

**SCOTTISH BORDERS COUNCIL**

**PLANNING AND BUILDING STANDARDS COMMITTEE**

**4 JULY 2022**

**APPLICATION FOR PLANNING PERMISSION**

<b>ITEM:</b>	<b>REFERENCE NUMBER:</b> 22/00271/FUL
<b>OFFICER:</b>	Mr C Miller
<b>WARD:</b>	Tweeddale East
<b>PROPOSAL:</b>	Erection of new education building, extension to the existing Sports Pavilion, the partial demolition of the existing school buildings, the reconfiguration of car parking, playgrounds, soft landscaping, fencing, 3G sports pitches, lighting, CCTV cameras, amenity stores, sub-station and associated footpaths forming Community Campus
<b>SITE:</b>	Peebles High School And Associated Land Springwood Road Peebles Scottish Borders EH45 9HB
<b>APPLICANT:</b>	Scottish Borders Council
<b>AGENT:</b>	Stallan Brand

**SITE DESCRIPTION**

The site is located on the current Peebles High School campus, south of the River Tweed and adjoining the Craigerne Lane/Bonnington Road junction, with further access via Springwood Road. The school buildings currently occupy the eastern part of the site with a variety of buildings of different ages and temporary classrooms as a result of the recent fire damage. These include the original old school building (Science Block), modern extensions (including a 1970s four-storey block), the Millennium Wing and the most recent gym hall erected to the north-west of the buildings. The site also extends across the playing fields and all weather pitch that are located between the school and the housing developments to the west. These areas used by the school are currently allocated "Greenspace" under Policy EP11 in the Local Development Plan, noted as allocation GSPEEB014.

The site is not located within any landscape or cultural designated areas, although the Conservation Area lies to the eastern boundary of the site, running along Bonnington Road. No listed buildings exist on site but a number of Category B and C buildings outwith the site have intervisibility, especially in the Bonnington Road area. The Upper Tweeddale National Scenic Area lies outwith the site and settlement edge to the west whilst the Tweed Valley Special Landscape Area surrounds Peebles settlement boundary. The site to the south of Craigerne Lane also contains trees protected by SBC TPO31 "Craigerne and Tintah". There are also unprotected trees and groups of trees within the site north of Craigerne Lane, shown and categorised in the Arboricultural Assessment.

The site is surrounded by residential developments to all sides, the swathe of playing fields separating the current complex of buildings from the houses to the west and north-west. Public paths run down the western side of the playing fields, the John Buchan Way being contained within a woodland belt. A level change exists at the northern part of the site, dropping to the east.

The site is currently accessed via the bus lay-by and car park in Springwood Road, the car park off Bonnington Road (currently occupied with temporary classrooms) and a temporary car park off Craigerne Lane to the west of the Millennium Wing.

## **PROPOSED DEVELOPMENT**

The application is submitted in full for the erection of a new school building, extension to the existing Sports Pavilion, partial demolition of existing school buildings, reconfiguration of car parking, playgrounds, soft landscaping, fencing, 3G sports pitches, lighting, CCTV cameras, amenity stores, sub-station and associated footpaths. The development is shown in detail on the various submitted drawings on Public Access and described in the Design and Access Statement.

All buildings will be demolished on the current campus with the exception of the original school building (known as the Science Block) and the Gym Hall. No future use has yet been decided for the Science Block, whilst the Gym Hall will be extended in matching materials to the north, but in single storey format to provide enhanced changing room facilities and dance studio. The main element is the new school building which is of two storey rectangular form, positioned on the rugby pitch which currently separates the existing school buildings from the Morning Hill residential area. The building is based on "county estate" form and layout with wide accentuated entrance to the east, sun-shades as part of the exterior architecture, strong vertical detailing and triangular atria on the flat/sedum roof.

The cleared site of the existing school buildings will also be landscaped with an avenue entrance to the new school incorporating outdoor spaces and learning areas. Whilst a number of individual trees and tree groups will be lost, a replacement planting ratio of 3:1 will be concentrated on the eastern avenue approach to the school and the Craigerne Lane/Bonnington Road junction. This will also include a structured footpath system with open space and seating areas. There will also be individual ornamental tree planting throughout the site, especially along the northern and southern facades of the main building and the northern edge of the site.

The only playing field that will be lost is the current rugby pitch for the new school building but this will be compensated by the relocated and enhanced outdoor sports facilities, further improved as a result of the representations made by interested parties including Sports Scotland. A new 3G all-weather pitch will be provided to the north of the retained existing all-weather pitch, with a further grass pitch to the north-east. A six-lane sprint track and associated long jump facility with twin pits will be positioned alongside the new 3G pitch with a further shot putt area adjoining. A 400m grass running track will also be marked out on the playing field south of Craigerne Lane.

The main car parking and bus pick-up/drop-off area at Springwood Road will be retained and enhanced with a restoration of car parking and enhancement of the number of spaces at the Bonnington Road entrance. Footpath links will connect these with the school entrance, together with links to the John Buchan Way and Craigerne Lane. The proposal also includes associated infrastructure in the form of lighting (for pitch and building), CCTV cameras, fencing, bin stores, outdoor storage and a substation.

The application is classed as a 'Major' development under the Hierarchy of Developments (Scotland) Regulations 2009. The Council, as applicants, publicised and held online and in-person public events prior to the application being submitted, as well as consultation with all Tweeddale Community Councils. The outcome of the public consultation exercise has been reported in a Pre-Application Consultation

Report submitted with the application. This lists identified issues including athletics provision, noise from the 3G pitch, traffic increase, loss of trees and greenspace, construction issues and retention of the old school and Millennium Wing. The requirements of the Development Management Procedure (Scotland) Regulations 2013 have been satisfied as a result of the pre-application community consultation.

In addition to the submitted plans and drawings, there are also statements and reports in support of the application, as follows:

- Pre-Application Consultation Report
- Planning Supporting Statement
- Design and Access Statement
- Landscape and Visual Appraisal
- Heritage Statement
- Noise Impact Assessment – Plant
- Noise Impact Assessment – Pitches
- Ambient Noise Report
- Lighting Impact Assessment
- Geo-Environmental Report
- Arboricultural Impact Assessment
- Drainage Strategy Report
- Flood Risk Assessment
- Ecological Assessment
- Transport Statement

## **PLANNING HISTORY**

The Design and Access Statement details the history of the school complex which has seen numerous incremental additions over the years since the initial school on the site in 1880 – notable extensions occurring in 1912, 1945, 1970s, the Millennium Wing and the more recent Gym Hall in 2012. There have also been approvals in relation to the bus drop-off area, all-weather games pitch and associated floodlighting.

## **CONSULTATION RESPONSES:**

### **Scottish Borders Council Consultees:**

**Roads Planning:** No objections after discussion with Safer Routes to School Team. Recommends omission of road build-outs in Transport Statement and installation of Puffin Crossing on Glen Road at Victoria Park. Also seeks prevention of using staff car park by cars picking up/dropping off pupils and removal of proposed pedestrian link to Craigerne Lane/Bonnington Road junction. These matters controlled by condition, together with a Traffic Management Plan for construction phase and electric car charging points in staff car parks.

**Landscape Architect:** No objections. Although the LVIA lacks full photomontages, agree that Viewpoint 2 shows the greatest impacts and that Viewpoint 6 from the John Buchan Way perhaps underestimates impacts, albeit reduced by the foreground trees. Accepts the findings of the Arboricultural Assessment which replaces 10 groups of trees and 13 individual trees with 322 trees and substantial planting proposals. Accepts the new planting plan will enhance the area but seeks further detail by condition regarding precise location of listed species, reconsideration of the new avenue along the building frontage with Craigerne Lane and further details of the tree planting to the northern boundary and throughout the site. Also seeks further maintenance details.

**Heritage & Design:** No objections. Sets out the legislative and guidance context in relation to nearby listed buildings, Conservation Area and the “green finger” of open space connecting Peebles with its rural surrounds. Welcomes retention of older part of school but seeks re-use details. Concerns over new building interrupting the continuous “green finger” and massing in context, albeit can be offset by landscaping to east of site and quality external materials controlled by condition. Conditions also for architectural detailing and service buildings/boundary treatment.

**Flood Protection:** No objections. There is a surface water flood risk to the area around Craigerne Lane and in the existing school location adjoining Craigerne Lane. Moving the main school to the west avoids this area and accepts the Flood Risk Assessment modelling. The main school floor level will be above the predicted 1 in 1000 year flood level with freeboard and the topography/SUDs strategy will attenuate and direct surface water away from existing and proposed buildings and adjoining houses.

**Ecology Officer:** No objections but further information requested. May be effects on the Tweed SAC during construction. Breeding birds would need replacement nesting boxes, avoidance of work in the breeding bird season and checking surveys. May be bat impacts from tree loss which will require detailed bat inspection and further checking pre-construction. Also lighting impacts on trees and bats to be further assessed with mitigation if necessary. Queries loss of a category A tree and compensatory planting with additional comments on planting mix and density.

