

Planning Feedback - Sports Scotland

Status Key:		Action Outstanding	
		Action Responded	
		Action Complete	
		Action Required after planning consent given	

Informative Item	Comment	Action Required	Action Status	Consultant Response / Action	Action by	Planning Comments	Target Date For Response to MLC Planning	Data Response Issued
01 Introduction	14/8/24. The proposed development is for a new secondary school, ASN facility, community facilities and veterinary clinic. This includes the formation of a swimming pool and sports pitches.	N						
	14/8/24. We provided feedback at the pre-application stage (dated 11/11/22) and our response below largely repeats this feedback.	N						
	14/8/24. The new school would be built on farmland/fields to the west of Seafeld Moor Road near to Bliston Primary school. No sports facilities would be impacted by the new development therefore we are not a statutory consultee in relation to this application. However, we understand it is proposed to redevelop the existing secondary school (this would be under a separate planning application) and at that time the national and local policy requirements outlined below require consideration. Given the linked nature, we have highlighted a few issues below and would suggest this be addressed as part of this application.	N						
	14/8/24. We are guided by the provisions of NPF4 (2023) policy 21: Play, Recreation and Sport in conjunction and Midlothian LDP (2017) policy DEV10 Outdoor Sports Facilities. Policy 21 of NPF4 states that: a) Development proposals which result in the loss of outdoor sports facilities will only be supported where the proposal: <i>i. is ancillary to the principal use of the site as an outdoor sports facility; or</i> <i>ii. involves only a minor part of the facility and would not affect its use; or</i> <i>iii. meets a requirement to replace the facility which would be lost, either by a new facility or by upgrading an existing facility to provide a better-quality facility. The location will be convenient for users and the overall playing capacity of the area will be maintained; or</i> <i>iv. can demonstrate that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision</i> <i>This should be informed by the local authority's Open Space Strategy and/or Play Sufficiency Assessment and in consultation with sportscotland where appropriate."</i>	N						
02 External sport provision	14/8/24. The outdoor sport provision at the existing secondary school includes: 1 full size synthetic pitch (45x90m excluding run off), a MUGA (lined as 2 tennis courts) and a large playing field area which has been lined in various configurations through the years but can contain 3 full size pitches. This area has also been used for throws, a grass athletics oval and long jump pit.	N						
	14/8/24. It is proposed to provide 1 3G synthetic pitch (60x100m) and 3 grass pitches. The proposed block plan details the grass pitch dimensions (excluding run offs) as 60x90m, 60x95m and 50x85m. Meanwhile the 'East Fields Layout' details the dimensions as 60x100, 60x95 and 50x85m. The dimensions of the proposed grass pitch including run-offs should be clarified.	N		01/10/24 The grass pitches are 60x100, 60x95 and 50x85m as shown on the East fields layout, this will be updated to 60x113, 60x95 and 50x85m in line with below comments	WAS		03/10/2024	
	14/8/24. The existing Beeslack school has a school roll of 850 and the new school would have a school roll of 1600. sportscotland's 'School Playing Fields Planning and Design Guidance', recommends that a school roll of 1600 should have 2 synthetic pitches and 4 grass pitches.	N		01/10/24. Due to limited space within our site boundary as well as the constraints imposed on the site due to flooding we have provided as much sports provision as we can within the proposal. We hope to mitigate the loss of provision by retaining the sports provisions at the existing school and making use of Bliston Primary school's sports provision when possible.	WAS/MLC		03/10/2024	
	The proposed number and size of pitches would not meet the good practice recommendations in our guidance. It would also provide slightly less provision than is currently available at the existing secondary school. The proposed grass pitches would be smaller than the existing and there would be no separate MUGA, grass athletics oval or space for throws and long jump.	N						
03: Observations/ recommendations	14/8/24. Further consideration should be given to the good practice as set out in the above Guidance. We request clarification on the following:	N						
	i The proposed grass pitches do not meet the optimum pitch dimensions for secondary school pitches. From the plans, it looks as though the size 2 rugby pitch (97x50m- excluding run off) could be increased to a size 1 (113x60- excluding run off) – can you put in the dimensions of these? It may also be worth considering placing the rugby pitches side by side and moving the football pitch to where the rugby pitch (85x50) is currently proposed.	N		01/10/24 We will be able to fit one 113x60 (excluding wayleave) pitch within the area allowed, we will include this and dimensions on an updated layout. Unfortunately we cannot swap the football and rugby pitch as suggested within the space we have.	WAS		03/10/2024	
	i We note there is space for athletics provision at the existing school. Has any consideration been given to the replacement of the grass athletics oval, throws area and long jump. Could the remaining space to the north of the East Playing field site area be utilised to provide additional sports facilities?	N		01/10/24 The north of east playing field sits outwith our ownership, meaning it cannot be utilised for sports provision. Unfortunately, there is limited space within our site ownership to accommodate the track or long jump facility	WAS		03/10/2024	
	i In relation to the development of the existing school site, the Midlothian Pitch Strategy indicates that the existing 3G pitch at Beeslack HS is well used and is booked to capacity Monday- Friday with use on Saturday and Sunday mornings too. In addition, it also states that there is little spare grass pitch capacity for matches. A new 3G pitch is identified as a priority project at Loanhead and Bliston. It would be helpful to understand if any pitch provision will remain at the existing school and if not has it been assessed that this will meet existing and future demand. We would seek confirmation that the users of the sports facilities at the existing school have been consulted and included in the design of the new sports facilities.	N		1/10/24" The 3G pitch at the existing Beeslack High School will be retained and continue to be maintained and operated by Midlothian Council. The new Beeslack school will also feature a new MUGA / 3G pitch which will increase the number of all-weather pitches in the local authority area"	WAS/ MLC/ ATR		03/10/2024	
	i The application plan notes the grass pitches will be on a flood plain. Can information be provided in relation to this, in respect of expected frequency of flooding and reinstatement procedure? It is assumed that the synthetic pitch is not on a flood plain, but please advise if that is not the case.	N		01/10/24 The synthetic pitch is not in the flood plain, the grass pitches to the east field are. From consultation with local residents we believe the flooding is most common to the south boundary of the field- we have proposed to keep pitches as far north as we can to limit flooding to pitches	WAS/ETV		03/10/2024	
04. Planning Recommendations	14/8/24. I have noted below for information standard conditions which we request are added to planning permissions where the new facilities will include an element of replacement of existing ones.	N						
	The 3 new grass pitches and synthetic grass pitch shall be designed and constructed by a recognised (e.g., SAPCA registered) specialist pitch contractor.	N						
	Details of contractor(s) and pitch specifications shall be submitted to, and approved in writing by, the Planning Authority prior to the commencement of development. Thereafter the development shall be completed in accordance with the approved details. Reason: To ensure that the pitches are of a suitable quality.	N						
05. Advisory Note	The 3 new grass pitches and synthetic grass pitch will be fully operational and available for use prior to the commencement of development of the sports pitches at the existing Beeslack Secondary School. Reason: To avoid a gap in availability of sports pitches; and to ensure the timely delivery of the new pitches.	N						
	14/8/24. Our response relates to those matters in respect of which we are a statutory consultee, ie outdoor sports facilities, we can provide design guidance in relation to indoor facilities also.	N						
06. Conclusions	14/8/24. While we are not a statutory consultee in relation to this application, given its link to any future application at the site of the current school it would be helpful to receive the above information. As such, please treat this as a holding response until the points raised above have been clarified.	N						