

Broad Street, Denny

PROPOSED RESIDENTIAL DEVELOPMENT - EVENT 1

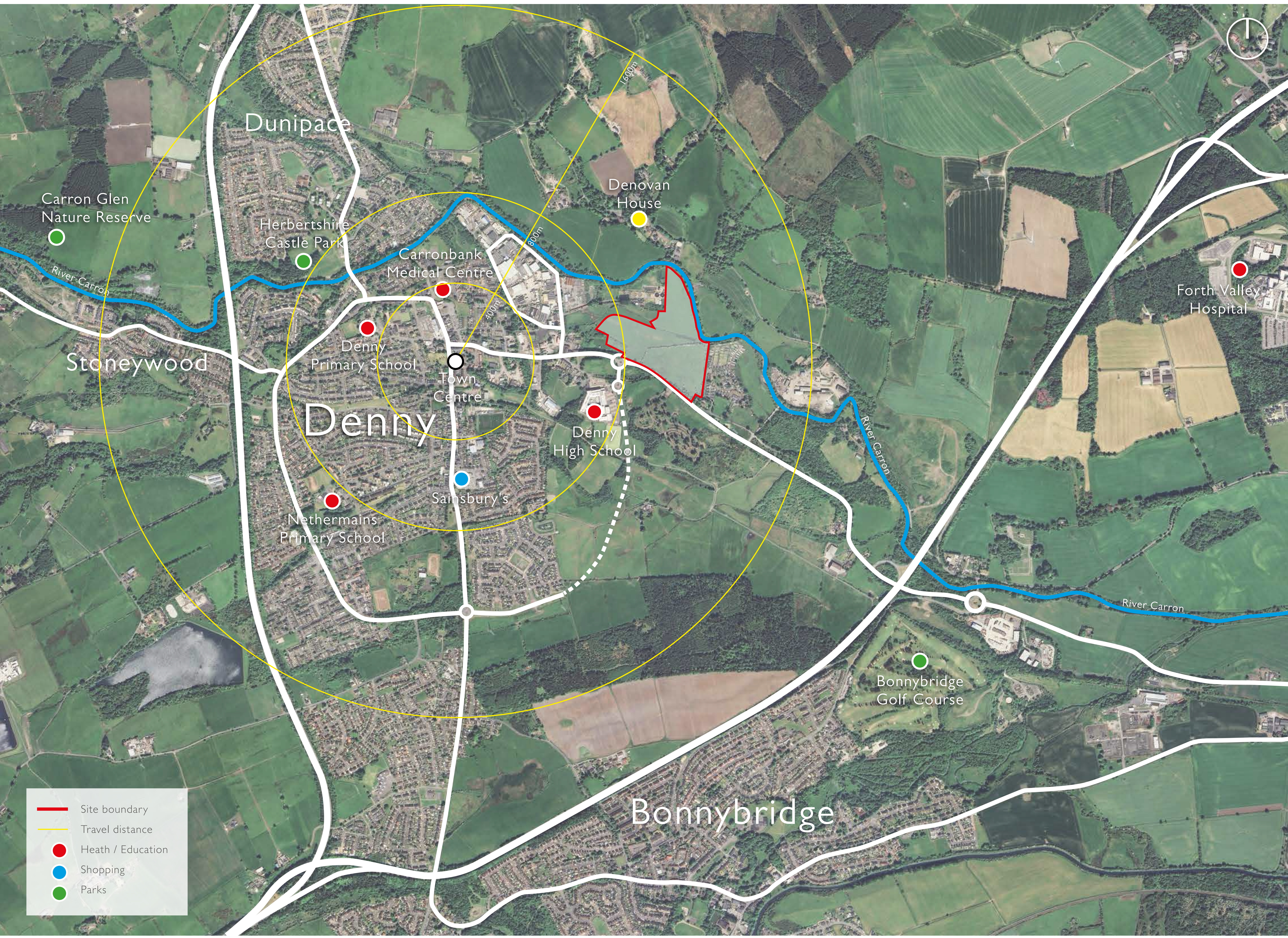
Welcome

Cruden Homes is undertaking a pre-application consultation for a proposed residential development on land to the north of Broad Street in Denny. The proposal includes a mix of house types, including private and affordable tenures, and will play a part in addressing Scotland’s current housing emergency, through providing much-needed homes.