Upon receiving further information, notes that whilst bats use the site, the tree selected for survey showed no roost signs, Recommends conditions for a Bat Protection Plan, breeding bird avoidance, Swallows Protection Plan, Biodiversity Enhancement Plan, a more detailed lighting scheme and a Construction Environmental Management Plan.

**Access Officer:** No objections. No rights of way through the site but John Buchan Way promoted path passes western edge of the site before heading west along Craigerne Lane. Local path also passes south of Craigerne Lane. No construction or development should obstruct these paths.

**Archaeology Officer:** No objections. No indications of likely finds on the site and the site has undergone many previous school developments which would have given opportunity for investigation if needed.

**Environmental Health:** No objections. Main issues are noise and lighting which need to be controlled by condition, including limits on plant/machinery levels, hours of pitch use and lighting being restricted 7am to 10pm and lighting being installed as per the Impact Assessment. Although they have no record of noise complaints, still seek scheme of mitigation to protect neighbours from noise from the proposed new games pitch.

#### **Statutory Consultees:**

**Sport Scotland:** Objection to the original submission. Sets out SPP requirements on loss or replacement of outdoor sports provision and sought details of existing and proposed sports provision. Upon receipt of details, consulted with sports governing bodies and expressed concern that athletics provision was not on a like for like basis as a minimum. Following consideration of revised athletics proposals, considers that

Scottish Planning Policy is met by the sports pitches and enhancements of the sprint track, long jump and throw area. Raises no objections subject to conditions ensuring construction by a registered specialist pitch contractor and outdoor sports facilities available no later than a year after school commencement.

**Peebles Community Council:** Endorse comments made on inadequacy of athletics provision by other residents. School proposals should improve childrens' health and success in sport but do neither and do not meet SportScotland requirements for at least comparable provision. Nearest full athletics provision is at Tweedbank.

#### **Other Consultees:**

**Peebles Civic Society:** Supports the replacement school as an improvement on existing complex, welcoming "Science Building" retention. Seeks resolution of concerns over athletics provision and lighting/tree loss resulting from new 3G pitch. Sustainability and energy efficiency in new building requires more detail.

### **REPRESENTATION SUMMARY**

The application was advertised in the Peeblesshire News and statutory neighbour notification was also carried out. A total of 28 representations from separate households were received – 20 in objection, 3 in support and 5 making general comments. All these representations can be viewed in full on the Public Access Portal. The comments can be summarised as follows:

#### Objections

##### Athletics provision

- Inadequate provision for the size of school roll, catchment area and given the record of high local achievement despite 2014 facility downgrade
- Should be achieving gold, silver or like for like provision but does not even reinstate facilities lost in 2014
- Not even meeting status quo, failing Sport Scotland requirement for comparable replacement facilities
- Fails Government's "Active Scotland" objectives
- Enhancing provision more important since Covid
- Nearest full provision is a 90 minute return trip to Tweedbank
- Long jump should not be separate from sprint track nor away from prevailing wind axis
- Longer sprint training track needed
- Outdoor high jump needed
- Suggestions at pre-application stage not taken up, such as 300m training track and perimeter path round pitch
- Suggest realign long jump on E/W and position by sprint track; additional long jump pit; MUGA with high jump and training curve; shot putt circle; sprint track outwith fence; larger storage shed
- Suggested changes supported by Scottish Athletics Facilities Strategy.
- Complete new provision before loss of existing facilities

##### Other objections

- Loss of healthy trees and inadequate compensatory planting
- Green space not being increased
- Lack of noise impact assessment
- Increased noise from pitch and new school, needing screening
- Loss of privacy to Morning Hill, requiring screening from school and CCTV
- Overbearing height of school
- Construction pollution concerns
- Light spill
- Screening should be retained at Gym Hall
- Flood risk at edge of site next to "The Yett", SUDs pond should be relocated
- Traffic study out of date
- Increased traffic congestion and conflict
- Insufficient wet changing rooms
- Spectator areas need clarification
- Pitches south of Craigerne Lane should be used
- Gender segregation required to toilets
- Open plan learning disadvantages special needs pupils
- Insufficient individual classrooms

#### Support

- 3G/4G pitch needed and welcomed
- Adequate sporting provision needed, including after school hours
- Noise mitigation needs clarity
- 3G pitch level needs clarity

#### General

- Lack of noise assessment
- New pitch needs acoustic barriers
- Retain stone wall on northern boundary
- Transport issues need more detail
- Internal school issues such as narrow corridors, acoustics, fire safety and need for a further lift
- Inadequate athletics provision for size of school roll and catchment area

### **DEVELOPMENT PLAN POLICIES:**

#### **Scottish Borders Local Development Plan 2016**

PMD1 Sustainability

PMD2 Quality Standards

PMD3 Land Use Allocations

PMD5 Infill Development

IS1 Public Infrastructure and Local Service Provision

IS4 Transport Development and Infrastructure

IS5 Protection of Access Routes

IS6 Road Adoption Standards

IS7 Parking Provision and Standards

IS8 Flooding

IS9 Waste Water Treatment Standards and Sustainable Urban Drainage

EP1 International Nature Conservation Sites and Protected Species

EP2 National Nature Conservation Sites and Protected Species

EP3 Local Biodiversity  
EP4 National Scenic Areas  
EP5 Special Landscape Areas  
EP7 Listed Buildings  
EP8 Archaeology  
EP9 Conservation Areas  
EP11 Protection of Greenspace  
EP12 Green Networks  
EP13 Trees, Woodlands and Hedgerows  
EP15 Development Affecting the Water Environment  
HD3 Protection of Residential Amenity

## **OTHER PLANNING CONSIDERATIONS**

SESpian Strategic Development Plan 2013  
Scottish Planning Policy 2014  
Draft National Planning Framework 4 2022  
Historic Environment Policy for Scotland  
PAN 61 Planning and Sustainable Urban Drainage Systems 2001  
PAN 65 Planning and Open Space 2008  
PAN 75 Planning for Transport 2005  
SPG Local Biodiversity Action Plan 2018  
SPG Local Landscape Designations 2012  
SPG Sustainable Urban Drainage Systems 2020  
SPG Trees and Development 2008  
SPG Landscape and Development 2008  
SPG Green Space 2009  
SPG Placemaking and Design 2010  
SPG Guidance on Householder Development 2006  
SPG Waste Management 2015  
SPG Biodiversity 2005

## **KEY PLANNING ISSUES**

The key planning issues are;

- Whether the proposal represents a suitable form of infill development.
- Whether the new school is of appropriate siting and design in context
- Whether the siting and design of the proposals respect the landscape, townscape, character and amenity of the surrounding area.
- Whether the development will cause the loss of designated greenspace and sport facilities without either justification or comparable replacement
- Whether safe vehicular and pedestrian access can be achieved
- Whether ecological impacts can be adequately mitigated
- Whether the development would adversely affect the amenity of neighbouring properties.

## **ASSESSMENT OF APPLICATION**

### Planning Policy

The need for the development and the options considered leading up to this submission are all detailed in the supporting Design and Access Statement. Members will be aware that the school was affected by fire damage in 2019 and that this has

accelerated the need for a new school and enhanced facilities for the benefit of the town and catchment area.

The Design and Access Statement explains the reasons why three other options for redevelopment of the campus were considered but rejected, one being on the site of existing school buildings and two others on the playing fields, north and south of the chosen site. Options were also presented to the community during pre-application procedures. Whilst three of the options faced challenges with regard to loss of greenspace, it is clear that the only option redeveloping the existing buildings in situ would have presented insurmountable phasing issues and impeded the continuing operation of the school. Option 4 was the chosen site, the Design and Access Statement commenting that it allowed:

*“....a complete renewal of all teaching spaces, in the shortest possible time, with least possible disruption to the current operation of the school.....coupled with the benefits to buildability, cost, access and contextual response to the Peebles townscape”.*

The application site is located within the Peebles Development Boundary designated within the Local Development Plan (LDP). Policy PMD5 of the LDP is generally supportive of infill development. The policy lists certain criteria that proposals should satisfy to secure the appropriate development of non-allocated sites within settlements. Policy PMD2 also contains locational advice about compatibility with surrounding land use and character. The playing fields which form the western part of the site are also allocated Key Greenspace within the Development Plan under Policy EP11 and this is discussed within the relevant section later in this report. The proposal also meets with several key outcomes in the Development Plan, including those which aim to provide enhanced infrastructure connections, including key education facilities.

A major policy requirement for proposed infill developments is to avoid conflict with the established land use of the area. This is also a requirement of Policy PMD2. Clearly, whilst the new school is being positioned on the rugby pitch and results in a loss of that particular area of greenspace (discussed later in the relevant report section), the school, gym hall extension, sports facilities and landscaping are all proposed within the existing school campus and, therefore, their compatibility and relationship with the surrounding residential area are already in existence and well established. Indeed, history shows that school use of the site pre-dates much of the housing development, especially to the north and west.

It is, therefore, considered that the development accords with the locational principles of Infill Policy PMD5, neither conflicting with the existing land use, nor detracting from the character and amenity of the area. The other criteria listed in the Policy are addressed later in this report, by reference to the more specific related Policies on open/greenspace, design, access, servicing and residential amenity.

### Design and Layout

The design and layout of the development must comply principally with Local Development Plan Policies PMD2, PMD5, EP9, EP13, HD3 and IS4, together with the “Placemaking and Design” SPG. The development should comply with the terms of the Policies and criteria contained within them, aimed at ensuring compatibility and integration with the site surroundings, whilst representing high quality development with quality design, materials and acceptable impacts on residential amenity and services



The Design and Access Statement considers the design and layout of the development to be in compliance with Local Development Plan Policy and the requirements of Supplementary Guidance. It explains that whilst the main new school building will be developed on the rugby pitch, this allows for demolition of the lesser buildings on the campus and retention of the original “Science Block” building, together with an expanded Gym Hall. This allows for better appreciation of the Victorian architecture of the “Science Block” within a significantly enhanced landscape setting. The future use of the building will be clarified post-consent and can be controlled by condition.

The main school building will occupy part of the key greenspace allocated through Policy EP11 and compliance with that Policy is explained in a later section of this report. The rugby pitch is part of a continuous “green finger” that reaches into the settlement from the wider countryside to the south of the site. There is no doubt that the building will interrupt this greenspace and fill the gap between the existing school building complex and the housing at Morning Hill to the west. However, given that the building is of simple rectilinear form, two storey height with sedum roof and will also be provided with a substantial landscaped and greenspace entrance setting, the impacts of the interruption of the greenspace will be acceptably compensated. Previous design iterations displayed significantly higher buildings over additional storeys and concerns were expressed by the Department over the visual and landscape impacts within the greenspace setting.

Some of the objectors still consider the building too oppressive with high floor to ceiling levels for each storey. Whilst it is accepted that the building would be higher than a domestic two storey house at 10.27m (with atria adding a further 4.36m), it is considered that the height and massing of the building is integrated within its context, assisted by the proposed landscape setting, the retained greenspace north and south of the building and the height of surrounding trees, including the mature woodland adjoining the site and John Buchan Way to the west. The Design and Access Statement also makes the point that the building will now screen northward views of the 2G and 3G pitch fencing and lights from Craigerne Lane and houses to the south-east and south-west.

The Design and Access Statement explains the context and influences that have led to the final design of the building, ranging from the terraced context of houses in Peebles, through an orchard grid layout to a final “county estate” style of architecture. This evolved with an amendment to create a significant building entrance facing east towards the new landscaped open space, with full height glazing and canted sides. The building is also designed with accentuated solar shades at roof level, fluted cast stone panels and full depth windows in dark framing, to enable their impact to be reduced and recessed. The building will also have an external frame colonnade around all faces of the building to add interest, relief and architectural expression. The dominance and horizontal emphasis of the building mass is, therefore, successfully reduced and punctuated by the vertical features of the colonnade framing, cast stone panels and fenestration. This enables the building design to relate more sympathetically to the details of surrounding architecture which invariably demonstrates local vertical emphases in building detailing.

The roof of the main building will be flat with black membrane in the centre part containing the atria, with sedum edges to the north and south of the roof. The atria provide light into the building and are triangular in form with convex or concave faces depending on the angle of view. The externally visible faces of the atria will be glazed, thereby reducing their bulk and impact. The atria are also set back from the roof edges and are more visible only with longer range views of the building. They benefit the design by providing punctuation to what could otherwise be a flat featureless roof. They

also provide structured and designed screening to the rooftop plant although details will still need to be agreed by planning condition. Whilst it is accepted that the atria increase the overall height of the building, their presence and dual pitched design form reflect the roof context better in the area and do much more for the quality and form of the design than leaving the roof flat with fence screening to rooftop plant and machinery. A small improvement has also been made to the stairwells leading to the roof which had previously been glass flush upstands on the northern elevation. These have now been amended to take the shape of further angled atria, allowing the eaves line on the northern elevation to remain continuous and presenting a clad sloping face to the north, set back from the roof edge.

In summary, it is considered that the design and position of the new main school building is acceptable and imaginative in context. Subject to appropriate external materials and colours being reserved by condition, it is considered that the building design will relate sympathetically to its surroundings whilst using features and detailing to reduce mass and add architectural interest. Subject to those conditions, the building is considered to comply with Policies PMD2, PMD5, EP9 and HD3 in relation to design, layout and relationship with its surroundings.

As part of the proposals, the existing gym hall will also be extended in similar form and colours to the north, albeit at single storey level. The extension will provide a dance studio space and additional changing facilities. In terms of design and layout, the extension will be matching and subservient to the higher main hall. The main potential impact will be on the two houses immediately to the east of the building and there were objections received about the loss of the existing hedge and acoustic fence. However, the agent has confirmed these will remain and this should provide sufficient screening when combined with the garden trees also within the adjoining properties.

The amended sporting facilities are largely dominated by the new floodlit 3G pitch and running track, together with 3m/5m high chainlink fencing around the new pitch. There will be a visual impact to the properties surrounding the northern side of the fields, especially as the pitch requires to be built up in its eastern zone to compensate for falling levels. However, the colour of the chainlink will be reserved by condition to match the existing chainlink around the 2G pitch, with 5m sections only at the “goal” ends of the new pitch. There is also an existing tree and hedge boundary around the northern end of the pitch that will help mitigate the visual impacts of the pitches and fencing, augmented by new tree planting proposed for these edges. The impacts of the fencing will also be lessened as a result of the position of the new school building, screening from the south and providing a more urbanised context from the north.

Other elements of the layout are related to the landscape proposals which are discussed in the next section. These are designed to add emphasis to the approach to the main entrance of the school but with numerous seating and outdoor education/classroom areas as part of the structured open space within the easterly approach. The rest of the layout includes small storage buildings and ancillary compounds, the impacts being incidental to the overall development and integrated into the overall layout once the planting is developed. However, further details are still needed and can be reserved by condition.

The parking, road and footpath layout follows the current provision and is discussed more fully within the relevant section of this report. The Bonnington Road car park is resurrected with additional spaces and there are improvements to both the Springwood Road car park and bus pick-up/drop-off area. A number of new footpath links are proposed along the southern and eastern parts of the site, linking the car and bus parking with the school and addressing desire lines approaching the site from

Craigerne Lane, John Buchan Way and Bonnington Road. It is considered that the provision for vehicles and pedestrians follows a logical and integrated pattern within the overall layout, subject to the revisions requested by the Roads Planning Officer in the related conditions.

For the aforementioned reasons, it is considered that the design and layout of the development will result in a sympathetic, interesting and high quality redevelopment of the High School campus, in accordance with the relevant Policies and supplementary guidance.

### Landscape and Tree Impact

The development should comply with the relevant Local Development Plan Policies on landscaping, especially PMD2 and EP13, but also with other relevant Policies such as PMD5 Infill development, EP4 National Scenic Areas, EP5 Special Landscape Areas, EP9 Conservation Areas, EP11 Greenspace, EP12 Green Networks and relevant supplementary planning guidance on placemaking, trees, landscape and development

The development has been submitted with an integral detailed landscaping scheme, backed by a Design and Access Statement, Landscape and Visual Impact Assessment and Arboricultural Assessment. The Design and Access Statement envisages the following:

*“Our proposals situate the building within a formal landscape setting - an outdoor environment that can become an extension of the school. This outdoor environment takes the learning and social spaces within the school, and extends them into the outdoors.”*

They list the following environmental attributes of the landscaping scheme as:

- Sensitive approach to levels
- Working with existing mature trees
- Significant number of new trees to enhance biodiversity
- Rain Gardens
- Integrated Drainage Strategy
- Growing Spaces
- Activity Spaces
- External Learning Spaces
- Spaces for socialising, relaxation and contemplation
- Secured by Design
- Pedestrian and Cyclist priority

The landscaping scheme is fully detailed within the supporting drawings together with Section D of the Design and Access Statement. This details the main elements of the substantial landscaped open space area proposed east of the new school building, as follows:

- Entrance plaza
- Avenues
- Steps
- Social Spaces
- Active Zones
- Quiet Rooms
- Growing Gardens

- SUDS
- Contemplation Area
- Exhibition Area
- Movement Space
- Outdoor Dining

It can be seen from the proposals that the intention is very much to extend the teaching areas into the outdoors and create an integral open space, soft and hard landscaped area, both functioning as a setting/entrance to the school but also as compensation for the greenspace lost as a result of the school building location. Tree planting is proposed in a formal grid and avenue pattern throughout the main entrance area, together with other shrub and more ornamental planting around different hard surfacing zones, paths and steps. Tree planting is also intended along other boundaries of the site, especially Bonnington Road, Haystoun Terrace/Avenue, Craigerne Lane and along the northern edge of the main building. More tree planting is also proposed within the site around the Science Block and east of the all-weather pitches.

