Higher density, possibly in the vicinity of Carrongrove House	- 1 ha
Lower density	- 4 ha

- 9.4 At potential densities of some 40 dwellings per hectare for high density and 20 dwellings per hectare for lower density, it is envisaged that the total potential of the site for housing may be in the order of 120 dwellings.

- 9.5 It will be for the developer to articulate the Council's aspirations in the form of a masterplan which will be expected to accompany any planning application. The masterplan will set out how the site is to be developed and how the development will achieve the Council's vision for the site, describing how it will be implemented, and setting out the phasing and timing of the various elements of the development.

10. Sustainable Transport

- 10.1 Due to the proposed scale of the development, a Transport Assessment and Travel Plan will be required in accordance with the latest guidance from the Scottish Executive. The Travel Plan will require relevant targets to be agreed with the Council, together with timescales and a suitable monitoring programme. Enhancements to existing bus services may be required if agreed targets are not being met.

Pedestrian/Cycle Access

- 10.2 There should be a clear strategy for pedestrian and cycle movement into and within the site, which should generally have priority over vehicular movement. This should be based upon recognition of the surrounding path network and desire lines, the provision of attractive and clearly defined pedestrian gateways and safe, direct pedestrian/cycle paths, and the minimisation of pedestrian/vehicular conflict.
- 10.3 The upgrading of off-site linkages along the old railway path to the new Denny High School will be required as part of the Safer Routes to Schools programme. *The developer will be expected to ensure that a safe walking route to Denny is ensured from all proposed new housing on the site.* Specification should again accord with the Council's 'Design Guidelines and Construction Standards for Roads in the Falkirk Council Area'.
- 10.4 Within the site, provision is required for a 3m-wide surfaced and street-lit path alongside the Carron. This should be suitable for all users including cyclists and should link to the existing path network to the west of the site and link to safe crossings to Kirkland Drive or the railway path to the east of the site.

Appropriate boundary treatment will be required along the length of this path under “safe by design” principles.

- 10.5 A link should be provided between the development and the path network to the north of the River Carron through the provision of a bridge suitable for all non-motorised traffic. The location of the bridge would be determined by a further engineer’s feasibility study, cost and site constraints.

- 10.6 In addition to relevant national planning policy and guidance, Falkirk Council’s Outdoor Access Strategy, which was approved by the Council in January 2006, is a material consideration in the redevelopment of this site. In particular Policies 36 and 37 are applicable:

Policy 36: The Council will continue to safeguard, extend and promote local path networks, strategic routes and core paths through the development planning process.

Policy 37: Falkirk Council will seek to have developers include access links within and from new housing and other developments under ‘Secured by Design’ principles via planning conditions or agreements wherever appropriate.

- 10.7 Additional requirements, relating to The Land Reform (Scotland) Act 2003 include:

- The paths on site will fall within the terms of this Act. Cyclists, riders, wheelchair users, pushchairs as well as pedestrians will be within their rights to use these paths;
- Design details of these paths need to take account of this with a preferred minimum width of 3 metres;
- The paths should provide barrier-free access to ensure paths are accessible to walkers, cyclists, horse riders, wheelchairs and buggies. Paths should be compliant with the Disability Discrimination Act 2005;
- Any signage should refer to ‘paths’ and avoid use of words such as ‘pedestrian’ and ‘footpath’.

Vehicular Access and Parking

- 10.8 Two accesses will be required, one to serve the housing development and the other as a separate access to the business/industrial site.

- 10.9 Access for housing will be located west of the existing access at the eastern end of the site. The existing junction arrangement would not be acceptable when assessed against current standards and the access to the recently approved residential development south of the B818. The relocated junction should be designed to meet the requirements of the ‘Design Manual for Roads and Bridges’ and the ‘Design Guidelines and Construction Standards for Roads in the Falkirk Council Area.’

