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Report

Pre-Application Consultation Report

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Date: February 2022	2.	<u>The Team</u>	2.	<u>Engagement with Statutory Bodies</u>	2.	<u>Boards</u>
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Suitability: S2 For information						
Author: IH						
Checked: AG						

Introduction



The following document summarises the Pre Application Consultation Process for a replacement High School in Peebles.

The proposal is of a scale which requires a Major Planning Application. This type of application require a minimum of 3 month for Public Consultation including at least 1 public event which is advertised.

Given the significance of the project and the impact of the pandemic, a variety of initiatives have been implemented to facilitate extensive consultation. These have included aspects below.

Pre Application Discussions with Statutory Bodies

Numerous meetings with Planning and other Statutory Bodies in the development of proposals to cover a wide range of aspects including planning policy, planning process, design quality, roads, transportation, landscape, environment, ecology, sustainability, ground conditions, visual impact, flooding, acoustics and utilities.

Website

A website where proposals can be viewed launched prior to the 3 Month Public Consultation period. It includes a variety of information including boards explaining proposals, an animation and the opportunity to make comments. The website was viewed a total of 659 times.

Virtual and Physical Advertised Public Events

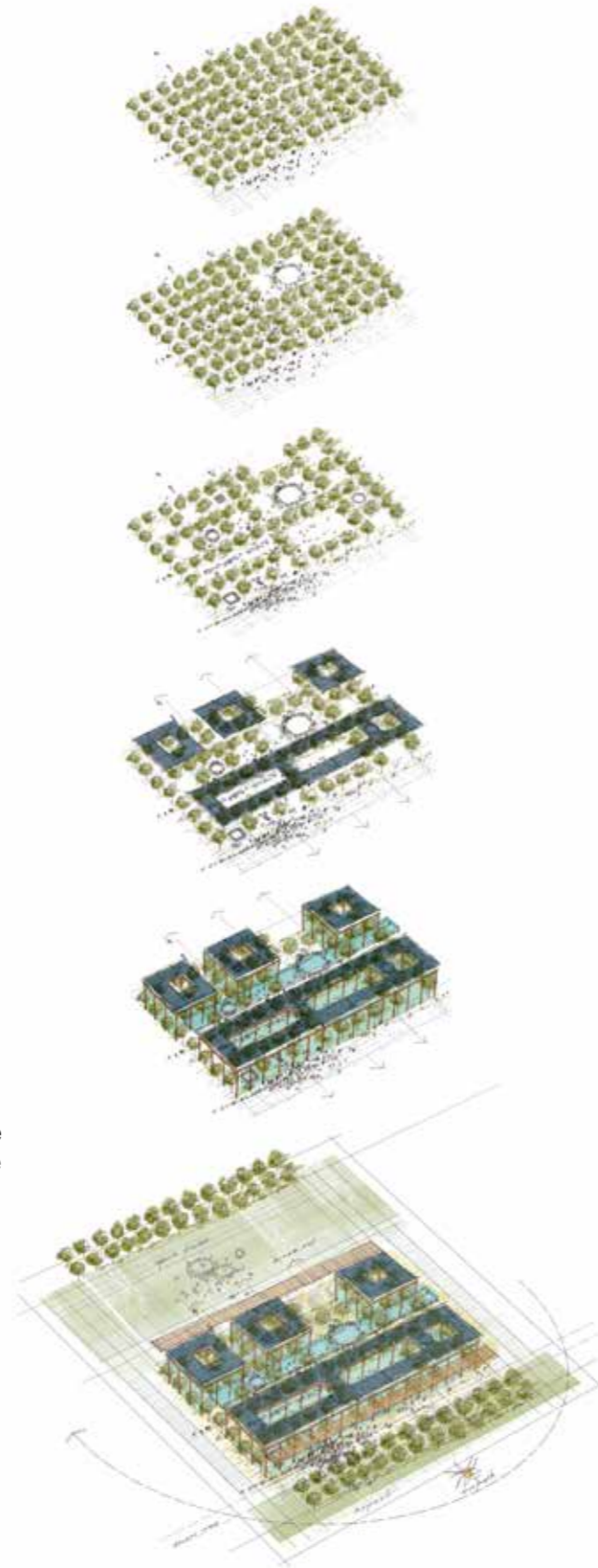
These were advertised in the local press and enabling interested parties to attend. The physical event included a physical model.

Specific Stakeholder Engagement Meetings

A range of online consultations with to present proposals and obtain feedback from a variety of Stakeholders including Councillors, Parent Teachers Association, Local Interest Groups, Teachers and Pupils.

Scottish Borders Council have had significant involvement in the development of the above information and representatives have attended the majority the events and meetings noted as Client for the Project along with Stallan Brand and other members of the Design Team.

There was a fairly significant amount of engagement prior to the formal Pre Application Consultation. An outline of this is also included in this document.



1.0 Orchard Concept



2.0 Render



3.0 Render



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T: 01835 824000



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Glasgow Metropolitan Area,
Glasgow,
G2 2LB
0141 301 1465



Engagement and Consultation

B

Early Engagement

Initial engagement on the next steps for High School Provision was held in 2019. This did not involve proposals for the school, but facilitated a discussion future provision when funding becomes available. Stallan Brand prepared a series of consultation boards and there was a physical event held to discuss these.

Fire Damage

A significant fire at the end of 2019 resulted in a need to review and accelerate Replacement of some of the High School facilities and review of funding priorities.

Immediate Works Arising from the Fire

Initially the school had to be made safe and temporary classrooms and other spaces had to be provided. The school was closed for a number of months while portacabin classrooms were installed in the car parking and playground areas. The fire damaged areas were hoarded to allow their demolition. This allowed the school to reopen early in 2020, albeit with temporary facilities.

Pandemic

In March 2020, schools were closed as a result of the global pandemic.

Partial Replacement of School Facilities

In 2020, funding was secured on the basis of a partial replacement of the High School. The funding assumed around two thirds of the school being replaced.

Over a number of months, options were developed based on this approach. This involved consultation with the community and stakeholders. It eventually led to a conclusion that retaining around a third of the school would significantly compromise the quality of education environment compared to a potential full replacement. It was likely to cost significantly more than initially estimated probably as much as a replacement, particularly in the long term. The construction would involve a long phased approach which would impact on the learning environment of the existing school during construction as well as adding to the cost.

Full Replacement of School Facilities

At the end of 2020, a review was undertaken on the potential for a new build high school alongside the existing school. It identified that a visionary new building could be built much more quickly and significantly reduce disruption to the existing high school during construction. As a new build it could meet current standards for all aspects such as daylight, ventilation, acoustics and energy. It enabled the fairly recently constructed sports building, pitches and bus drop off to be retained. Proposals were presented to community representatives and other stakeholders. Funding approval was obtained in February 2021 and it was agreed these proposals should be developed.

Peebles High School

Scottish Borders Education Vision

Future
Location
Vision
Heritage

Educational provision in the Scottish Borders is going through a significant transformation.

New education provision including the High Schools at Eyemouth, Earliston, Berwickshire (Duns) and Kelso have enabled significant benefit in these communities. Alongside this is the recently completed 3-18 campus in Jedburgh.

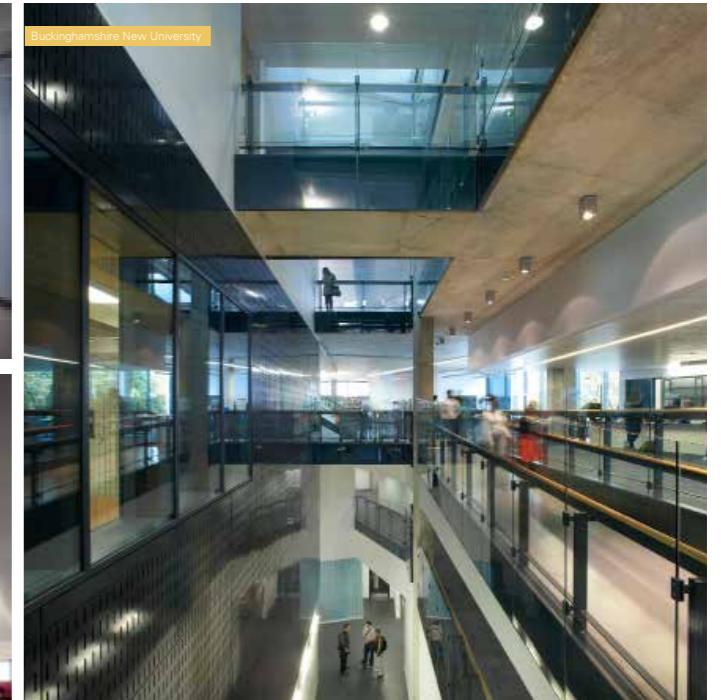
Alongside this, investment in our early years, primary and facilities for this with support needs has delivered excellent facilities with examples such as Peebles Primary, West Linton Primary, Langlee Primary (Galashiels), Broomlands Primary (Kelso) and Leader Valley in Earlestone.

Scottish Borders Council are committed to continuation of this major investment with new projects including Peebles High School, Galashiels High School, Hawick High School and Selkirk High School.

The requirement for an investment in Peebles High School has been accelerated due to a fire in 2019 which resulted in parts of the school being unusable and temporary measures having to be introduced including temporary classrooms in portacabins.

excellence
ambition
aspiration
inclusion
attain
achieve
participate
supported
social wellbeing
care
lifestyle
innovation
activity

creativity
connectivity
youth facilities
resource
talents
abilities
skills
community space
heritage
culture
economy
employment
enterprise



Stallan Brand Consultation Board from 2019

Early Consultation on Partial Replacement Option

There was detailed analysis in consideration of the partial replacement. Various options were reviewed and detailed information including proposed site plans, floorplans, elevations, visuals and phasing diagrams prepared. These were discussed with a variety of statutory consultees covering a range of aspects including planning, roads, transportation, flooding, utilities, ecology, topography and visual impact.

There was engagement with the local community and key stakeholders.

This led to the conclusion that partial replacement was not preferred for a number of reasons in Autumn 2020.

Early Consultation on Full Replacement of School facilities

At the end of 2020, Stallan Brand were asked to consider potential for a new build. This allowed options to be presented to planning early in 2021, again, allowing them to comment on a range of aspects including planning policy, planning process, design quality, roads, transportation, landscape, environment, ecology, sustainability, ground conditions, visual impact, flooding, acoustics and utilities.

It was established that the proposals had significant merit allowing a more sensitive and higher quality response.

A full design team was appointed to develop the proposals further. Detailed surveys and investigations were carried out such as site investigations, drainage studies, tree surveys, ecology surveys and transport studies.

The team consulted with planning and other statutory bodies as the design was developed. This included review of a draft Proposal of Application Notice which was submitted in May 2021.

Ongoing Engagement in the Public Consultation Period

Since submission of the Proposal of Application Notice, Stallan Brand and the design team have continued to liaise with Statutory Bodies. Engagement has focused on detailed design development and updates on key aspects raised in the consultation period.

Peebles High School

Scottish Borders Education

Location

Site

Vision

NEW BUILD OPTION

Given the challenges of a partial replacement, the potential for new build option was considered. This has identified that a transformational new campus could be delivered in the grounds of the school whilst enhancing the public space. There are significant benefits as it can be constructed as a clean tandem build, allowing the impact on the existing school during construction to be minimised. It can also be constructed far more quickly and with less risk avoiding unnecessary cost and disruption. Alongside this it allows all of the facilities to be new. It is able to be 2 storeys to sit more comfortably within the setting and providing much improved flexibility for facilities being provided on ground floor and first floor making it much more accessible. And with all aspects being new it can meet current acoustic and energy standards.

BEST VALUE

The complete new build is more expensive than the partial replacement but represents far better value for money overall as it will avoid significant disruption during construction, it will deliver far better education facilities and far more energy efficient facilities making the investment far better value in the long term.

- 1 Proposed New Education Campus
- 2 Proposed All Weather Pitch
- 3 Proposed Extension to the Sports Block
- 4 New Shared Landscape
- 5 Enhanced Staff Carpark
- 1 Existing Sports Building
- 2 Existing Floodlit All Weather Pitch
- 3 Existing Science Block - Repurposed
- 4 Existing Grass Pitch



Stallan Brand Public Consultation Board from 2021

Proposal of Application Notice

The Proposal of Application Notice was submitted on 21 June 2021. This included description of the development along with a list of stakeholders and interested parties who we copied the PoAN and others we intended to have dialogue with.

Website

A website was organised and was live prior to the submission of the PoAN on 31 May 2021. The link for the website is noted below.

<https://eyesiteview.co.uk/peeblescampus/informal-consultation/explore.pano?id=1>

The website included boards explaining the proposals, an animation and an opportunity to comment.

Public Consultation

A Public Consultation event was held in September 2020, in the Burgh Hall within Peebles. This was a physical event which was advertised in the local press, and well attended by the local community.

Other Virtual Consultations

A variety of virtual consultation meetings were held in 2021 following submission of the PoAN summarised as below.

- Parent Councils
- Parent Councils
- Peebles Civic Society
- Peebles Parent Forum
- Community Council groups (Peebles, Innerleithen & Walkerburn)
- Peebles Community Trust
- Community Council groups (Carlops, West Linton & Eddleston)
- Community Council groups (Skirling, Manor, Stobo & Lyne and Lamancha, Newlands & Kirkurd)
- Community Council groups (Tweedsmuir and Upper Tweed)
- Tweeddale Area Partnership
- Live Borders
- Peebles High School Staff
- Peebles Community virtual drop in.



PLANNING & ECONOMIC DEVELOPMENT

PROPOSAL OF APPLICATION NOTICE

Under the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2008

The planning authority will respond within 21 days of receiving the Notice. It will advise whether the proposed PAC is satisfactory or if additional notification and consultation above the statutory minimum is required. The minimum consultation activity includes consultation with the relevant community council(s), the holding of a public event, and its advertisement.

1. Applicant and Agent Details.

APPLICANT

Name Scottish Border Council

Address Council Headquarters

..... Bowden Road, Newtown St Boswells

..... TD6 0SA

.....

Telephone 0300 100 1800

E-mail Address customerservices@scotborders.gov.uk

AGENT (If applicable)

Name Alan Garland

Address Stallan Brand

..... 80 Nicholson

..... Street Glasgow

..... G5 9ER

Telephone 0141 258 5015

E-mail Address info@stallanbrand.com

2. State the postal address of the prospective development site. If there is no postal address, describe its location. In order to identify the site show its outline on an OS base plan and attach it to this completed Notice.

Peebles High School Springwood Rd, Peebles, EH45 9HB
Please refer to attached Location Plan.

A major development for the a rationalisation of the existing school campus and erection of a new community campus building providing secondary education provision for the Tweeddale catchment area. The proposal will include new or enhanced hard and soft landscaping, internal paths, service access, car parking, and external sports provision including a new 3G all weather sports pitch.