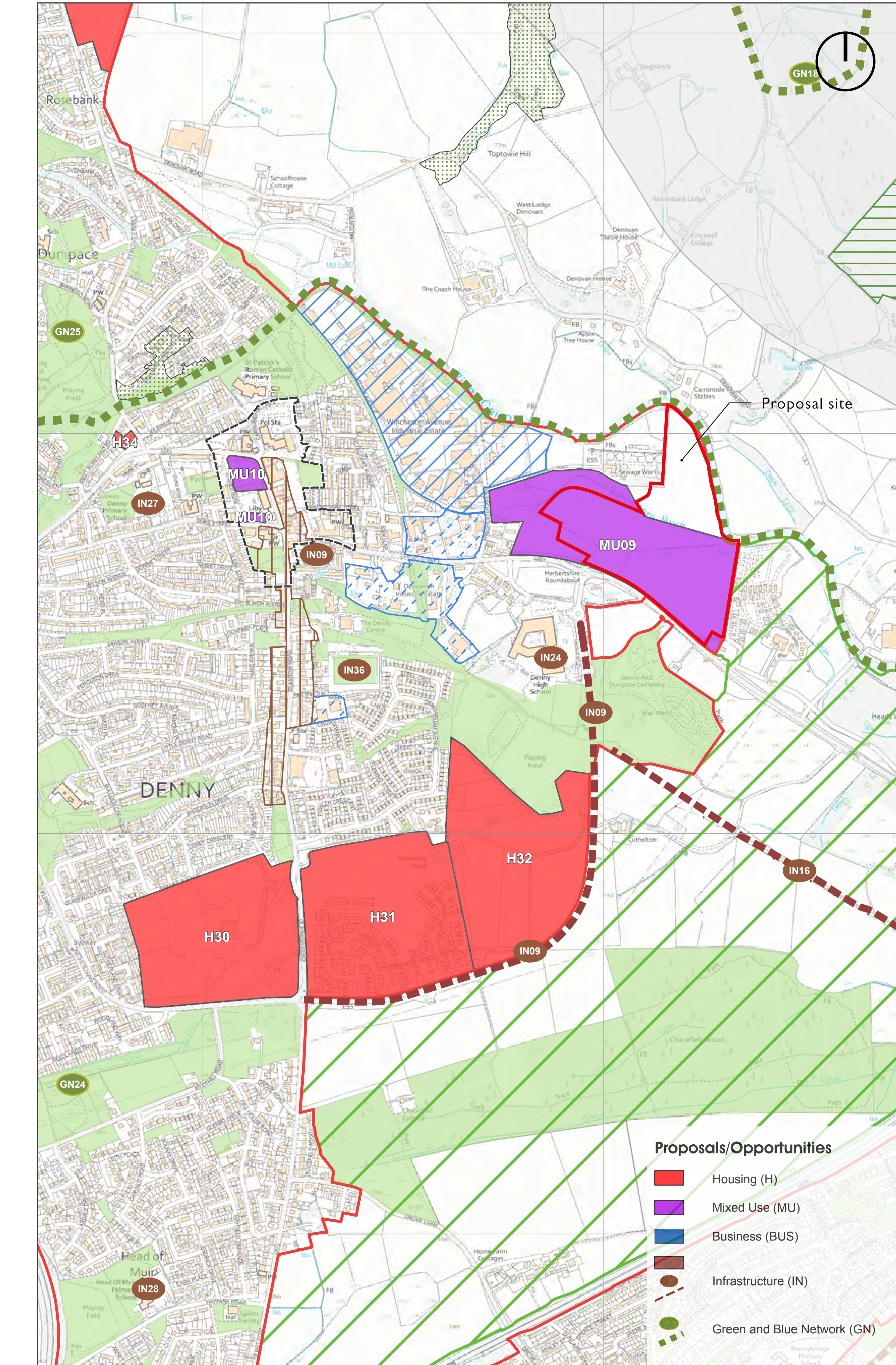
In advance of the submission of the application, we will be undertaking two in-person public consultation events, informing the local residents of the proposals, and using feedback from these to shape our eventual planning application. This is the first event which will provide an overview of the site and development framework.

