

Beeslack High School & First Opinion Practice

Pre-Application Consultation 01



Project Overview

The proposed replacement Beeslack High School is a key strategic project in Midlothian Council's Learning Estates Strategy to improve and enhance educational, sporting, and community facilities across the authority for the rapidly growing school-age population and wider community. In addition to the 1600-pupil school, a Severe and Complex Medical Needs (SCMN) facility for a maximum of 30 pupils will be provided. The site also includes the First Opinion Practice (FOP), sited to the North boundary of the high school will allow expansion of the current Hospital for Small Animals (HFSA) currently located at the Easter Bush Campus. In creating a new building for FOP, the University of Edinburgh will be supporting high quality teaching, and student and staff experience in line with the expectations of accrediting bodies.

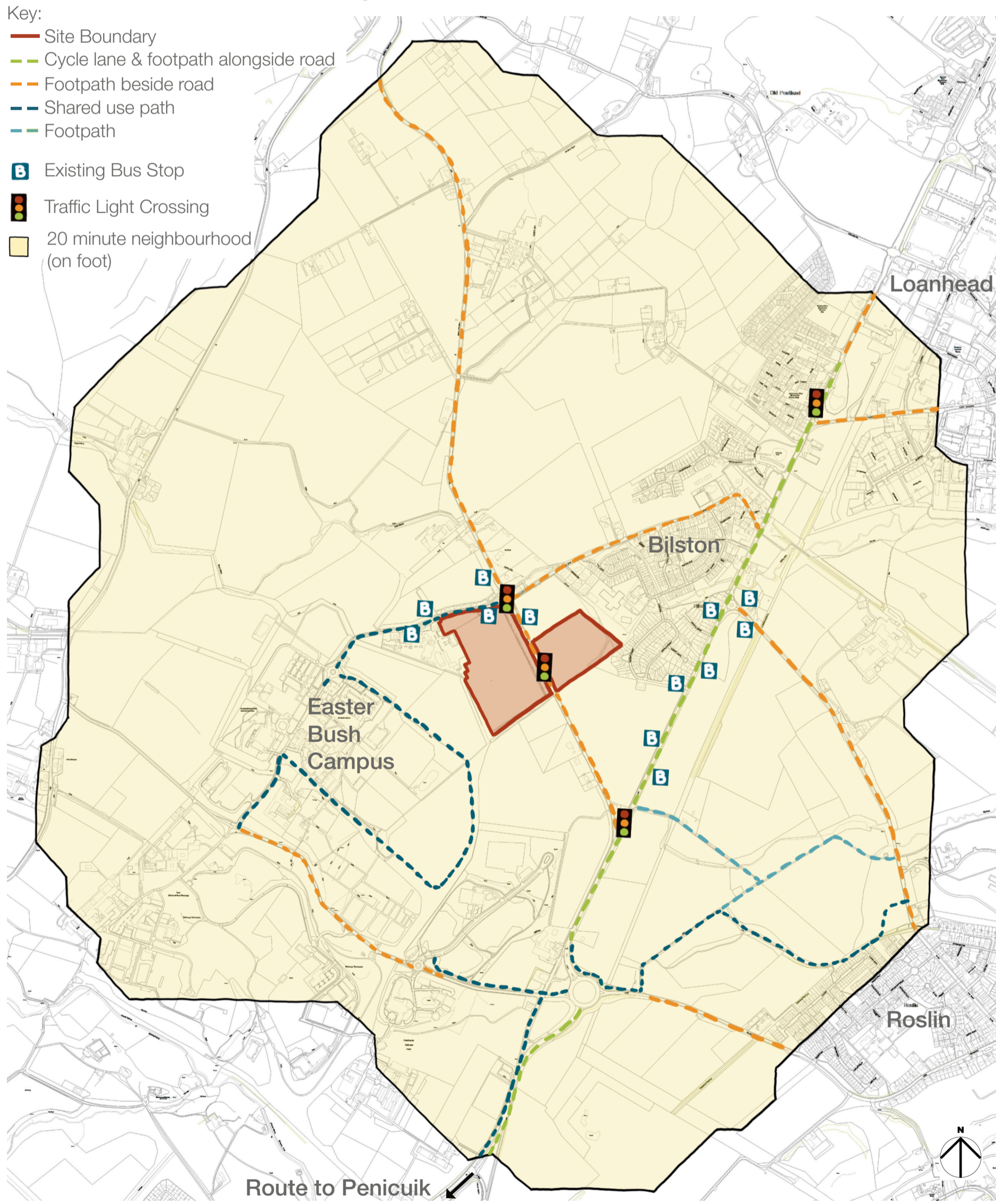
School Location and Travel Links

The site is within the heart of the proposed revised catchment area for Beeslack High School. The proposed school will be sited between Bilston and the University of Edinburgh's Easter Bush Campus and aims to increase connectivity between the two. The site has the potential to form a new node in Midlothian's educational landscape, creating a STEAM Centre of Excellence for the new school in proximity to Bilston, Penicuik, Loanhead and Roslin. The site offers views to the Pentland Hills to the west and mature tree line to the boundary of the A703 that sits between the two fields forming the campus. The active travel plan is in the process of development by Midlothian Council with the revised catchment area and concurrent construction activities. The surrounding bus stops and bus travel links which are currently served by Lothian Buses are undergoing a detailed review, as are the on-road cycle lanes and shared use paths for both pedestrians and cyclists who will be travelling to the new Beeslack High School campus or FOP. Traffic calming measures will also be introduced, including a new traffic light crossing between the two fields and a speed limit of 20mph along Seafield Moor Road.