4. State which other parties have received a copy of the Proposal of Application Notice.

The parties receiving a copy of the PoAN initially are as follows:

- Peebles and District Community Council
- Peebles Civic Society
- Peebles High School
- Broughton Primary School
- Newlands Primary School
- West Linton Primary School
- Halyrude Primary School
- Priorsford Primary School
- St Ronans Primary School
- Kingsland Primary School
- Eddleston Primary School
- Walkerburn Primary School
- Tweeddale Ward Members

We intend to make contact and have dialogue with the following parties over the period:

- Tweeddale Community Councils (Peebles, Innerleithen, Walkerburn, Carlops, West Linton, Eddleston, Skirling, Manor, Stobo & Lyne, Lamancha, Newlands & Kirkurd, Tweedsmuir, Upper Tweed)
- Tweeddale Area Partnership, Live Borders, Clubsport Borders & Clubsport Tweeddale
- Adjacent land owners

The consultation events have been well attended and in general proposals have been well received. The proposal for full replacement has been considered a significant improvement on the previous proposal for part replacement. This is primarily as the proposals have the potential to be a more sensitive 2 storey scale and a higher quality design.

Feedback was gathered from the consultations and the website. The key comments relevant to Planning are shown adjacent.

There were also a number of comments relation to interior design. These are not pertinent to Planning.

Roads Department concern about increasing traffic along Craigerne Lane for Enhanced Provision Drop-off.
Design amended in response to move the Enhanced provision to the North East of the site.

Objection to replacing 100m running track with shorter track and compact athletics area.
Design amended in response to replace 100m running track.

Concern about additional noise from the 3G Pitch. Both crowd noise and noise of balls hitting against the metal fence.
Noise Impact Assessment to be provided with application.

Concern about floodlighting from the new 3g Pitch and their impact on neighbouring properties.
Lighting Impact Assessment, including Floodlighting calculations have been provided with the application to demonstrate compliance with guidance. Stand off distances exceed minimum compliance and existing mature trees benefit scenario.

Concern about traffic at the existing bus "D" and pedestrian safety in this area.
This issue has been assessed within the transport assessment. Proposals developed to deliver improvement on existing and assessed by Transportation Engineer with associated report submitted. However it is recognised this issue is an existing condition, and within the constraints of the site it is an issue which cannot be fully resolved.

Concern about creating a new entrance to the site at the South-East and potential to change pupil routes to the school.
Access routes to the school have been reviewed with the Transport Consultant and proposals reflect this with an associated Transportation Report.

Concern about the semi-public park and its use outside of hours and potential for anti-social behaviour.
The proposed landscaped spaces seeks to deliver improved amenity and the design has been developed to consider appropriate use.

Concern about the muddy condition of John Buchan way, pupils bringing mud into the building.
The landscape and building design seeks to create thresholds which consider muddy feet such as incorporation of barrier matting.

Perceived Loss of Green Space
The footprint of the new school is smaller than the existing school and its design makes the spaces around the school better defined and more usable to the school and the wider public.
The landscape design provides enhancements to biodiversity and a significant number of new trees to offset the limited number of mature tree being removed. Alongside this parking has been rationalised to reduce traffic movements around the site.



Photograph of Scale model presented at Public Consultation Event

Proximity of 3G pitch to house.
Acoustic and lighting considerations have been assessed noted as above.

Loss of mature trees.
A tree survey has been carried out and submitted. The landscape design provide a significant number of new trees to offset the limited number of mature trees being removed.

Construction traffic and safe access to the site.
A construction management plan is under development and has informed the detailed design. Nuisance mitigation measures are detailed within the Design and Access Statement.

Minimise disruption to pupils during the build.
This was a significant consideration in selection of the new build option and the preferred site selected. Key benefits are a significantly reduced programme and a clear site at the back of the school enabling the access to the existing school and grounds to be optimised. Work during detailed design has sought to improve this further.

Ensure adequate access for pupils with disabilities.
The proposals enable a significant improvement on access to the building and access within the building. The full replacement option delivered significant benefits in this regard as the landscaped plaza allows very gradual and integrated solutions for changes in level and the 2 storey solution allows movement internally to be convenient and inclusive.