The Site

The site is located to the north-east of Denny and around 800m from the town centre. The north-eastern edge is defined by the River Carron and an existing sewage works lies directly to the north. Cherrytree Caravan Park lies directly to the east of the site and the A883 bounds the site to the south. The site is well placed to take advantage of a number of local amenities which lie within a 1km radius, including Denny High School, Denny Primary School, Carronbank Medical Centre and Herbertshire Castle Park. New footpath/cycle links to these amenities will ensure the development responds to National Planning Framework 4 (NPF4) in creating a new neighbourhood which will be well connected to the existing town.



Site Location Plan



Falkirk Council LDP2 Extract

Planning Context

This brownfield site is currently designated as part of a mixed-use allocation (Proposal MU09) in the Falkirk Local Development Plan 2 (LDP2), and forms part of the Denny South-East Strategic Growth Area. LDP2 is the statutory document which guides future development in the Council area for the period 2020-2040. It contains a vision for the area, an overall strategy, and detailed policies and proposals indicating where development should or should not take place.

National Planning Framework 4

NPF4 came into force on 13th February 2023 and sets out a long-term spatial strategy for Scotland supported by a comprehensive set of national planning policies that now form part of the statutory development plan.

Capitalising on this unique opportunity within Denny, the redevelopment at Broad Street can help deliver many of the overarching spatial principles and strategy for Scotland, as described in NPF4, by:

- Helping tackle climate change, supporting the natural environment, and facilitating sustainable forms of travel;
- Creating communities that are inclusive, empowered, resilient and safe;
- Creating places with good quality homes close to local facilities and services by applying the concept of 20-minute neighbourhoods;
- Embedding a commitment to place-making through a design-led approach and focus on quality; and
- Creating places that are distinctive, safe and pleasant, easy to move around, welcoming, nature-positive and resource efficient.

Broad Street, Denny

PROPOSED RESIDENTIAL DEVELOPMENT - EVENT 1

Constraints & Opportunities

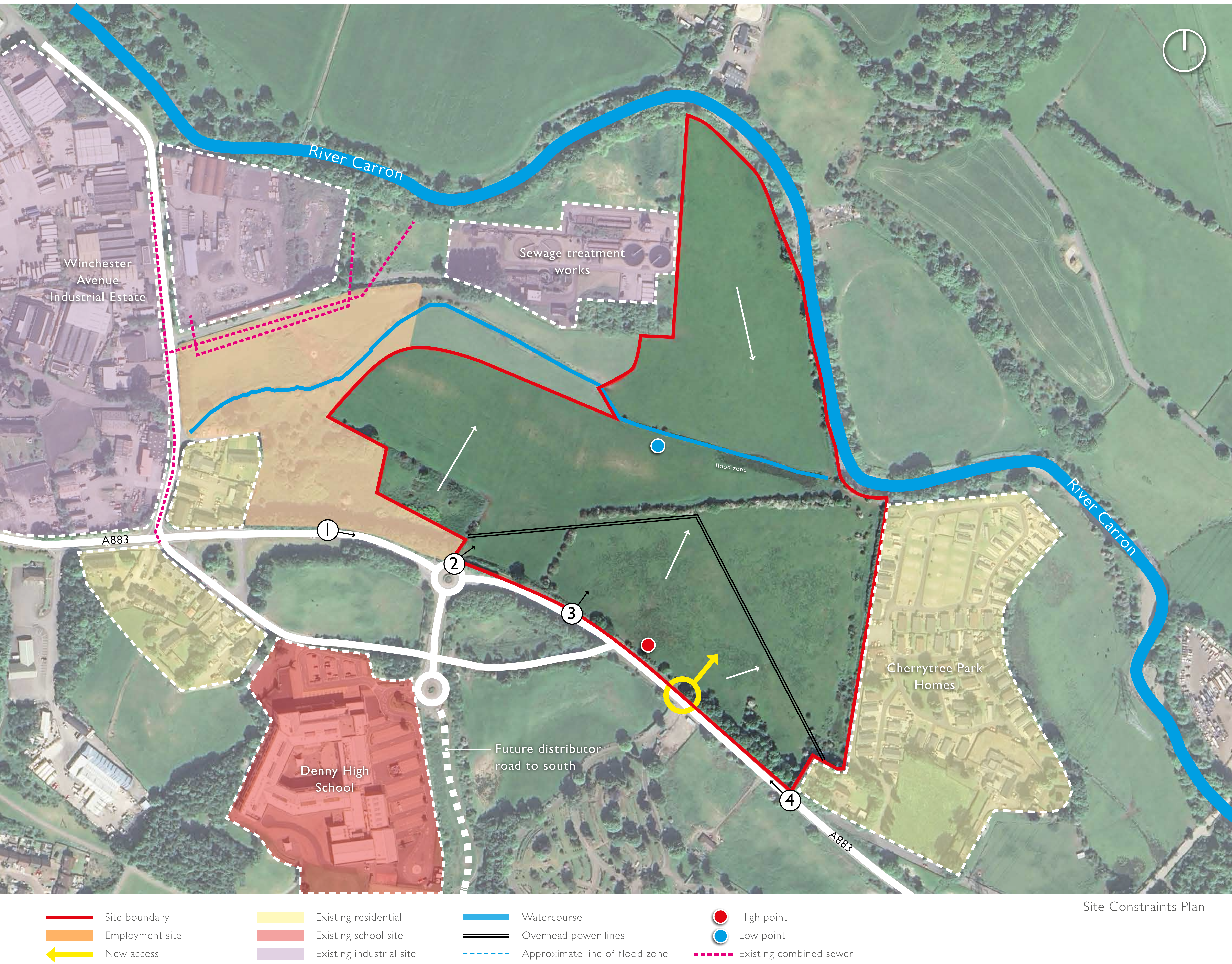
There are a number of site constraints and development opportunities which have informed the design of the development from the outset, and these include:

Constraints:

- Sewage works to north of site.
- Existing watercourse through site known as Sclanders Burn.
- Cherrytree Holiday Park to south-eastern boundary.
- Existing ground conditions and topography.
- Existing flood zone to north of site.
- Existing road to the south-western boundary (A883).
- Overhead power lines.

Opportunities:

- New access roundabout from A883 to south.
- Creation of new areas of open space and landscape planting.
- New sustainable drainage infrastructure.
- Provide a mix of new housing, including affordable.
- Creation of new pedestrian links which connect to existing footpath network.
- Remediate Brownfield Site.



1. View east along A883 (southern boundary)



2. Existing access into site from A883 roundabout



3. View north-east across site (from boundary)



4. View north-west along A883

# Broad Street, Denny

PROPOSED RESIDENTIAL DEVELOPMENT - EVENT 1

## Development Concept



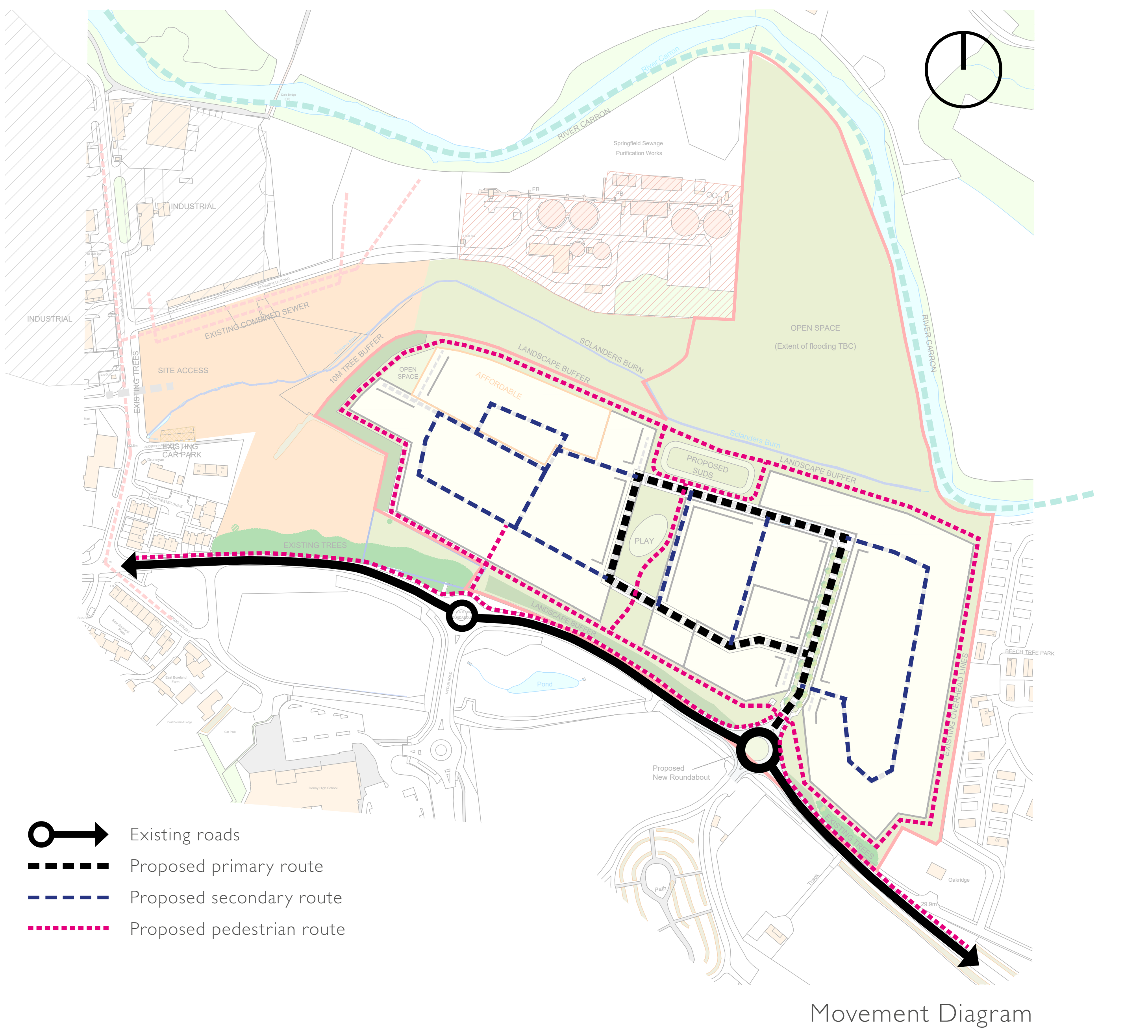