The agent has stated that, in total, 110 trees will be removed but compensated by the planting of 323 new trees. The Arboricultural Assessment details the trees lost, retained and their different categories. Thirteen individual trees will be lost and ten tree groups. Some of the individual trees are the highest Category A but their loss is inevitable, given the other constraints of the layout and development. The agent has offered to attempt to keep tree T1 which is located to the south-western corner of the Science Block, depending on final levels in that area.

The application was also supported by a Landscape and Visual Impact Assessment which concluded that impacts would be limited from a small number of receptors but that, overall, the landscape and visual effects would be significantly improved by the removal of a mixed collection of discordant existing buildings and replacement with an integrated development of a single main building and substantial landscape network. Nine viewpoints were used to indicate the impacts from outwith and within the town, including viewpoints from designated landscape and Conservation Areas. The only significant adverse effects are experienced from close to the building in Craigerne Lane or on the John Buchan Way – and to a lesser extent from Craigerne Drive to the south.

The proposals have been fully considered by the Landscape, Heritage and Ecology Officers. They raise no overall objections, albeit there are some issues of particular detail relating to certain trees, precise location of listed species, reconsideration of the new avenue along the building frontage with Craigerne Lane, further details of the tree planting to the northern boundary/throughout the site and full maintenance details. These matters can be satisfactorily addressed by appropriate planning conditions, given that there are no fundamental issues. The conditions will also ensure that the planting is completed within a specific timeframe, once the new school is operational.

Although there remain third party objections over tree loss and inadequate compensatory planting, the support of the above consultees suggests that the development is fully acceptable in landscape and visual amenity terms. The compensation for tree loss is a ratio of 3:1 which is ample and which will produce, in time, a substantial landscape framework and context for the new development that will integrate it into its surroundings. The application is, therefore, considered to be in compliance with Policies relating to landscape and visual impact, including PMD2, PMD4, EP4, EP5, EP9, EP11, EP12 and relevant supplementary planning guidance on placemaking, trees, landscape and development.

## Greenspace and Sporting Provision

The issue of comparable replacement greenspace and sports provision has, more than any other issue, resulted in the largest number of objections to the proposals. These have been received both from local residents but also from athletics groups, Community representatives and, initially Sport Scotland. Members will note the details of all of the objections lodged which are included in full on Public Access and also summarised elsewhere in this report. Whilst there is objection to the amount of replacement greenspace being inadequate compensation for the loss of the rugby pitch, there is particular objection to the perceived drop in level of outdoor athletics provision.

The main Local Development Plan Policy to be considered is Policy EP11 and the associated allocation GSPEEB014 which protects the playing fields west of the school buildings, north and south of Craigerne Lane. EP11 is discussed in detail in the Planning Statement submitted with the application and its dialogue and findings are that the proposal does result in the loss of allocated greenspace but more than compensates with the clearance of the existing school complex and creation of additional landscaped greenspace.

EP11 seeks to protect key greenspaces from loss within settlements. However, it also states that proposals which protect and enhance that greenspace will be supported. It also goes on to state that any loss would only be permitted if, after consultation with user groups:

- There is social, economic or community justification for the loss
- The need for the development outweighs the need for the retention of greenspace
- Where appropriate, comparable or enhanced open space should be provided elsewhere, as an adequate and acceptable replacement

This Policy is supported by Policy PMD2 Quality Standards and EP12 Green Networks, together with the advice within several SPGs, including the Green Spaces SPG. The latter does not identify the allocated greenspace as being valuable parkland but does recognise its contribution to sporting facilities in Peebles. Furthermore, there is specific advice within Scottish Planning Policy relating to outdoor sports provision, which sets as a minimum, that any outdoor sports facility lost should be replaced on a comparable basis at least.

The issue is whether there is any “loss” of greenspace as defined by the Policy and guidance. The school building will certainly be developed on an allocated Key Greenspace area occupied by a rugby pitch but, as explained in the Planning Statement and submitted drawing, this is more than compensated in quantity and quality terms by the new landscaped greenspace and enhanced sports provision, principally through the 3G pitch. The Planning Statement also contends that the proposals will

- be attractive to additional groups in the community and particularly teenagers, rectifying existing deficiency,
- offer greater choice as new formal playing fields will be providing, offering different sporting facilities
- offer greater choice as new (hard and soft) landscaped area will be provides for more informal recreation

- allow for new connections through the open space improving greenspace networks
- be higher quality / newer space.

A comparison between the existing and proposed greenspace provision is shown in diagrammatic form to represent a loss of 1.03HA which is 16.3% of the existing playing fields. However, this is replaced by 1.95HA of landscaped open space on the site of the demolished buildings, meaning that 6.32HA of existing playing fields will become 7.24HA of playing fields and open space, despite the 1.03HA loss.

In terms of the quantity and quality issue, it is accepted that the proposals meet the terms of Policy EP11, providing comparable and enhanced greenspace provision. There is demonstrably not an overall net “loss” and it is also clear, pre-application, and during the processing of the application, that user groups have been consulted on the issue as required by EP11 – the Policy does not require agreement with those groups. Furthermore, the Policy allows for greenspace loss to be justified and outweighed by any proposals that are in the public interest. There can be no doubt that a replacement high school for Peebles is of pressing need and significant community benefit, given the fire damage in recent years.

Whilst this position has been challenged by some objectors, it is particularly the quality of athletics provision that has resulted in greatest objection, some claiming that the provision is not an adequate replacement for what existed and does not meet the standards required for the school roll, catchment area or allowing the maintenance of the high achievement standards in recent years. Sport Scotland were also initially of the same opinion, expressing sufficient concerns to constitute an objection. Had that objection been sustained, then notification of the application to the Scottish Ministers would have been necessary if the Committee had been minded to approve the application.

Members will have seen the issues raised by the objectors, the Community Council, Civic Society and Sport Scotland which have been considered further by the agent and discussed with Peebles High School and user groups. Amendments have now been made to the proposals as follows:

- Additional lane on the sprint track
- Realignment of long jump with additional sandpit
- Shot putt area
- Lined 400m grass running track south of Craigerne Lane

These amendments are in addition to the initially proposed sports enhancements which include the new 3G pitch, additional changing rooms, dance studio and indoor storage.

The agent also states:

*“Whilst there is National Guidance through Sports Scotland for Secondary School provision, Sports Scotland & Scottish Planning policy has a minimum requirement to replace the existing provision on a like for like basis. It recognised that schools’ grounds have a wide variety of constraints, and it is not always possible to deliver a consistent national standard of sports provision. For instance, a recent 1300 pupil High school in the centre of Edinburgh has a single 7-a-side pitch on the roof. The sports proposals for Peebles are comparable with other schools delivered in the Scottish Borders in the last 15 years....”*

Whilst it is appreciated that objectors required more enhanced facilities than now offered, the proposal must be considered against what exists at the site rather than what may have existed up to 2014. Sport Scotland have clearly stated that the proposals now meet the national requirement to be comparable and like-for-like with what facilities currently exist. They have confirmed no objection provided the facilities are secured using accredited specialist designers by condition and the sports facilities are operational within a year of site start on the school. The agent has confirmed that the new sports facilities will be completed first before the school – but a detailed phasing condition can still secure control over the different elements whilst reflecting the requirements of Sport Scotland.

The response from Sport Scotland is further confirmation that the proposals meet the thresholds set by Scottish Planning Policy and Local Development Plan Policy EP11. In terms of greenspace and sports facilities, the proposals will match and deliver enhancement to the current facilities and critically, deliver the curriculum requirements of the pupils of Peebles High School. The proposal is also considered to comply with Policy EP12 Green Networks in providing enhanced compensatory open space provision and linkages to the green network within and on the periphery of Peebles

### Cultural Heritage Impacts

The proposal is required to comply with Local Development Plan Policies EP7 on Listed Buildings and EP9 on Conservation Areas, together with Government guidance such as the relevant parts of Scottish Planning Policy and Historic Environment Policy. Although the site is not within the Conservation Area nor contains any listed buildings, there is close proximity to both at the northern and eastern edges of the site, determining that indirect impacts on setting must be carefully considered to ensure no unacceptable adverse impacts on character of the cultural heritage receptors.

A Heritage Statement was submitted with the application which considered the location and number of receptors, identifying at page 6 where the Conservation Area boundary and nearest statutory listed buildings are located. This identified that the relocation of the main school building away from the boundary of the Conservation Area and the majority of the nearest listed buildings was a positive action. Together with the substantial landscaped open space that would then intervene between the school building and these receptors, it is agreed that the cultural heritage impacts of the large single rectangular block building will be more than sufficiently offset by the detached location and planting. There will also be significant improvements through the loss of modern and temporary buildings and classrooms, allowing the original Victorian school building to be better appreciated in a landscaped and less congested setting

The Council's Heritage Officer was consulted on the application and has responded with no objections. She welcomes retention of the older part of school but seeks re-use details by condition. She also recognises that any concerns over new building massing can be offset by the substantial landscaping proposals to the east of the site. She also recommends that quality external materials are chosen and greater detail is provided of building features, junctions and service buildings/boundary treatment – all secured by conditions. Subject to those conditions, it is considered that the development will not have any adverse impacts on the setting or character of the Conservation Area nor adjoining listed buildings, thus complying with Local Development Plan Policies EP7 and EP9.

### Residential Amenity

Policies PMD2 and HD3 contain safeguards regarding residential amenity, both in terms of general use compatibility but also direct impacts such as privacy and light. In terms of PMD2, there is a requirement for development to be appropriate to its surroundings in scale, massing and height. There should also be compatibility with the neighbouring uses and built form. Policy HD3 is more specific and refers to protection of amenity for predominantly residential areas, which surround the site on three sides. It seeks to avoid adverse impacts, such as loss of open space, scale, nature of use, privacy, daylighting, traffic impacts and overall visual impacts. There have been third party objections in relation to these elements.

In terms of the compatibility of the use and scale in relation to its surroundings, the impacts have to be tempered by the fact that this is currently an active school campus and new buildings/sports facilities are not being developed outwith the envelope of the campus. The positioning of the main building on a rugby pitch does represent loss of open space in itself but the comparability and appropriateness of that and replacement provision is debated elsewhere in this report.

Some residents, especially in Morning Hill and on part of Craigerne Lane, will experience greater visual impacts as a result of replacing the open space with the main school building. It is also accepted that stating the building is two storey does not accurately reflect the fact that each storey is high, combined with the added height of the roof atriums. Nevertheless, the impacts are significantly reduced by the presence of the mature woodland dividing the site from Morning Hill and the John Buchan Way, albeit screening at lower levels is less effective. In addition, the houses facing the site around the Bonnington Road and Craigerne Lane junction will experience a major and immediate improvement in their amenity as a result of replacement of existing mixed buildings (one of which is four storeys in height) and replacement with a substantial area of planting and open space. So whilst there will be greater visual and residential amenity impacts for some, it is considered that those impacts are still acceptable and are also offset by the improvements in residential amenity for others - outweighed in the overall planning balance, when taking into account the major public and community benefits of the replacement school. This also applies to daylighting and privacy issues, the woodland to the west being particularly important both in terms of screening and also affecting the degree to which sunlight/daylight impacts would be noticed by houses west of the trees.

The application has accepted that residential amenity will also be affected by the additional, more structured, use of the playing fields for outdoor sport. Whilst neighbouring proprietors may be less affected by the visual impacts of the enhanced sports facilities when compared to the new school building, there will still be impacts principally from noise and lighting. The noise impacts from both the plant/machinery on the building roof and the use of the new 3G fenced all-weather pitch have been addressed in the submitted Noise Impact Assessments. Similarly, a Lighting Impact Assessment has also been submitted in relation to the proposed 12 lighting columns around the new pitch and along the running track.

There have been several third party objections relating to noise and light impacts, especially from the 3G pitch proposal, also referring to the details of what screening is intended. All the submitted assessments have been considered by Environmental Health and they have raised no objections subject to various conditions drawn from the assessments. The conditions are aimed at reducing residential amenity impacts to acceptable levels, including the following:

- Plant and machinery on site/buildings not to exceed certain day and night levels



- No commencement until a scheme to prevent noise breakout from the 3G pitch submitted for approval, based upon the Noise Impact Assessment report proposed mitigation
- No use of the sports pitches between 10pm and 7am daily
- Floodlighting for the pitches not to be used during those hours
- All lighting installed as per the details of the Light Impact Assessment

The agent has confirmed that the actual hours of usage for the pitch and lighting would not be before 9am, nor after 9.30pm weekdays and 6pm weekends. In addition, the agent has now confirmed columns will be reduced to 16m height (from 18m), that shielding will be used to the lighting (designed to limit light spread to bat habitat) and that dimmer switching will occur by timer in external areas around the school. A combination of these conditions and additional measures should ensure that noise and lighting impacts are kept to acceptable levels. It is appreciated that there may be visual impacts arising from whatever mitigation scheme is agreed to reduce noise breakout from the 3G pitch. Consequent impacts on neighbours will be taken into account when the scheme is submitted for consideration.

Whilst the residential amenity impacts of the presence and operation of the development have to be considered, so must the construction impacts however temporary they may be. Standard advice on hours of construction are always attached to any consent notice issued by the Council which reflect the general controls available to Environmental Health for working on building sites. There will be a more detailed and additional safeguard in this instance due to the request for a Construction Traffic Management Plan by the Roads Planning Team. This will aim to minimise the impacts caused by construction traffic on the public road system which will also be likely to benefit local residents.

As a result of the design and layout of the development and subject to the aforementioned conditions, there is, therefore, no evidence to suggest that the development would cause insurmountable adverse impacts on residential amenity. It is concluded that the development provides sufficient safeguard and mitigation protecting residential amenity in compliance with Policies PMD2, HD3 and the relevant Supplementary Planning Guidance.

### Transport and Access

Policies PMD2, IS4, IS5 and IS7 require safe access to and within developments, which should also protect existing access routes, all in accordance with the guidance in “Designing Streets” and various other relevant Government publications and Guidance Notes. As required by Policy IS4 and although the development is a replacement school on the same campus, it was still envisaged to generate significant travel demand which required the submission of a Transport Statement.

The Statement identified that as the school capacity was only being increased by a small amount (from a roll of 1350 to 1400), a formal Traffic Assessment was not justified but a Statement submitted instead. Although based on Travel Plan information dating from 2008 (which has been criticised by some objectors), the consultants consider that the 56-59% of pupils using public transport will continue, with 38% walking and only 3% being dropped off and picked up by car.

However, a survey of the operation of the existing campus access and parking in October last year, raised a number of issues which are identified in the Statement. These included drop-off/pick-ups, parking on Springwood Road and waiting buses

interfering with bus movement and causing manoeuvring issues. Difficulties were also noted for buses at the Glen Road/Springwood Road junction. The survey informed the proposed site layout which is augmented by the details in Appendix B of the Transport Statement. The proposals include maintaining and enhancing a 45 space car park off Springwood Road, restoring a new car park of 61 spaces off Bonnington Road and providing new footpath links. There are also a series of traffic management suggestions including pavement build-outs on Springwood Road and Glen Road and a raised table pedestrian crossing.

Members will note the response from the Roads Planning Team who have no objections and have accepted the Transport Statement, subject to a series of conditions. They have discussed the proposal with the Council's Safer Routes to School Team, who have extensive knowledge of the school and how it operates. In summary, they require the following amended proposals, secured by conditions and plan amendments:

- The buildouts on Glen Road and Springwood Road, as shown in the Transport Statement, are to be removed.
- A "Puffin" crossing should be installed at the crossing from Victoria Park, on Glen Road, with the provision of some localised footway widening on the west side.
- Measures to be put in place to ensure drivers transporting pupils to school do not use the staff car park to the west of the bus drop off area for dropping off and collecting pupils.
- The pedestrian link in the south east corner which links onto Bonnington Road/Craigierne Lane junction to be removed (amended plan received).
- A Traffic Management Plan (with regards to construction traffic), will be required for the demolition and construction phases
- Provision of infrastructure for electric charging within the staff car parks.

Although there have been third party objections in relation to the age of the Travel Plan and potential increased traffic congestion and conflict, the Roads Planning Team are supportive of the proposal subject to the above amendments and, given the school capacity is only being increased by 50 pupils, it is considered that the additional car parking and general traffic management improvements will result in a development capable of acceptable and safe access in accordance with Policies PMD2, IS4 and IS7 of the Local Development Plan.

Policy IS5 requires public access routes to be maintained unless appropriate alternative routes are provided. In this instance, the development site does not include any rights of way or claimed paths through it but is bordered by two such paths as shown in the Access Officer's consultation response – the John Buchan Way down the western side of the site and the path down the western edge of the playing fields south of Craigierne Lane. Given the proximity of the paths to the development site and the risk of construction impact in particular, it would be justifiable to attach a standard condition to ensure the paths are not obstructed at any stage in the development. Subject to that, the development can be considered to be in compliance with Policy IS5 of the Local Development Plan.

#### Flood Risk, Water and Drainage

Local Development Plan Policies IS8 and IS9 are the most relevant in consideration of the impacts of development of this site on the water environment. Policy IS8 relates to flood risk and IS9 to Waste Water Treatment Standards and Sustainable Urban

Drainage. Policy IS8 requires development not to be at risk of flooding but also not to materially increase the risk of flooding elsewhere. Policy IS9 seeks preferential connection to the public drainage systems and the use of best SUDs practice.

Mains water supply and foul drainage are proposed. Given a school already exists on the site, the capacity of the school will be similar to existing and as the site is located within the development boundary, it would seem reasonable to consider that mains water and foul drainage connections for the new school would not be an insurmountable issue. Discussions will need to continue with Scottish Water regarding public connections as the development progresses.

The application was supported by both a Flood Risk Assessment and Drainage Strategy Report. The Assessment identified a surface water ponding issue either side of Craigerne Lane and recommended no land raising in that area. The finished floor level for the school has been informed by the Assessment and other suggestions made include site run-off attenuated to greenfield levels and directed to both Springwood Road and swales off Craigerne Lane. The flooding issues identified were all in relation to surface water and not from any fluvial source.

In terms of the drainage proposals, these include a partial green roof on the building, SUDs provision, permeable surfacing, swales, flow control and peak attenuation. Areas of wetland and appropriate planting are shown throughout the site, although one such area led to objections from the adjoining occupant. The drawings have now been revised to remove that area and also provide an attenuation tank under the ground to the north of the gym hall extension. Existing and proposed levels remain incorrectly annotated on the drainage drawings, however, and will need to be rectified.

The flood risk and drainage proposals were considered by the Roads Planning Officer and the Flood Risk Officer. They have raised no objections. The latter considers that moving the main school to the west of the existing complex avoids the flood risk area and he accepts the Flood Risk Assessment modelling. The main school floor level will be above the predicted 1 in 1000 year flood level with freeboard and the topography/SUDs strategy will attenuate and direct surface water away from existing and proposed buildings and adjoining houses.

Some of the minor revisions and correction of existing and proposed levels will necessitate a new drawing which can be controlled by condition. Subject to the condition, the drainage and flood attenuation proposals are considered to be in compliance with Policies IS8 and IS9 of the Local Development Plan in relation to drainage of the site and avoidance of creating a material surface water flood risk within or around the site.

### Ecology

The application requires assessment principally against Local Development Plan Policies EP1-EP3 covering international, national and local nature conservation and protected species. The application was supported by an Ecological Assessment carried out in August last year. This identified no significant impacts on the River Tweed SAC and a typical habitat in terms of flora and fauna. Potential bat habitat was identified over the loss of four trees but not in relation to the building demolitions. It was recommended that a bat roosting survey be carried out and a sensitive lighting scheme adopted. Badger, hedgehog and breeding birds were also discussed and appropriate conditions/checking surveys recommended. It also recognised the importance of enhancing habitat through the landscaping proposals.

The Council Ecology Officer was consulted over the proposals and raised no objections but requested further information. She discussed potential effects on the Tweed SAC during construction and also identified that breeding birds would need replacement nesting boxes, avoidance of work in the breeding bird season and checking surveys. She also identified that there may be bat impacts from tree loss which would require detailed bat inspection before the application is determined and further checking pre-construction. She also raised queries over lighting impacts on bat habitat within the trees, the loss of a category A tree and compensatory planting with additional comments on planting mix and density.

Her queries have been considered and the agent has responded with comments in an email on Public Access dated 6 June, including a more detailed bat report of a particular tree that was identified as having roost potential. Two nocturnal surveys of the tree were carried out and no roosts were identified. He also states that efforts will be made to retain a particular Category A tree (T1) and provides details of how the lighting will be softened in relation to potential impacts on bats. This includes selection of levels of illumination, dimming of amenity lighting and shielding of the floodlights.

The revised submissions and comments have been sent to the Ecology Officer and she has responded by accepting the submissions, recommending conditions for a Bat Protection Plan, breeding bird avoidance, Swallows Protection Plan, Biodiversity Enhancement Plan, a more detailed lighting scheme and a Construction Environmental Management Plan.

Given the responses from the Ecology Officer and subject to appropriate conditions covering these matters, it is considered that the proposals would comply with the Local Development Plan with respect to ecology.

#### Other Material Issues

The Archaeology Officer raises no objections to the application after considering the site and proposals against Local Development Plan Policy EP8. Although there have been some archaeological finds in the vicinity, there have been no indications of finds on the site despite the site having undergone many previous school developments which would have given opportunity for investigation if needed. It is concluded that the proposals would not conflict with Policy EP8 and there are no conditions or informatives necessary.

A number of objectors have also raised issues in relation to the interior of the proposed school. These range from the school not having enough classrooms, insufficient lifts or gender-based toilets to the open-plan nature of the interior, fire separation or width of corridors. These matters have been raised with the agent and the responses are detailed in the email dated 6 June 2022 on Public Access. Whilst the matters have been considered and responded to, they are not considered to be matters that are the responsibility of the planning system to ensure or regulate, as they relate to the interior and are regulated by other legislation such as the Building Regulations. It is, therefore, suggested that less weight is attached to these matters in the determination of the planning application.

#### **CONCLUSION**

The proposed development represents a significant investment in the improvement of education and community facilities for the benefit of Peebles and its surrounding catchment, the need for which had become more urgent as a result of the recent fire at the campus. The development is contained within the existing school site and allows education to continue unimpeded whilst the new facilities are constructed. The building represents an innovative and interesting design, being a suitable form of infill development respecting the landscape, townscape and character of the surrounding area. Although the siting results in the loss of greenspace and a number of trees, this is replaced on a comparable and enhanced basis with new landscaped open space, replacement sporting facilities and tree planting on a 3 to 1 basis.

The building and sports facilities are closer to some residential properties but conversely further away from others. As a result of the existing/proposed tree screening, restricted building height and limitations on pitch/lighting operation, the impacts on residential amenity can be mitigated to acceptable levels, especially when considered against the significant community benefits arising from the overall proposal. Similarly, impacts on road safety, ecology, drainage and site services are appropriately addressed by the proposals, together with the recommended conditions

In conclusion and subject to compliance with the proposed schedule of conditions, and Informatives, the development is considered acceptable when assessed against the Local Development Plan and all other relevant material factors.

#### **RECOMMENDATION BY CHIEF PLANNING AND HOUSING OFFICER:**

I recommend the application is approved subject to the following conditions and Informatives:

#### **Conditions**

1. No development shall commence except in full accordance with the scheme of phasing agreed under Condition 9, in relation to samples of materials and colours for all external materials relating to the main proposed school building and gym hall extension have firstly been submitted to and approved in writing by the Planning Authority. This should also include large scale detailing for key junctions/features around the main building. The development shall be carried out in accordance with the approved samples and detailing.  
Reason: To ensure external materials are visually appropriate to the development and sympathetic to the surrounding area.
2. The new school building not to become operational until a scheme of details for the re-use of the "Science Block" is submitted to, and approved in writing by, the Planning Authority. The use of the "Science Block" then to be implemented in accordance with the approved scheme, including an agreed timescale for the works.  
Reason: To safeguard the historic and architectural interest of the building and ensure integration with the development of the remainder of the site.
3. No development to be commenced until further details of all ancillary buildings, compounds and associated boundary wall/fence screening have been submitted to, and approved in writing by the Planning Authority. The development shall then be carried out in accordance with the approved details.  
Reason: To ensure ancillary buildings and compounds are integrated within the development and are sympathetic to the surrounding area.

4. No development to be commenced except in full accordance with the scheme of phasing agreed under Condition 9, in relation to further details of all rooftop plant and machinery for the main proposed school building and any associated screening have been submitted to, and approved in writing by the Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure rooftop plant is integrated into the design of the main school building and is sympathetic to the surrounding area.

5. The new synthetic and grass pitches will be designed and constructed by a recognised (e.g. SAPCA\* registered) specialist pitch contractor(s), details of contractor(s) and pitch specification shall be submitted for the written approval of the planning authority prior to the commencement of development.

\*SAPCA is The Sports and Play Construction Association ([www.sapca.org.uk](http://www.sapca.org.uk))

Reason: To ensure appropriate quality of replacement facilities

6. The new synthetic running straight, jumps and throws will be designed and constructed by a recognised (e.g. SAPCA\* registered) specialist pitch contractor(s), details of contractor(s) and specification shall be submitted for the written approval of the planning authority prior to the commencement of development.

\*SAPCA is The Sports and Play Construction Association ([www.sapca.org.uk](http://www.sapca.org.uk))

Reason: To ensure appropriate quality of replacement facilities

7. The outdoor sports facilities will be fully operational and available for use not later than 1 year after the commencement of construction of the new school.

Reason: To ensure timely construction of replacement facilities

8. No development shall commence until details of the precise colour and design of fencing around the outdoor sports pitches have been submitted to and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure fencing is visually appropriate to the development and sympathetic to the surrounding area and nearby residential properties.

9. No development to be commenced until a scheme of phasing has been submitted to, and agreed in writing by, the Planning Authority. This shall include a programme for completion of the main elements within the development – the school building, gym hall extension and outdoor sports facilities (reflecting Condition 7). Once approved, the development then to be carried out in accordance with the approved scheme.

Reason: To ensure the development is carried out in a structured and orderly manner which ensures minimum disruption to educational and sporting facilities on site.

10. No development to be commenced until details of all existing and proposed site, building and sports pitch levels have been submitted to, and approved in writing by, the Planning Authority. The development shall then be carried out in accordance with the approved levels, which shall not include any site raising adjoining Craigerne Lane

Reason: To ensure levels within the site achieve a sympathetic visual appearance, avoid flood risk and make satisfactory provision for surface water drainage.

11. All trees marked for retention as shown on Site Plan Drawing No. PHS- OOB-ZZ- XX- DR- L- 0001 Rev P14 and within the submitted Arboricultural Assessment, to be retained both during construction and thereafter, unless permission is sought and obtained in writing from the Planning Authority for any further tree removals. The development shall remain outwith the Root Protection Area of the trees identified, the trees to be protected in accordance with BS5837 during construction work.

Reason: To safeguard existing trees within the site.

12. No development shall take place until further details of all hard and soft landscaping works on the site have been submitted to and approved in writing by the Planning Authority. The details shall include (as appropriate):

- i. indication of existing trees, shrubs and hedges to be removed, those to be retained and, in the case of damage, proposals for their restoration
- ii. all existing and proposed walling to be retained and erected, including retention of the stone walling and pillars on Springwood Road
- iii. retention of fencing and hedging alongside and east of the gym hall
- iv. all surfacing materials for the footpaths, steps and all other hard surfaces
- v. precise location of all new trees, shrubs, hedges and grassed areas
- vi. schedule of plants to comprise species, plant sizes and proposed numbers/density, including details of the native tree planting north and east of the pitches, all ornamental planting within the site and the alignment of new tree planting along the southern frontage of the main school building with Craigerne Lane
- vii. comprehensive programme for completion, establishment and subsequent long term maintenance, completion being no later than the end of the concurrent or next available planting season to the new school building becoming operational.

Reason: To enable the proper form and layout of the development and the effective assimilation of the development into its wider surroundings.

13. No development hereby permitted shall commence except in full accordance with the scheme of phasing agreed under Condition 9, in relation to precise details for all hard landscaped areas, car parks and pedestrian access routes from the public road into the development site, have been submitted to the Council for approval. Details to include construction makeup, drainage, dimensions, gradients etc. Thereafter the approved details shall be fully implemented prior to the new school becoming operational.

Reason: To ensure the development is constructed in an appropriate manner.

14. No development hereby permitted shall commence until the detailed design for a Puffin crossing, at the entrance to Victoria Park from Glen Road adjacent to the tennis courts, and localised footway widening on the west side of Glen Road has first been submitted to, then approved by the Council. Thereafter the approved details shall be fully implemented in accordance with the timescale within the scheme of phasing agreed under Condition 9.

Reason: To improve pedestrian safety during and post construction phase of the development.

15. No development hereby permitted shall commence until precise details for restricting access to the staff car park to the west of the bus drop off area, to ensure the car park is not used as an informal drop-off area for parents, have been submitted to the Council for approval. Thereafter, the approved details shall be fully implemented in accordance with the timescale within the scheme of phasing agreed under Condition 9.

Reason: To ensure the safety of the users of the school from external traffic movements.

16. No development hereby permitted shall commence until a Traffic Management Plan, relating to construction traffic, has been submitted in writing to the Council for approval. The Traffic Management Plan shall include details such as delivery routes, access routes, compound location, staff parking and mitigation measures to lessen the impact of these works on the public road network. Thereafter the works will proceed in accordance with the approved Traffic Management Plan.

Reason: To ensure the safety of all road users during the construction phase of the development.

17. No development hereby permitted shall commence until a scheme of details for the provision of electric charging points has first been submitted to, then approved by the Council. Details shall include number, location, layout and associated infrastructure. Provision shall also be included for increasing the number of charging points to meet future demand.

Reason: To ensure the development hereby permitted caters for sustainable travel modes of transport.

18. A Travel Plan shall be submitted to and agreed with the Council within 12 months of the new school becoming operational. Thereafter the agreed Travel Plan shall be fully adhered to unless otherwise agreed in writing.

Reason: To ensure the school operates in a sustainable manner with regard to travel and transport.

19. The development not to obstruct, either during construction or operation, public promoted and local paths running down the western boundaries of the site/playing fields as highlighted in red and yellow on the drawing accompanying the Access Officer's consultation reply to the planning application dated 15 March 2022.

Reason: To safeguard public access through and adjoining the site.

20. No development to be commenced except in full accordance with the scheme of phasing agreed under Condition 9, in relation to a detailed surface water drainage drawing is submitted to, and approved in writing by the Planning Authority, reflecting all existing and proposed levels, flow routes, attenuation measures and other SUDs features, based upon the drawings submitted with the Drainage Strategy and updated to reflect revisions, corrected contours etc.

Reason: To ensure surface water is discharged without flood risk to either the site or surrounding properties.

21. Any noise emitted by plant and machinery used on the premises will not exceed Noise Rating Curve NR20 between the hours of 2300 – 0700 and NR 30 at all other times when measured within all noise sensitive properties (windows can be open for ventilation). The noise emanating from any plant and machinery used on the premises should not contain any discernible tonal component. Tonality shall be determined with reference to BS 7445-2

Reason: To safeguard on-site amenity and surrounding residential amenity.

22. All plant and machinery shall be maintained and serviced in accordance with the manufacturer's instructions so as to stay in compliance with the aforementioned noise limits.

Reason: To safeguard on-site amenity and surrounding residential amenity.



23. All lighting shall be installed and operated to achieve the levels specified in the submitted light impact assessment by Atelier Ten ("Peebles High School Lighting Impact Assessment Revision 00 dated 10/2/22"), subject to any further mitigation as identified in Condition 31.  
Reason: To safeguard surrounding residential amenity.
24. The hours of operation of the sports pitches and associated floodlighting shall be restricted to 07:00 to 22:00, daily.  
Reason: To safeguard surrounding residential amenity.
25. The new outdoor sports facilities not to become operational until the completion of a scheme designed to protect neighbouring residential dwellings from noise break-out from the proposed games pitch, which has firstly been submitted to, and approved in writing by, the Planning Authority. The scheme should be designed in accordance with the mitigation measures proposed in the New Acoustics Noise Impact Assessment – Rev 01, Report no. 7373-01-01, dated 24th March 2022.  
Reason: To safeguard surrounding residential amenity.
26. Prior to commencement of development on site, a Bat Protection Plan shall be submitted to and approved in writing by the Planning Authority. Thereafter, the Bat Protection Plan shall be implemented as approved.  
Reason: To ensure that the development is carried out as proposed and to mitigate and compensate for the disturbance of a European Protected Species.
27. Vegetation clearance should be carried out outside the bird nesting season (March – August inclusive). Should it be necessary to clear ground during the bird nesting season the land shall be surveyed by a suitably qualified ecologist and declared clear of nesting birds before vegetation clearance starts.  
Reason: To protect the ecological interest in accordance with Local Development Plan policies EP2 and EP3
28. No building demolition works shall be undertaken during the breeding bird season (March to August inclusive), unless in strict compliance with a Species Protection Plan for Swallows, which shall be submitted to and approved in writing by the Planning Authority. Thereafter, the Protection Plan for Swallows shall be implemented as approved.  
Reason: To protect the ecological interest of the site in accordance with Local Development Plan policies EP2 and EP3
29. No works shall commence until a Biodiversity Enhancement Plan for the site has been submitted to, and approved in writing, by the Planning Authority. The scheme shall include the provision of compensatory nest boxes for swallows and details on the compensatory tree planting. The development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.  
Reason: To protect the ecological interest of the site in accordance with Local Development Plan policies EP2 and EP3
30. No development shall take place until a construction environmental management plan, has been submitted to and approved in writing by the planning authority. The CEMP shall include the following.
- i. Risk assessment of potentially damaging construction activities.
  - ii. Identification of "biodiversity protection zones".

- iii. Method Statements to avoid or reduce impacts during construction, the location and timing of sensitive works to avoid harm to biodiversity features and the use of protective fences, exclusion barriers and warning signs.
- iv. The times during construction when specialist ecologist need to be present on site to oversee works.
- v. Responsible persons and lines of communication.
- vi. The role and responsibilities on site of Ecological Clerk of Works (ECoW) or similar competent person.
- vii. A Drainage Management Plan
- viii. A Site Waste Management Plan
- ix. The approved CEMP shall be implemented throughout the construction period and operational phase, as appropriate, strictly in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure all construction operations are carried out in a manner that minimise their impact on the environment and to ensure compliance with Local Plan Development Policies EP1, EP2 and EP3.

31. No development shall commence until details of the lighting scheme for the site, during construction and operation, have been submitted to and approved in writing, by the Planning Authority. This shall include a reduction in the height of the new sports pitch floodlights to maximum 16m height, confirmation that the height reduction still complies with the light impact assessment by Atelier Ten ('Peebles High School, Lighting Impact Assessment, Revision 00', dated 10/2/22) and further mitigation in the form of lighting hoods/baffles for the floodlights, bat-aware bulb selection and details of the amenity lighting around the building and entrance area, including dimming and lighting hours.