Minimise noise during the build.
The contractor is experienced in building projects of this nature in close proximity to existing schools. A construction management plan will be developed which includes noise management. The full replacement approach benefits this significantly. An acoustician's report will be submitted. Nuisance mitigation measures are detailed within the Design and Access Statement.

Minimise the length of the build.
The full replacement approach and the design approach with a simple form, regular structural grid and consistency of detailing benefits this significantly. The partial replacement would have required multiple phases and extended the programme.

Consider basketball facilities.
Design amended to provide basketball facilities.

Provide facilities for prayer.
A number of spaces in the campus can be considered for prayer, nurture or contemplation.

Replace allotments.
The landscape design includes growing spaces.

Can Craigerne Lane be kept free of construction traffic or one way system imposed.
A construction management plan will be developed which

includes traffic management proposals. Nuisance mitigation measures are detailed within the Design and Access Statement.

What will be the use of the original school building
The application does not propose to utilise this part of the school as it is considered highly beneficial for all education spaces other than the sports halls to be within the new building. This is for a number of reasons including collaboration between subjects, energy efficiency and many others.

Conversion of the existing building was considered but it is considered to be too remote, would be expensive to convert and operate and would introduce phasing which would extend the programme and period of disruption to pupils.

The building will be retained and could be converted for a use complimentary to the school if one can be found that is viable. The landscape design considers this.

Demolition of millennium wing appears wasteful.
Retention of the Millennium Wing was considered. It is nearly 20 years old with aspects such as classroom sizes, technology, daylight, ventilation, acoustics and energy consumption not of a standard that new schools are achieving. It became clear when exploring the quality that new spaces could be that it was not value for money to retain these aging spaces. Upgrading them to be of an appropriate quality to compliment the extensive new build would not have been value for money. The new build considers this more carefully with future adaptation a key aspect.

Surrounding roads footpaths are in need of improvement
A transport study has been carried out which includes review of footpaths and this has informed development of proposals.

Consultation Materials



Website

The link for the website is noted below.

<https://eyesiteview.co.uk/peeblescampus/informal-consultation/explore.pano?id=1>

The website included the public consultation boards explaining the proposals, an animation and an opportunity to comment.

Public Consultation Boards

The boards are provided adjacent and are available at larger scale on the website above.

Animation

Available on the website above.

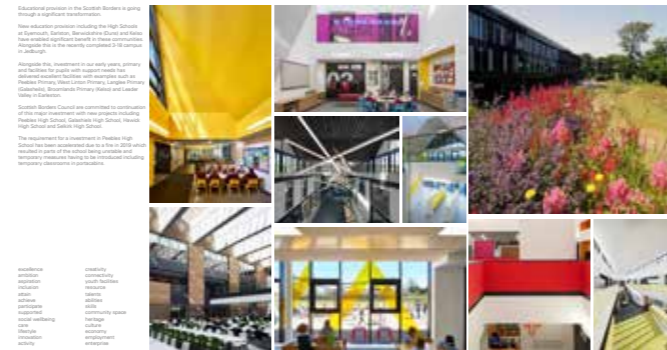
Analytics

The website had 659 visits, with an average dwell time of 37 minutes.

The total dwell time on the website was 17days, 0 hours and 16 minutes.

Peebles High School
 Scottish Borders Education
 Location
 Site
 Vision

1



Peebles High School
 Scottish Borders Education
 Location
 Site
 Vision

4



Peebles High School
 Scottish Borders Education
 Location
 Site
 Vision

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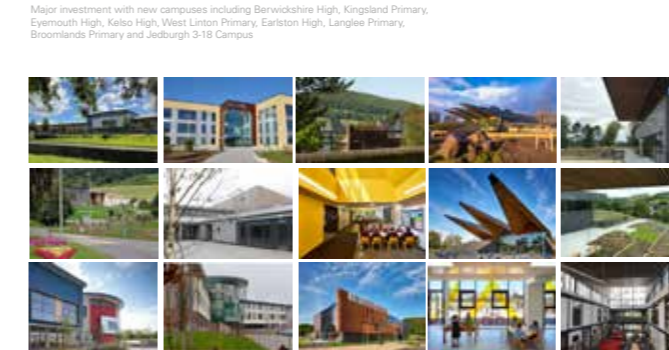
Peebles High School
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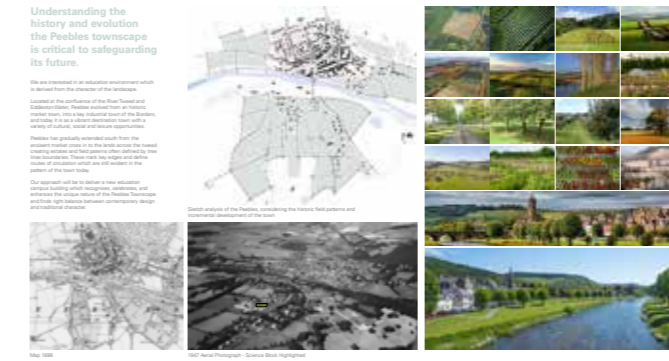
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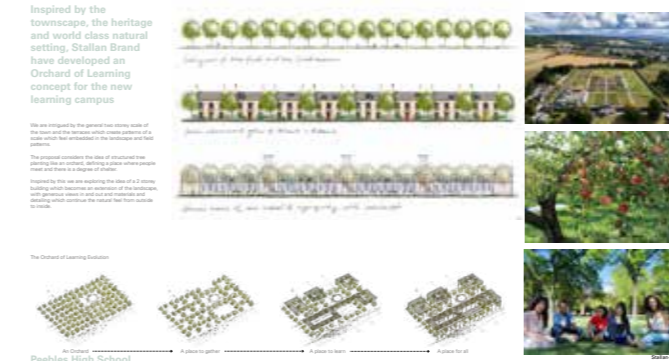
Peebles High School
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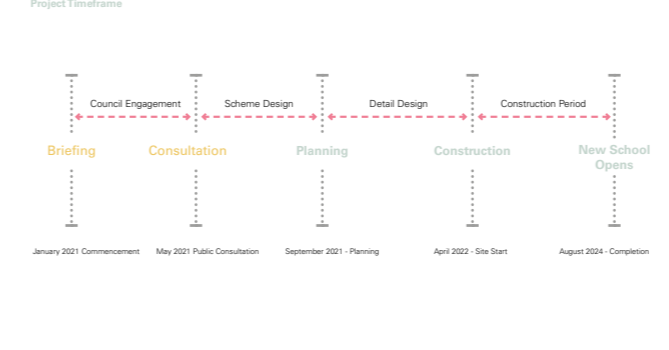
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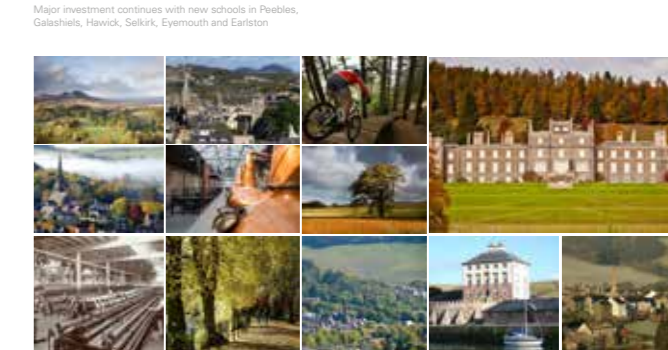
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Peebles High School
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3



Peebles High School
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 Site
 Vision

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Peebles High School
 Scottish Borders Education
 Location
 Site
 Vision

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