## Movement

### Vehicular

A new roundabout will be created from the A883 which will form the primary gateway into the development. From this, a primary road will loop around the site establishing connections to informal secondary and tertiary streets. Roads are designed to be inclusive, with dedicated footpaths and shared streets maximising opportunities for everyone to move around safely and independently throughout and beyond the site.

### Pedestrian

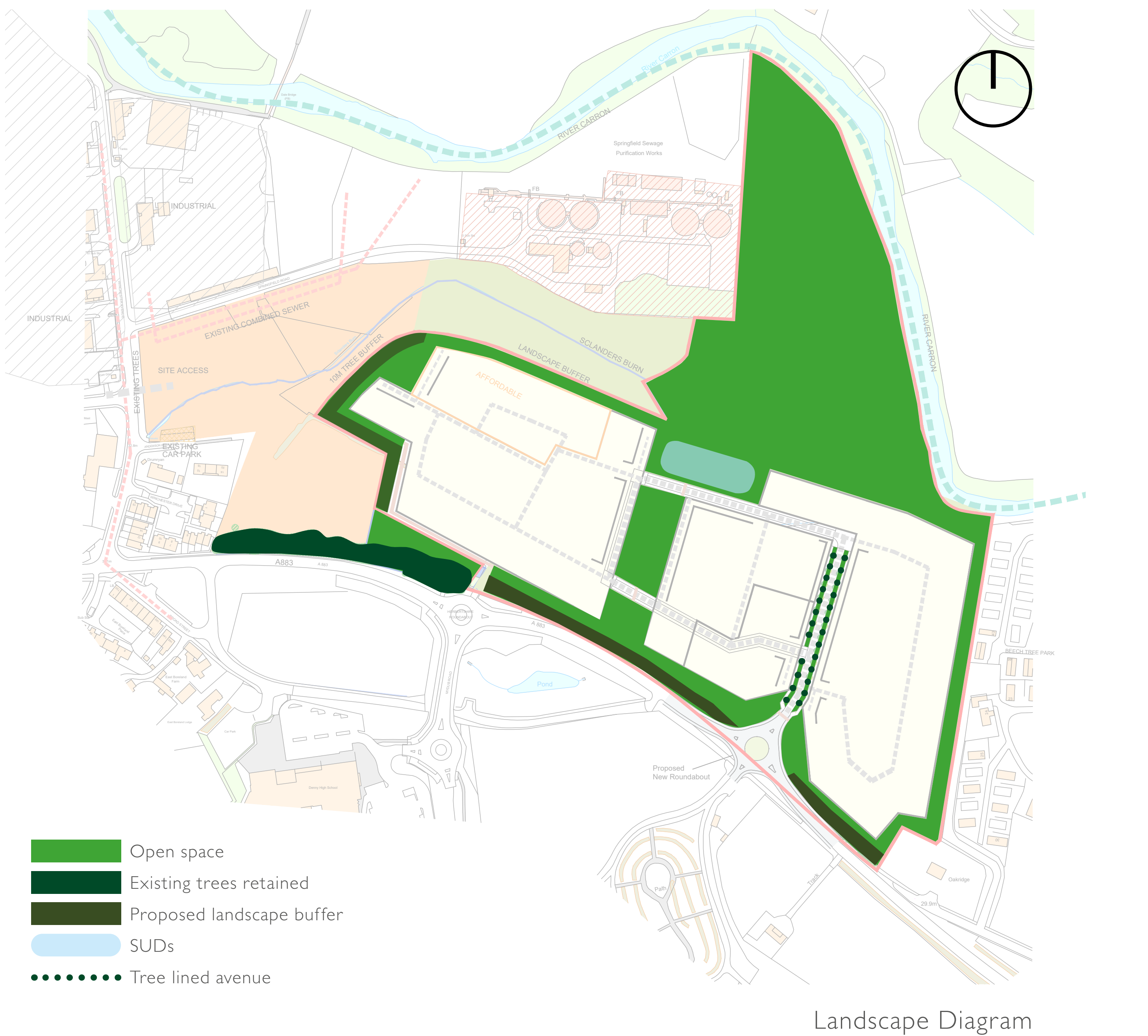
In line with Policy 15 of NPF4, active travel routes will be formed through and around the development to enhance active travel options amongst the community. A perimeter footpath network is proposed which will enable connections to the wider footpath and cycle path network along the A883 and around Denny. A mix of dedicated footpaths and cycle paths of varied types and widths will ensure pedestrians and cyclists are prioritised over the motorist.