Reason: To ensure that the species affected by the development are afforded suitable protection during the construction and operation of the development.

### **Informatives**

1. All work within the public road boundary must be carried out by a contractor first approved by the Council.
2. The applicant is reminded that, under the Wildlife and Countryside Act 1981, (as amended), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. If nesting birds are discovered after works commence, such works must stop and a competent ecologist must be contacted for advice.
3. The applicant is reminded that it is an offence to disturb, kill, injure or otherwise harm species protected by national and international law, such as badgers. Planning consent for a development does not provide a defence against prosecution in accordance with protected species legislation.

### **DRAWING NUMBERS**

Site Location Plan  
 Landscape Site Plan  
 Site Plan Area around Buildings  
 Boundary Treatment Strategy  
 Sports Provision

PHS-SBA-SI-R-DR-A-00003 Rev P0  
 PHS-OOB-ZZ-XX-DR-L-0001 Rev PO3  
 PHS-OOB-ZZ-XX-DR-L-0002 Rev PO3  
 PHS-OOB-ZZ-XX-DR-L-0005 Rev PO3  
 PHS-OOB-ZZ-XX-DR-L-0006 Rev PO3

Existing and Proposed Contours	PHS-OOB-ZZ-XX-DR-L-0010 Rev PO6
Circulation Strategy	PHS-OOB-ZZ-XX-DR-L-0020 Rev PO3
Planting Strategy	PHS-OOB-ZZ-XX-DR-L-0030 Rev PO3
Site Sections	PHS-OOB-ZZ-XX-DR-L-0040 Rev PO3
Sports Block Existing Plan	PHS-SBA-PE-00-DR-A-00050 Rev P2
Sports Block Proposed Plan	PHS-SBA-PE-00-DR-A-00100 Rev P4
Sports Block Existing Sections	PHS-SBA-PE-ZZ-DR-A-00200 Rev P1
Sports Block Proposed Sections	PHS-SBA-PE-ZZ-DR-A-00210 Rev P3
Sports Block Existing Elevations	PHS-SBA-PE-ZZ-DR-A-00300 Rev P1
Sports Block Proposed Elevations	PHS-SBA-PE-ZZ-DR-A-00310 Rev P3
School First Floor	PHS-SBA-SC-01-DR-A-00101 Rev P7
School Second Floor	PHS-SBA-SC-01-DR-A-00102 Rev P6
School Roof Plan	PHS-SBA-SC-01-DR-A-00104 Rev P6
School Bay Study	PHS-SBA-SC-01-DR-A-00120 Rev P3
School Ground Floor	PHS-SBA-SC-ZZ-DR-A-00100 Rev P7
School Sections	PHS-SBA-SC-ZZ-DR-A-00300 Rev P7
School Elevations	PHS-SBA-SC-ZZ-DR-A-00410 Rev P0
School Elevations	PHS-SBA-SC-ZZ-DR-A-00411 Rev P0
School Elevations	PHS-SBA-SC-ZZ-DR-A-00412 Rev P0
School Elevations	PHS-SBA-SC-ZZ-DR-A-00413 Rev P0
Key Green Space	PHS-SBA-SI-R-DR-A-00002 Rev P1
Proposed Roof Plan 1:500	PHS-SBA-SI-R-DR-A-00101 Rev P2
Proposed Roof Plan 1:1000	PHS-SBA-SI-R-DR-A-00106 Rev P0
Existing Roof 1:500	PHS-SBA-SI-R-DR-A-00121 Rev P1
Existing Roof Plan 1:1000	PHS-SBA-SI-R-DR-A-00126 Rev P0
Demolition Plan	PHS-SBA-SI-R-DR-A-00130 Rev P0

#### Approved by

Name	Designation	Signature
Ian Aikman	Chief Planning and Housing Officer	

The original version of this report has been signed by the Chief Planning and Housing Officer and the signed copy has been retained by the Council.

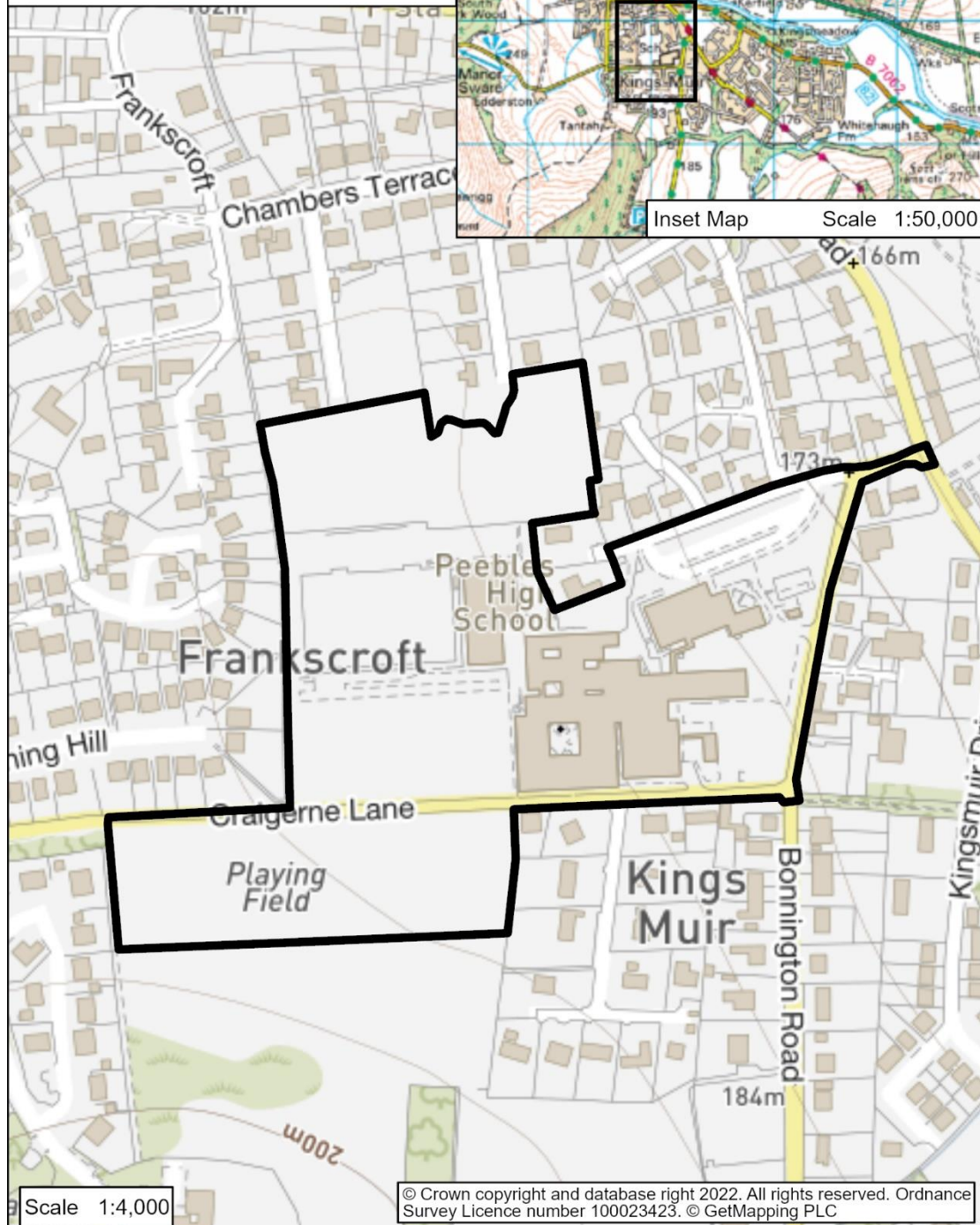
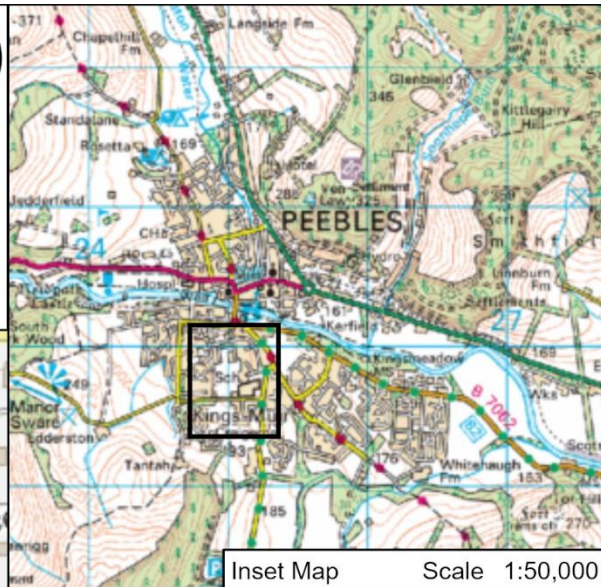
#### Author(s)

Name	Designation
Craig Miller	Principal Planning Officer



22/00271/FUL

Erection of High School  
Peebles



Scale 1:4,000

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