- 10.10 This access road will continue as the main spine road for the site, along the northern boundary. A separate access to the west will serve the proposed business/industrial area. This access should also comply with the Council's design standards.
- 10.11 The developer will require to liaise with the Council over the provision of some additional pairs of bus stops (with shelters in the eastbound direction) and possible lay-bys. Improvements to crossing facilities will also be required to enhance bus stop accessibility and to improve pedestrian safety. The location of the crossing facilities should tie into the footpath network along the old dismantled railway towards Denny.
- 10.12 The development should aim to reduce the impact of internal roads, parking and turning areas and the road layout should be designed for all users with priority given to pedestrians and cyclists over the private car.
- 10.13 All roads, paths and car parking areas intended for adoption by the Council should conform to the Council's standards.
- 10.14 Similarly, off road parking, provided within property curtilages, requires to meet the Council's design standards i.e.
- 1 space for a dwelling with two, or fewer, bedrooms.
 - 2 spaces for dwellings with three or more bedrooms.
 - Visitor parking will be provided at a rate of 1 space per 4 dwellings.
- It should be noted that proposed off-road parking provision, within property curtilages, excludes garages.
- 10.15 The existing footway adjacent to the B818 will have to be upgraded along the entire length of the site's southern boundary, due to the path's present unsuitability for use by school children. The footway, which should be a minimum of 2 metres wide, should be constructed as a 'remote footpath' with a grass verge providing a separation for pedestrians from vehicles using the B818. Improvements to crossing facilities will also be required at the western edge of the site to improve pedestrian safety.
- 10.16 A Safety Audit for any proposed road infrastructure improvements will be required.

11. Sustainable Design

Urban Design

- 11.1 The Council will require a high quality, sustainable development which fits in well with the landscaped setting of the site and its surroundings.

11.2 The developer will require to adhere to the Council's policies on Environmental Quality and sustainable design principles as set out in Chapter 3 of the Falkirk Council Local Plan Finalised Draft, the Council's (draft) Supplementary Planning Guidance Note on 'Housing Layout and Design' and in design-related SPPs and PANs.

11.3 In addition, the development will be required to exhibit the following general qualities:

- Distinctive character – a development that has a distinctive character with buildings of architectural quality which respects the existing landscape and topography of the site and where the constraints and opportunities of the site dictate housing form. The Council is seeking to achieve harmonious streetscapes with variety and interest. Streets and open spaces should have buildings fronting them. This will be particularly important for any part of the development visible from Fintry Road.
- Ease of access and movement – a scheme which has good pedestrian links into the site, which integrates with the existing path network and which offers ease of movement within the site and its various elements;
- Pedestrian/cyclist friendly – a development where the building layout takes priority over roads and car parking. Roads and parking facilities should be designed to improve the usability and feel of the development, but not to dominate it;
- Safe and pleasant – a development layout which creates a secure environment where opportunities for crime are minimised, but without compromise to design quality and residential amenity, and where public spaces are well looked after. Developers are referred to PAN 77 "Designing Safer Places" and in particular the need for houses to overlook paths and public spaces and to maximise opportunities for natural surveillance. Active house frontages will be required wherever possible, with windows overlooking all public areas. Pedestrian routes within the site should have an open aspect, be surfaced, lit and constructed to a standard suitable for adoption by the Council.

11.4 More specifically, the subdivision of the site should strictly follow existing constraints and amenities relating to:

- The eastern woodland as defined by the access road;
- The western woodland extending along some two-thirds of the main road frontage which will enable screening of a significant proportion of the development;
- The river edge where the main spine road and footpath/cycleway should be laid side by side with small cul de sacs off, especially at the western end and where housing fronts the spine road;

- Interface with the main Fintry Road, main spine road and housing – building frontages, views from housing and planted buffers to be established at outset;
- The business/industrial area should be determined by the foregoing and be positioned where it is partly concealed by the perimeter woodland.

Sustainable Waste Management

- 11.5 The developer will be required to incorporate construction and design features that maximise the use of recycled or reused materials and maximise waste reduction and material separation at source.
- 11.6 The developer will also be required to make appropriate and well designed provision for waste storage, recycling and collection and composting facilities in the development in accordance with the guidance provided in the Council's Supplementary Development Advice Note "Managing Waste in Housing and Commercial Developments".

Built Heritage

(i) Carrongrove House

- 11.7 It is anticipated that the Category B listed Carrongrove House, will be converted from its present use as office accommodation to residential use in the form of flats. The presence of this important building will be a key element in the layout and design of the surrounding development, and early consultation with Historic Scotland will be required.
- 11.8 The setting of the building will be an important consideration and surrounding development shall not be detrimental to the character, architecture or setting of the building. The building should be part of a housing site large enough to enclose it, requiring a bespoke design that respects its setting and especially to protect it from the business and industrial area.
- 11.9 An analysis of the setting of the building should include a review of the context of the building, its physical characteristics and surroundings, a survey of materials, condition of the fabric, the relationship of the building to proposed surrounding development and the building's potential for conversion.

Industrial Heritage

- 11.10 Closure of the Carrongrove Mill represents the end of a lengthy history of paper making in the Carron Glen and Denny area and a last link with the area's rich industrial past.
- 11.11 The developer will be required to retain an element of the former mill complex, to be incorporated into the open space and footpath systems associated with the site, possibly as a feature of public art and as a permanent monument to the site's industrial heritage.

- 11.12 The developer will be required to enter into early discussion with the Council's Archaeologist with a view to ascertaining which features of the former mill complex may be capable of retention.

12. Informal Recreation and Play Space

- 12.1 The developer will be required to upgrade the existing paths and fencing throughout the site.
- 12.2 Trail and interpretative signage should be provided at appropriate points along the riverside walkway. The interpretative signage should portray historical, industrial, woodland and wildlife information. Seating, dogbins and litter bins should also be placed at appropriate locations.
- 12.3 Where considered appropriate, limited and sensitive woodland clearing should be undertaken to open up vistas and views, particularly of the weir and other riverside views.
- 12.4 There should be no active open space development within any of the dedicated woodland areas in order to retain the character and tranquillity of the area and to minimise anti-social behaviour.
- 12.5 The developer shall provide one toddler/junior equipped play area within the heart of the residential area to be no closer than 300 metres to the west or eastern woodland areas. The provisional value of this facility will be in the order of £60-£70,000.

13. Land for Industrial/Business Use

- 13.1 The Council requires that a proportion of the site be retained for business or industrial use in order to compensate for the loss of similar land and to provide greater opportunity and choice for businesses seeking to locate within the Denny area.
- 13.2 The developer will be required to incorporate an area of approximately 1.5 hectares for business or industrial use into the overall development layout and to provide for a range of accommodation in consultation with the Council.
- 13.3 Possible environmental demonstration projects, or business opportunities associated with the tourism and recreation industry, should be explored. The emphasis will be on Class 4/5 and other uses compatible with the adjacent residential area.
- 13.4 The land for business or industrial use shall be made available for occupation at the same time as the residential development.

14. Woodland

- 14.1 There are substantial and varied areas of woodland both within and surrounding the site.
- 14.2 The site is bounded to the north by a Site of Special Scientific Interest (SSSI) - described below) and a further area of ancient and semi-natural woodland to the east of the SSSI. (Plan 3 SSSI and Ancient and Semi Natural Woodland).
- 14.3 The site is bounded by and separated from the JB Bennett site to the east by an area of semi-natural broadleaf woodland. This, together with the woodland to the north, forms an important wildlife corridor.
- 14.4 Within the site itself, there are a number of mature trees which are located predominantly around the southern site boundary. The woodland at the eastern end of the site and on the steep slopes on the south side of the river is recorded as being of ancient or semi-natural origin. Substantial areas of woodland on the steeper slopes adjacent to The Cottage, and towards the west end of the site, also come into this category. Although the range and size of tree species present at the time of survey indicate these woodland areas have been cleared in the past, and subsequently allowed to regenerate naturally, an important element of such woodland is the soil, and the seed bank it contains. This is a valuable habitat worthy of retention.
- 14.5 It is important that as much as possible of the semi-natural broadleaf woodland is retained and protected during development of the site and thereafter. Long term management and maintenance of the woodland will be required and should aim towards eliminating undesirable tree species such as sycamore, and encouraging development of oak woodland similar to that in the Carron Glen reserve. Trees that screen the site from surrounding land are particularly important in this respect. These reduce the visual impact of the site and preserve an element of the existing wildlife corridor. Along the access road from the entrance gate to the mill offices there are a number of mature ornamental trees such as lime and sequoia. These have a significant impact in visual terms and should be retained.
- 14.6 The boundary treatment of paths should have regard to the need to retain wildlife corridors throughout the site and should be wide enough to facilitate establishment of suitable habitat for this. Such corridors should also link the areas of woodland at the eastern and western ends of the site.

Carron Glen SSSI

- 14.7 The western portion of the northern site boundary is bounded by the Carron Glen SSSI which comprises woodland, including ancient, semi-natural broadleaf and grassland. The steep, often rocky slopes of Carron Glen support the largest tract of ancient/long established deciduous woodland in the Falkirk Council area. In addition to areas of unimproved lowland grasslands, parts of the Glen also support a species-rich mosaic of wild flowers.

- 14.8 The developer will be required to liaise with SNH to assess the potential effects of any development on the SSSI. Where necessary, mitigation measures will require to be incorporated into the development.

15. Energy Conservation and Renewable Energy Potential

- 15.1 Considerations about energy in general, and energy efficiency and reduction in particular, are becoming an increasingly integral, 'mainstream' part of the planning process. As concerns about climate change continue to grow, the UK government and Scottish Executive have confirmed their commitment to reduce carbon emissions and have set targets for generating a certain proportion of electricity from renewable sources.
- 15.2 At a local level, the Council is committed to implementing the principles of sustainable development and to ensuring that sustainable design principles are integrated into the design process at the earliest stage.
- 15.3 The potential for energy efficiency measures in new developments is considerable. At a wider site level, the Council will expect the developer to demonstrate that layout, orientation, built form and landscape create a sheltered microclimate where solar gain is maximised and exposure to rain and wind chill is minimised.
- 15.4 Most micro-renewable technologies have the potential to be integrated into new developments at the design stage. In line with recent and emerging national policy, the Council will expect the developer to consider fully options for micro renewable technologies as part of a range of energy efficiency measures to be included in the development.
- 15.5 In terms of the energy performance of buildings, the developer will be encouraged to have regard to the Building Research Establishment's Environmental Assessment Method (BREEAM) and their EcoHomes assessment method that rates the environmental qualities of new and renovated dwellings. In terms of ratings, the Council will expect the development to demonstrate an 'excellent' BREEAM rating.

16. Hydro-electric Scheme

- 16.1 The Council considers this site to have the potential for on-site renewable energy generation associated with its proximity to the River Carron. The developer will be required to investigate the feasibility of installing a small - scale hydro-electric scheme and to make provision for its implementation. The Council envisages that such a scheme will incorporate the existing weir and that it could be designed to include the fish ladder, discussed in section 17 below.

- 16.2 The feasibility study should address issues such as the potential for a stand alone system, as opposed to one which is connected to the National grid - (the latter may be determined by the proximity of the scheme to a connection point); the availability of a back up power system; potential noise impact; potential visual impact; potential impact on the ecology of the river; and, the need for water impoundment. In terms of access and recreation, the study should also consider the role of the hydro-electric facility and fish ladder as a possible local visitor attraction and as part of wider access and recreation provision within the site.
- 16.3 The developer should bear in mind that the *hydro-electric scheme including any works undertaken on the weir or riverbank will require the consent of SEPA under the Water Environment (Controlled Activities) (Scotland) Regulations 2005 (CAR). A CAR license will be required.*
- 16.4 Depending upon the outcome of the feasibility study and the potential generating capacity of the hydro-electric scheme, the Council is keen to engage the local community in the project, and to ensure that where possible, the community can share in the benefits of such a scheme.
- 16.5 It is becoming increasingly commonplace for local communities to become involved in renewable energy projects. This can take a variety of forms including direct investment in the ownership of a scheme or through the setting up of a trust fund.
- 16.6 In association with the Council, the developer will be expected to investigate the opportunities that may exist to involve the local community and to assess any likely benefits that could be forthcoming from the hydro-electric scheme. Arrangements for future management and maintenance of the facility will also require to be put in place.
- 16.7 High environmental standards in water conservation, recycling and waste minimisation will also be required.

17. Ecology/Biodiversity

- 17.1 The redevelopment of this site represents an opportunity to deliver a number of ecological benefits for future residents and occupants of the site, as well as the wider community.
- 17.2 The Council has a duty under the Nature Conservation (Scotland) Act 2004 to protect and conserve biodiversity and the Falkirk Council Local Biodiversity Action Plan (LBAP) identifies habitats and species of significance. It is likely that the river and adjacent woodland supports a wide range of LBAP species.
- 17.3 The developer will be required to assess the biodiversity status of the site including its potential as a habitat for wildlife by way of an independent site survey undertaken by appropriately qualified persons. Due to the neighbouring SSSI, SNH will require to be consulted at an early stage.

- 17.4 Both the woodland and the riverine habitat form an important wildlife corridor in the area due to the neighbouring SSSI and Wildlife Sites in proximity to the site.
- 17.5 As a matter of course, where a site involves a man-made or natural watercourse, these must be surveyed for the presence of otters, bats, reptiles and amphibians, particularly great crested newts. Other surveys may be required for badgers, invertebrates and birdlife.
- 17.6 The developer will be required to submit proposed remedial measures to offset any adverse impacts of development.

18. Fish Ladder

- 18.1 At the upstream end of the site, there is a large weir on the River Carron which was once used to provide water to the paper mill. In the past, this weir has been identified as a major man-made barrier to the movement of migratory fish in the river.
- 18.2 The opportunity exists, as part of the redevelopment of the site, to ease this barrier by constructing a fish ladder. It is anticipated that the fish ladder will be located adjacent to the hydro-electric scheme, and that once constructed, it will potentially enable over 6.5 kilometres of main river and tributaries to be spawning ground for salmon and sea trout.
- 18.3 The developer will require, in association with the Council, to carry out a feasibility study into the potential of providing this feature as part of the development. Such a study should include an investigation of possible sources of funding, as well as arrangements for future management and maintenance.
- 18.4 *Details of the fish ladder should be included as part of the hydro-electric scheme CAR application.*

19. Management of Watercourses and Flood Prevention

- 19.1 Falkirk Council has no record of flooding on this site. This may, however, be a reflection of the site's private ownership and industrial use, where incidents have not been reported, or recorded. Water has been observed flowing over the retaining wall to the west of the existing mill building. This could be associated with a sewer at this locus.
- 19.2 Proximity to the River Carron and a watercourse that flows past the adjacent hospice and sinks within the development site are issues that require investigation.
- 19.3 As this site may be vulnerable to flooding, the developer will be required to submit a Drainage Impact Assessment and a full Flood Risk Assessment complying with Annex B of SEPA Policy No 41 "A SEPA-Planning Protocol".
- 19.4 The riparian environment is a particularly important feature of this site. The redevelopment of the site represents a potential pollution risk to the River Carron and consequently SEPA should be consulted on development proposals.

- 19.5 The Drainage Impact Assessment must address waste and surface water issues, and where applicable, ground water. The Council and other regulators will be seeking an innovative strategy for sustainable drainage that meets, and ideally, surpasses current guidelines and regulations. Developers are referred to the SEPA publication “Drainage Assessment – A Guide for Scotland” and “Drainage Impact Assessment – Guidance for Developers and Regulators” (DP300 3/02). Early consultation with the Council is recommended.
- 19.6 Allowable run off from the development would be 10% of M5-60 - i.e. 4 per litres per second per hectare.
- 19.7 The design of the system should include 1 in 2, 5, 10, 25 and 100 year storm return periods, each with a full range of storm durations. (A check for the 1 in 200 year storm return period will also be required).

20. Surface Water Run-Off

- 20.1 The use of Sustainable Urban Drainage Systems (*SUDS*) will be required to treat surface water run-off from the site. Developers must comply with best management practice, as contained in the CIRIA publication “Sustainable Urban Drainage Systems – Design Manual for Scotland and Northern Ireland” (C521) in submitting proposals for surface water run-off from their development. *SUDS Advice Note Brownfield Sites* (SEPA, June 2003) may also be relevant. *The SUDS features should be designed to maximise biodiversity and must also comply with the CAR regulations.*
- 20.2 *For a development of this size, SEPA would recommend a combination of both source and regional SUDS control and the incorporation of a wetland or retention pond as part of the scheme. In this respect, reference is made to SEPA’s publication ‘Ponds, Pools and Lochans’ and to SEPA in general for all other matters relating to SUDS measures including temporary SUDS.*

21. Contamination

- 21.1 There is a possibility that ground contamination may be present on the site, and other adjacent land in the ownership or prior ownership of the landowner. (This applies in particular to land to the north east of the site, as shown on the attached plan).
- 21.2 The developer shall undertake a site investigation to establish if contamination (as defined by Part IIA of the Environmental Protection Act 1990) is present on the site.
- 21.3 Where contamination is identified, development shall not begin until a scheme has been submitted to and approved in writing by the Planning Authority.

- 21.4 The scheme shall contain details of proposals to deal with contamination to include:
- a. The nature, extent and type(s) of contamination within the site.
 - b. Measures to treat/remove contamination to ensure the site is fit for the proposed end uses.
 - c. Measures to deal with contamination during construction works.
 - d. Condition of the site on completion of decontamination measures.
 - e. Details of monitoring programme following site redemption.
- 21.5 In order for an adequate chemical contamination assessment to be undertaken, under current guidance and regulations, a desk study (Phase I) should be completed. The desk study should assess ground conditions at the site, and include information such as the current and historical usage of the site and surrounding area, geology, hydro geological and hydrological conditions underlying the site. Any potential source-pathway-receptors should be identified. Should any significant chemical contamination risks be identified, then an intrusive (Phase II) site investigation will be required.

22. Construction Works Associated with the Development

- 22.1 *The development should have due regard to SEPA's pollution prevention guidelines and to its encouragement to re-use and recycle construction materials or waste as appropriate.*

23. Education

- 23.1 The site falls within the catchment area for Denny Primary School, St Patrick's RC Primary School, Denny High School and St Modan's RC High School (Stirling). There are presently no known school capacity issues.
- 23.2 The proposal will, however, coincide with high levels of housebuilding in the area which are expected to require investment in schools infrastructure. *A contribution towards educational provision will therefore be required.*

24. Developer Contributions

- 24.1 The Council is firmly committed to ensuring that developers contribute appropriately to the physical, environmental and community infrastructure which is required to serve new development and make it sustainable.
- 24.2 In addition to those elements and features already identified in this Brief, any development proposal for the site will be assessed against the provisions of Schedule COM.5 of the Falkirk Council Structure Plan approved June 2002. This lists examples of developer contributions, the type of provision and the circumstances in which provision may be required.

25. Services and Ground Conditions

- 25.1 Water, electricity and gas supplies are understood to be available. There may also be other plant in and around the site. Further consultation with service providers will be required before drawing up development proposals.

APPENDIX A – RELEVANT LOCAL PLAN POLICIES FALKIRK COUNCIL LOCAL PLAN FINALISED DRAFT

The Falkirk Council Local Plan Finalised Draft (March 2005) allocates the majority of the site as Policy EP2 (2)) – Business and Industry Retention. It is likely that the forthcoming Deposit Version of the Local Plan will re-allocate that part of the site occupying the footprint of the existing buildings under Policy EP3 – Business & Industrial Areas with Potential for Redevelopment.

Other Local Plan policies which are applicable to the redevelopment of the site are:

Policy EQ1	Sustainable Design principles
Policy EQ2	Implementation of Sustainable Design principles
Policy EQ3	Townscape Design
Policy EQ4	Landscape Design
Policy EQ5	Design and Community Safety
Policy EQ6	Design and Energy Use
Policy EQ8	Vacant, Derelict and Contaminated Land
Policy EQ9	Public Art
Policy EQ14	Listed Buildings
Policy EQ15	Re-Use of Buildings
Policy EQ21	Falkirk Greenspace
Policy EQ24	Ecological Sites and features
Policy EQ25	Biodiversity
Policy EQ26	Trees, Woodland and Hedgerows
Policy EQ27	Watercourses
Policy EQ29	Countryside Access
Policy SC6	Housing Density & Amenity
Policy SC11	Developer Contributions to Community Infrastructure
Policy SC12	Urban Open Space
Policy SC13	Open Space and Play Provision in New Residential Development
Policy EP4	Business and Industrial Development within the Urban and Village Limits
Policy ST1	Core Path Network
Policy ST2	Pedestrian Travel and Cycling
Policy ST3	Bus Travel and New Development
Policy ST5	Managing Travel to School
Policy ST11	Sustainable Urban Drainage
Policy ST12	Flooding
Policy ST12A	Sewerage Infrastructure
Policy ST19	Waste Reduction in New Development
Policy ST20	Renewable Energy Development

The following national policies and guidance are particularly applicable to the redevelopment of this site:

SPP 1	The Planning System
SPP 2	Economic Development
SPP 3	Planning for Housing
SPP 7	Planning and Flooding
NPPG 11	Sport, Physical Recreation and Open Space
NPPG 14	Natural Heritage
NPPG 17	Planning for Transport
PAN 33	Development of Contaminated Land
PAN 38	Housing Land
PAN 45 (Annex)	Planning for Micro Renewables
PAN 51	Planning and Environmental Protection
PAN 56	Planning and Noise
PAN 60	Planning for Natural Heritage
PAN 61	Planning and Sustainable Urban Drainage Systems
PAN 65	Planning and Open Space
PAN 67	Housing Quality
PAN 68	Design Statements
PAN 69	Planning and Building Standards Advice on Flooding
PAN 76	New Residential Streets
PAN 77	Designing Safer Places
PAN 78	Inclusive Design