## Landscape

The development will incorporate a robust new landscape structure which incorporates existing trees and areas of open space. The existing trees which form the south-eastern boundary along the A883 will be retained and enhanced and a new landscape buffer will be formed to the west of the site. Existing trees along this edge will also be retained with new planting providing enclosure and acoustic mitigation to the development. A landscape corridor will be formed through the centre of the site which will incorporate drainage, a new SUDs basin and play area. The northern area of the site will be retained as open space.

The primary route within the site will feature avenue tree planting set within grass verges on either side of the carriageway. This will create a pleasant gateway into the site from the new roundabout on the A883.



# Broad Street, Denny

PROPOSED RESIDENTIAL DEVELOPMENT - EVENT 1

## The Proposal



Proposed site layout

## Site layout

As summarised on the previous banner, the proposed site layout will be well connected to the surrounding road and footpath network, with a number of new connections provided within and around the perimeter of the application site. Pleasant home-zones will be established throughout the development, offering frontage over open space and will be complimented by a new landscape framework. Affordable housing will be located to the north of the site and will be complimented by new planting and areas of open space



Potential street scene image

## House Types

The development will provide around 201 new homes, with a variety of types of accommodation to appeal to residents of varying ages and stages of life. There will be 2 and 3 bed terraces, 3 and 4 bed semi-detached and 4 and 5 bed detached homes provided, creating varied and interesting streetscapes for future residents. A range of high-quality materials are proposed, such as facing brick, render, pre-cast stone cills and concrete roof tiles. The development is carefully considered to create safe and welcoming streets and spaces and homes that will support a modern lifestyle. The proposals will bring value to the local area, building a strong community for future generations.



Example of primary route



Example of housing frontage to open space

# Broad Street, Denny

PROPOSED RESIDENTIAL DEVELOPMENT - EVENT 1

## Development Vision



Pleasant new home-zones



Walking routes



Sustainable new planting



Safe routes to school



Cycle links



New play areas



Range of new housing

## Summary

The proposal for Broad Street in Denny has the potential to provide a vibrant and fully accessible new development which will improve connections to the surrounding area. A range of private and affordable housing will be offered within the site which will cater to the widest section of the community. Existing and proposed landscaping has been considered in detail and will ensure the proposal sits comfortably within the existing context and enhances local biodiversity. Existing trees and landscape features will also be retained and enhanced where possible to form part of the wider landscape strategy.

## What happens next?

Thank you for attending today's community event. If you have any questions regarding the information you have seen today, please do not hesitate to approach a member of the project team, who would be pleased to discuss these further.

A second event will take place on Wednesday 19th June, at the same time and at the same venue. This will aim to update the initial proposals and incorporate relevant feedback from the first event.

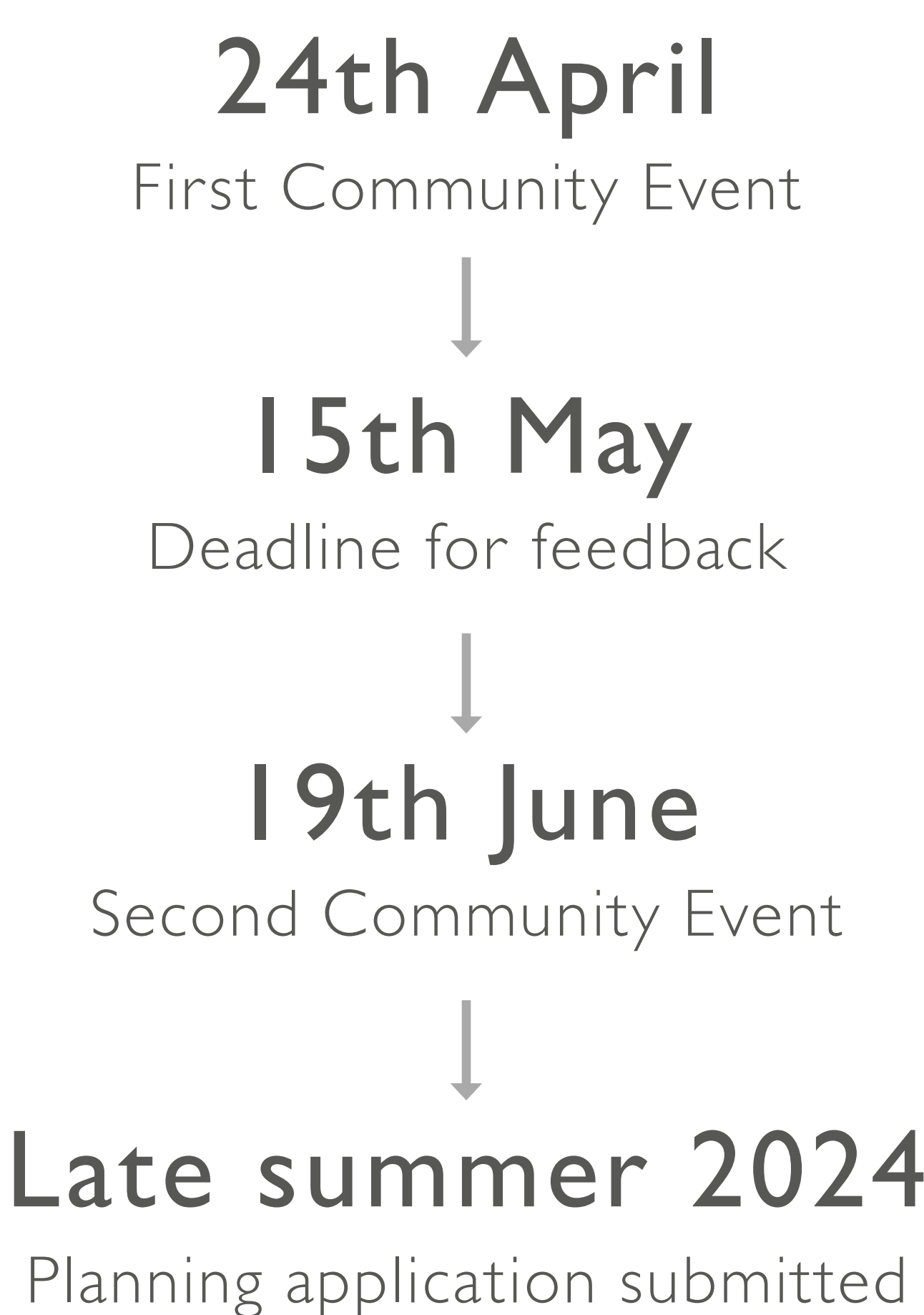
Feedback for the today's event should be received by Wednesday 15th May.

### Feedback Contact Details:

Email: [hello@cruden-broadstreet.scot](mailto:hello@cruden-broadstreet.scot)  
Telephone: 0131 202 3259  
Address: 42 Charlotte Square, Edinburgh, EH2 4HQ

This consultation activity has been carried out by Orbit Communications on behalf of Cruden Homes (East) Limited.

## Time-line



Indicative street scene image