Site / Campus Layout

The site is organised as a campus of the three buildings: the mainstream school, SCMN facility, and the FOP. The mainstream building takes the form of a superblock with a central Arrival Block linking the Teaching Block, Sports Block and Swimming Pool Block. The school building form and layout focuses on responding to the mature row of trees that line the site boundary to the A703. The Arrival Block aligns to the tree row to form an Arrival Plaza, while the Teaching Block encloses the private School Garden. The SCMN facility is located within the quieter west side of the site and in proximity to the Sports facilities of the mainstream school. The FOP located on Bush Farm Road has a prominent presence within the community, acting as a beacon for the HFSA and the care that the university campus facilities provide. The service yard and majority of car-parking are located discretely on the north-western corner. The east field provides an additional 3 grass pitches for both rugby and football teaching, and community use.

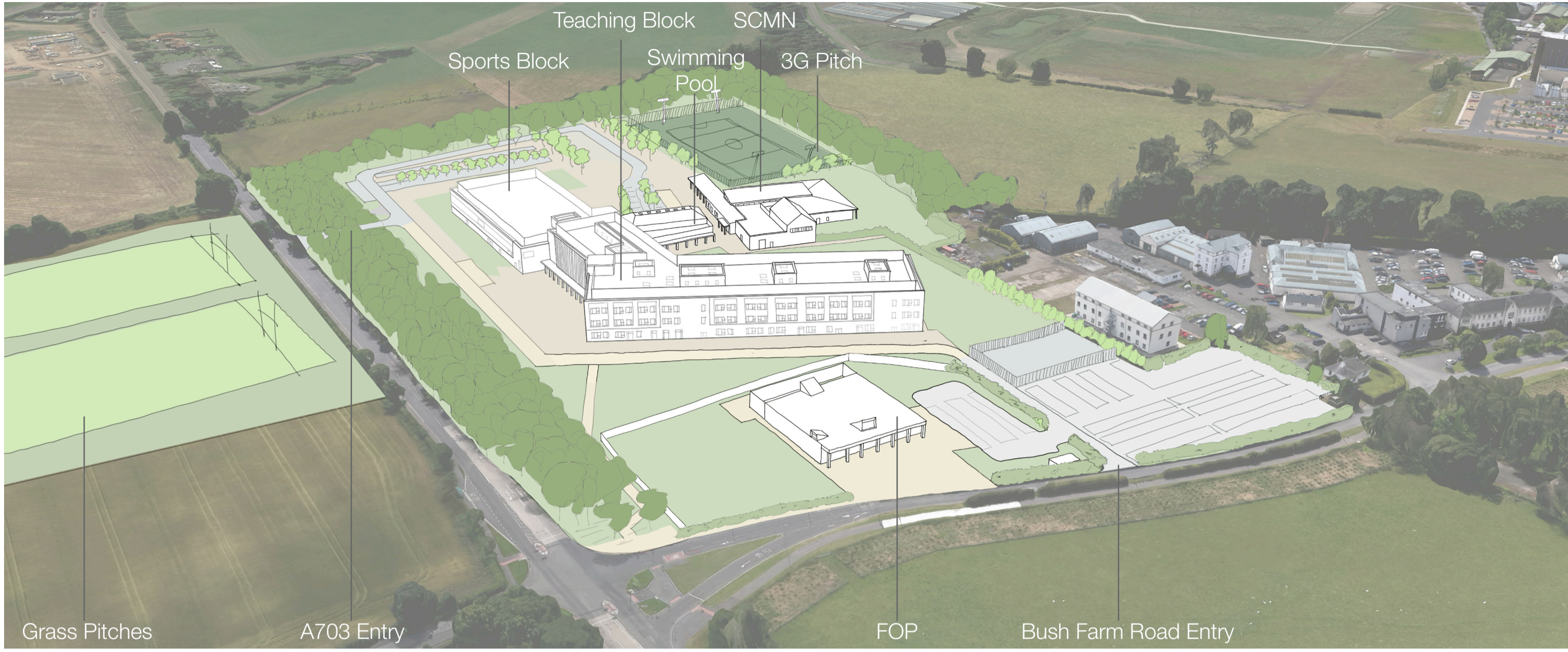
Site Location & Connectivity



Site Photos



Site Axonometric



Site Layout



What Happens Next?

We welcome your comments on what you have seen today and would be grateful if you could complete one of the provided feedback forms. Alternatively, if you wish to think a little bit more about the development, then you can email comments using the contact details provided opposite. The Exhibition Board can also be viewed at www.holderplanning.com

Please submit your comments to Holder Planning by 25th April 2024. We will then review the responses we receive and take them into account when preparing our application. We will provide feedback on how we have considered your comments at the second event, which will be held in May 2024. Following the consultation events, we will prepare a Pre-Application Consultation Report, which will summarise the feedback received and explain how this has influenced the proposals. The Report will be submitted with the planning application.

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Please be advised that the public exhibition and associated public engagement does not form part of the Beeslack Community High School relocation and catchment realignment consultation, which is subject to separate consultation procedures. Comments should not be made to Midlothian Council in its capacity as planning authority. Any comments made to the prospective Applicant are not representations to Midlothian Council in its capacity as planning authority. If a planning application is submitted to Midlothian Council in its capacity as planning authority, normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposal.