

The Highland Investment Plan

- The Council approved a Highland Investment Plan (HIP) in May 2024 worth up to £2 billion over the next 20 years.
- The Plan will see wide ranging investment across communities in the Highlands with the condition and suitability of our school estate one of the key drivers for improvement and change.
- Community Points Of Delivery (PODs) will be places where a range of Council services, including education, could be delivered alongside other partner and community services.
- **Beaul**y was agreed as a priority and capital funding has been approved for a replacement building to be completed by 2028.

Site Options

- A previous scheme was included in a funding bid to the Scottish Government in 2020 based on a new build on the existing campus.
- No other sites were considered at that time due to a funding condition that a new building would have to be completed by the end of 2027.
- We now need to consider all potential options for the location of a new building to deliver the best long-term solution.
- Three other sites have now been identified (not in Council ownership) and all four options will be evaluated against a range of criteria such as:

Location **Community** **Environment** **Time** **Planning**
Size & Shape **Cost** **Safer Routes** **Legal** **Infrastructure**

Current Position/Next Steps

- Site investigations are being carried out on the 3 sites not under Council ownership. The results of the investigations will then be used as part of the site evaluation process to determine the preferred option.
- If the preferred site is not in Council ownership, then discussions will commence with the landowner to acquire the land. Should this prove to be unsuccessful, the second choice would then be considered.
- The potential co-location of other Council services in a Community POD type setting, along with community or public sector services, will be explored and discussed with stakeholders.
- The future use of any buildings or sites that may be vacated as a result will be carefully considered as part of this process.

BE01: Beauly North
Area: 18.2 ha
Indicative housing capacity: 120 (340 Total)

Developer requirements: Developer masterplan which should include/address: retention and naturalisation of watercourses as enhanced green networks with bridged not culverted crossings; Flood Risk and Drainage Impact Assessments including consideration of known local groundwater issues (no development in areas shown to be at risk of flooding); public sewer extension and connection; retain, setback development from and add planting along riparian strips and site boundaries; visualisations to assess and mitigate landscape and visual impact; Transport Assessment and mitigation including, new/improved active travel links to village facilities (especially to Beauly Primary School), contribution to Beauly to Muir of Ord strategic link, completion of distributor loop road through limits of site; details of phasing; land safeguard for possible cemetery provision.

BE02: East Wellhouse

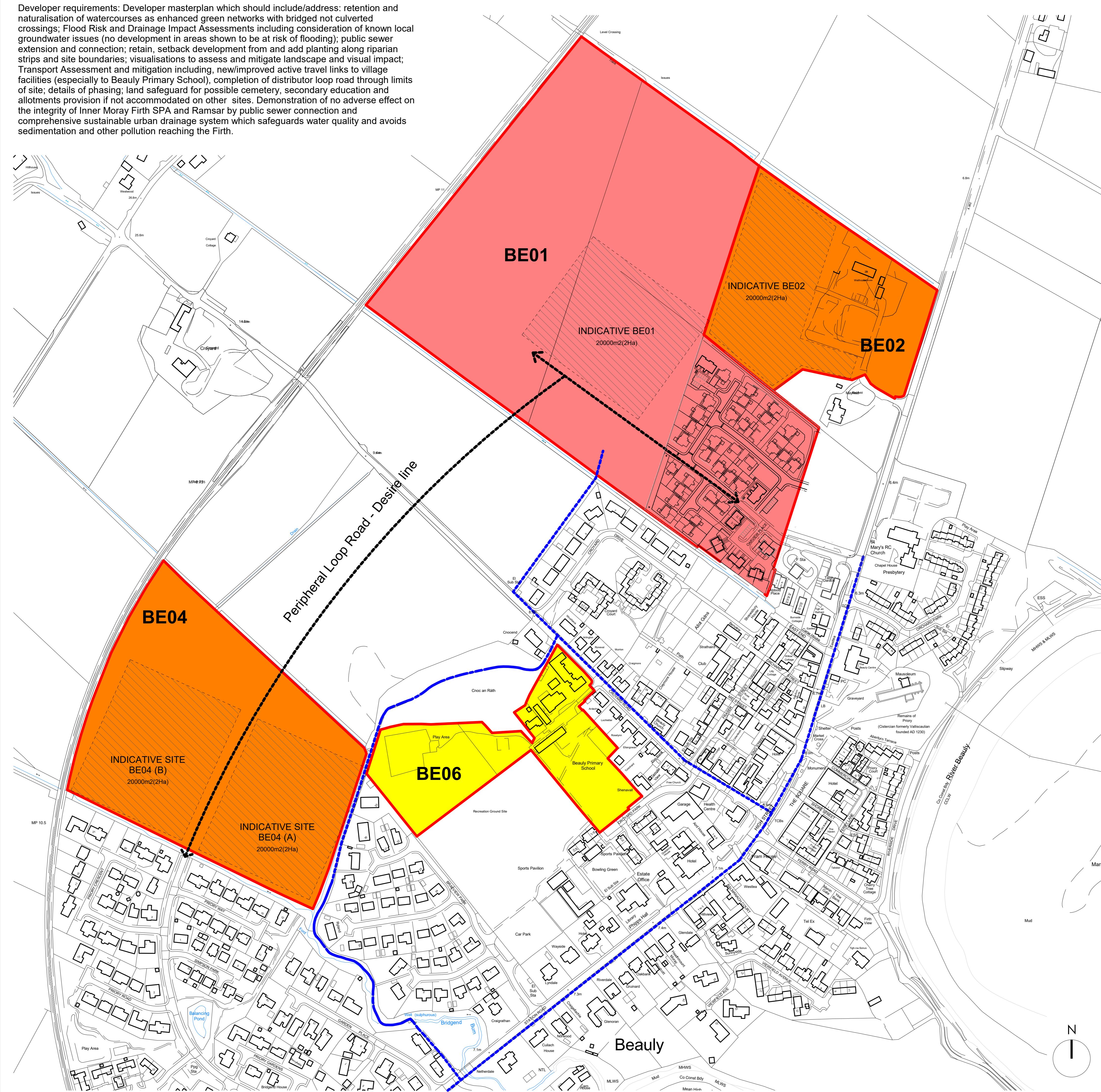
Area: 3.7 ha
Use(s): Community (incl. Care Home), Business

Developer requirements: Developer masterplan which should include/address: retention and naturalisation of watercourses as enhanced green networks with bridged not culverted crossings; Flood Risk and Drainage Impact Assessments including consideration of known local groundwater issues (no development in areas shown to be at risk of flooding); public sewer extension and connection; retain, setback development from and add planting along riparian strips and site boundaries including TPO woodland on A862 frontage; visualisations to assess and mitigate landscape and visual impact; Transport Statement and mitigation including, new/improved active travel links to village facilities, contribution to Beauly to Muir of Ord strategic link, possible need for speed limit extension.

BE04: West of Cnoc na Rath

Area: 6.5 ha
Use(s): Housing, Community (incl. School, Allotments), Business
Indicative housing capacity: 50 (90 Total)

Developer requirements: Developer masterplan which should include/address: retention and naturalisation of watercourses as enhanced green networks with bridged not culverted crossings; Flood Risk and Drainage Impact Assessments including consideration of known local groundwater issues (no development in areas shown to be at risk of flooding); public sewer extension and connection; retain, setback development from and add planting along riparian strips and site boundaries; visualisations to assess and mitigate landscape and visual impact; Transport Assessment and mitigation including, new/improved active travel links to village facilities (especially to Beauly Primary School), completion of distributor loop road through limits of site; details of phasing; land safeguard for possible cemetery, secondary education and allotments provision if not accommodated on other sites. Demonstration of no adverse effect on the integrity of Inner Moray Firth SPA and Ramsar by public sewer connection and comprehensive sustainable urban drainage system which safeguards water quality and avoids sedimentation and other pollution reaching the Firth.



SITE BE04(A)

Topography & Aspect

No topographical survey information is present at this time. From visual inspection it is noted that the site is very level.

The main body of the site enjoys an extensive open aspect, facing North West towards the hills beyond. A line of mature trees form a buffer between the site and the backs of the adjacent housing on Priory Way. The site is bounded on the Eastern and Southern boundaries by a Bridgend Burn.

On consulting SEPA flood maps we are aware of an area which has a 10% flooding chance each year. Discussion will be required with the local authority flood team to understand implications and decide if the site is worthy of further investigation.

Views

The open nature of the site allows it to take advantage of exceptional views to the North West over the existing fields. This relationship in turn allows for open views of any new school building looking back toward the school site.

The main arrival point for a vehicle would be from the south west where the peripheral loop road would begin.

Buildings & External Features

To the north east and south of the site the bridgend burn forms the boundary. Beyond this are residential properties.

Site Access

The site would gain vehicular access from the Peripheral loop road which has a desire line which cuts across the existing field.

There are several opportunities for pedestrian access points from the North and east boundaries connecting in with the core path network.



SITE BE04(B)

Topography & Aspect

No topographical survey information is present at this time. From visual inspection it is noted that the site is very level.

The main body of the site enjoys an extensive open aspect, facing North West towards the hills beyond. A line of mature trees form a buffer between the site and the backs of the adjacent housing on Priory Way. The site is bounded on the Western boundary by the main North-South trainline which wraps around Beauly.

Views

The open nature of the site allows it to take advantage of exceptional views to the North west over the existing fields. This relationship in turn allows for open views of any new school building looking back toward the school site.

The main arrival point for a vehicle would be from the south west where the peripheral loop road would begin.

Buildings & External Features

The site is hemmed in by the main trainline, this forms the western Boundary of the site.

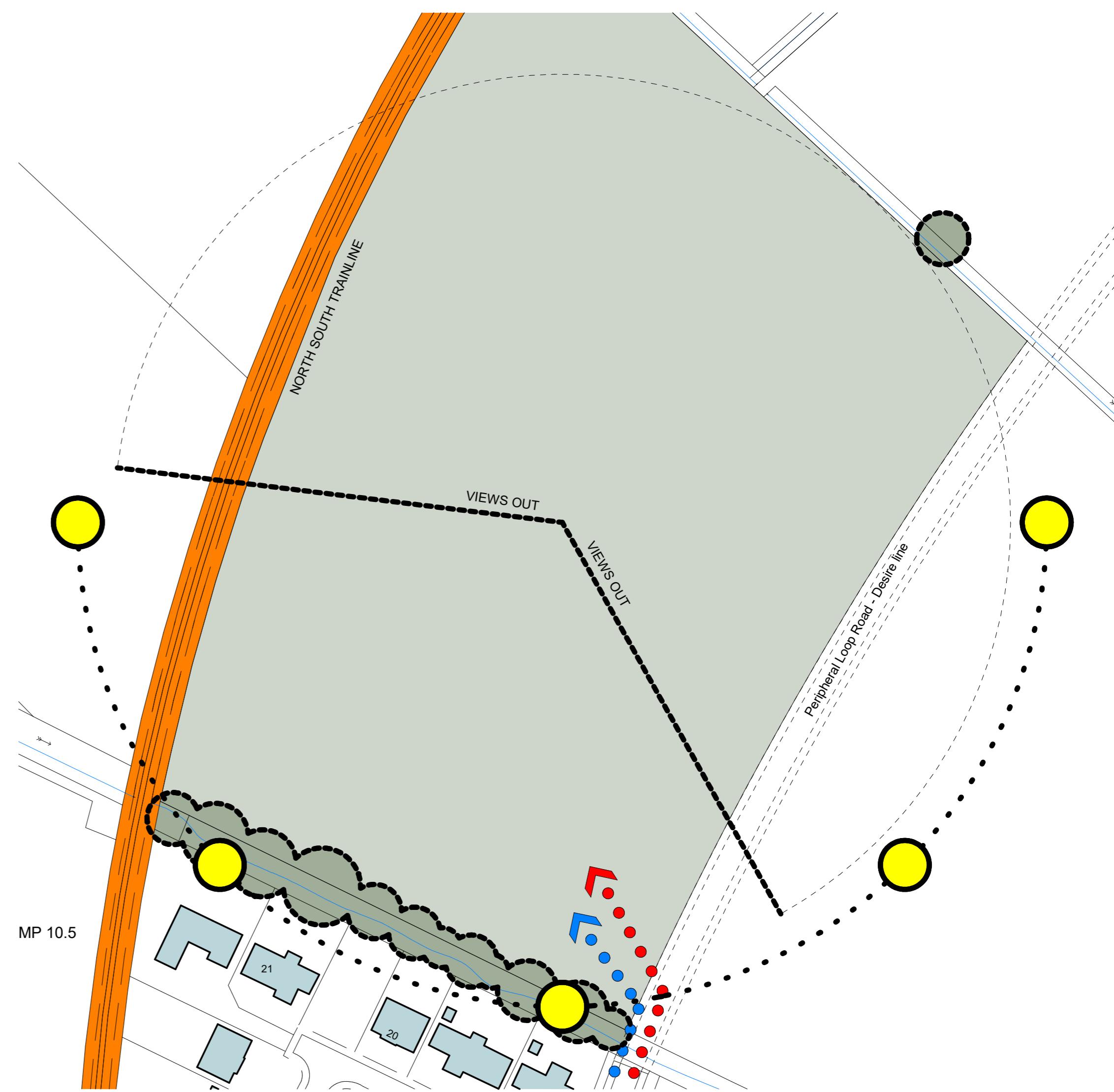
Bridgeend Burn and bank of mature trees form the southern boundary.

To the North East another burn forms the extent.

Site Access

The site would gain vehicular access from the Peripheral loop road which has a desire line which cuts across the existing field.

There are limited opportunities for pedestrian access as the boundaries form hard edges to the site with limited external pathways.



SITE BE01

Topography & Aspect

No topographical survey information is present at this time. From visual inspection it is noted that the site is very level.

The main body of the site enjoys an extensive open aspect, facing North West towards the hills beyond. The site is essentially farmland onto the periphery of Beauly.

Views

The open nature of the site allows it to take advantage of exceptional views to the North, West and South over the existing fields. This relationship in turn allows for open views of any new school building looking back toward the school site.

The main arrival point for a vehicle would be from the south west and South East where the peripheral loop road would begin.

Buildings & External Features

The site is hemmed in by the main trainline, this forms the North Western Boundary of the site.

A burn forms the Northern and southern boundaries.

To the South east lies the periphery of Beauly residential properties and newly constructed Springfield homes development.

Site Access

The site would gain vehicular access from the Peripheral loop road which has a desire line which cuts across the existing field.

There are limited opportunities for pedestrian access as the boundaries to the northwest, and North east are farmland. A few access points will be formed through the development of the adjacent residential scheme.



SITE BE02

Topography & Aspect

No topographical survey information is present at this time. From visual inspection it is noted that the site is very level.

The main body of the site enjoys an extensive open aspect, facing North West towards the hills beyond.

To the east of the site lies Simpson Builders buildings and compound.

To the south of the site is currently being developed by Springfield Homes.

To the North East a burn forms the extent of the site.

To the West a fence line forms the boundary.

Views

The open nature of the site allows it to take advantage of exceptional views to the North west over the existing fields.

The main arrival point for a vehicle would be from the south East where there is an existing access to the A862.

Buildings & External Features

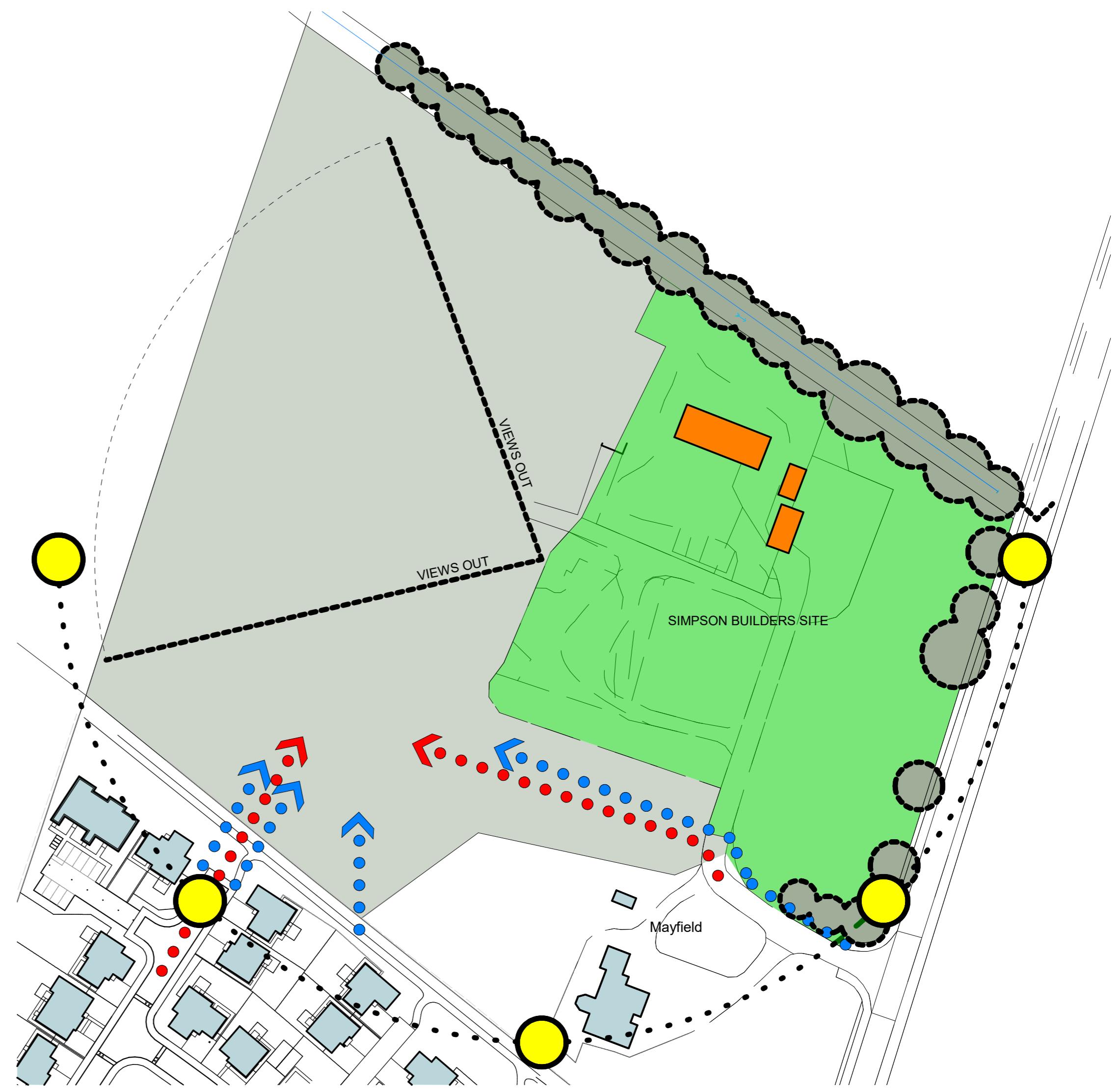
The site is hemmed in by the Simpson Builders site and new housing development to the south

Mayfield is a large private residence on the south eastern boundary.

Site Access

The site has two possible access points. 1 which leads directly from the A862. The other from the new Springfield housing development,

There are limited opportunities for pedestrian access as the boundaries to the North and West have no external pathways.



1. School/Nursery Entrance
2. Drop Off
3. Bike Stores
4. Nursery Playground
5. Site Entrance
6. 35x19m MUGA
7. Primary Play Area
8. Refuse Store
9. Staff Parking
10. Accessible Parking
11. Future expansion zone



SITE BE06

Topography & Aspect

The site is relatively flat with a subtle change in level from north dropping to the south, approximately 2-3 metres change in level through the full length of the site.

The main body of the site enjoys an extensive open aspect, facing south west over the adjacent shinty playing fields. A line of semi mature trees form a buffer between the site and the backs of the adjacent housing on Croyard Road, to the east boundary. To the north the steep sloping woodland offers considerable protection to the site.

Views

The open nature of the site allows it to take advantage of exceptional views to the south west over the existing playing fields. This relationship in turn allows for open views of any new school building looking back toward the school site. A number of arrival and approach viewpoints are also key.

The most critical viewpoint is from Croyard Park at the south of the site. Views here should maximise the presence of any new school building and its relationship with the existing retained school building, whilst also retaining views through the site to the open space to the west.

The main pupil drop off and arrival to the site is from the south west corner, south of the existing shinty pitch. This view, together with views from Croyard Park to the south east boundary provide clear aspect into the site.

Buildings & External Features

The existing school comprises a number of historic, outdated or temporary buildings all clustered within the northern portion of the site. The original school building, which is to be demolished sits centrally within this cluster, with a second, 'U' shaped linear building addressing Croyard Road. A more modern annex building sits to the south of the cluster, separating the playing fields from the remainder of the site. A number of temporary accommodation classrooms of various ages are located around the original central building.

The original school house, now in private ownership, sits to the western side of this cluster, and is currently accessed through the school playground.

All of the existing school buildings are to be demolished to make way for the new school.

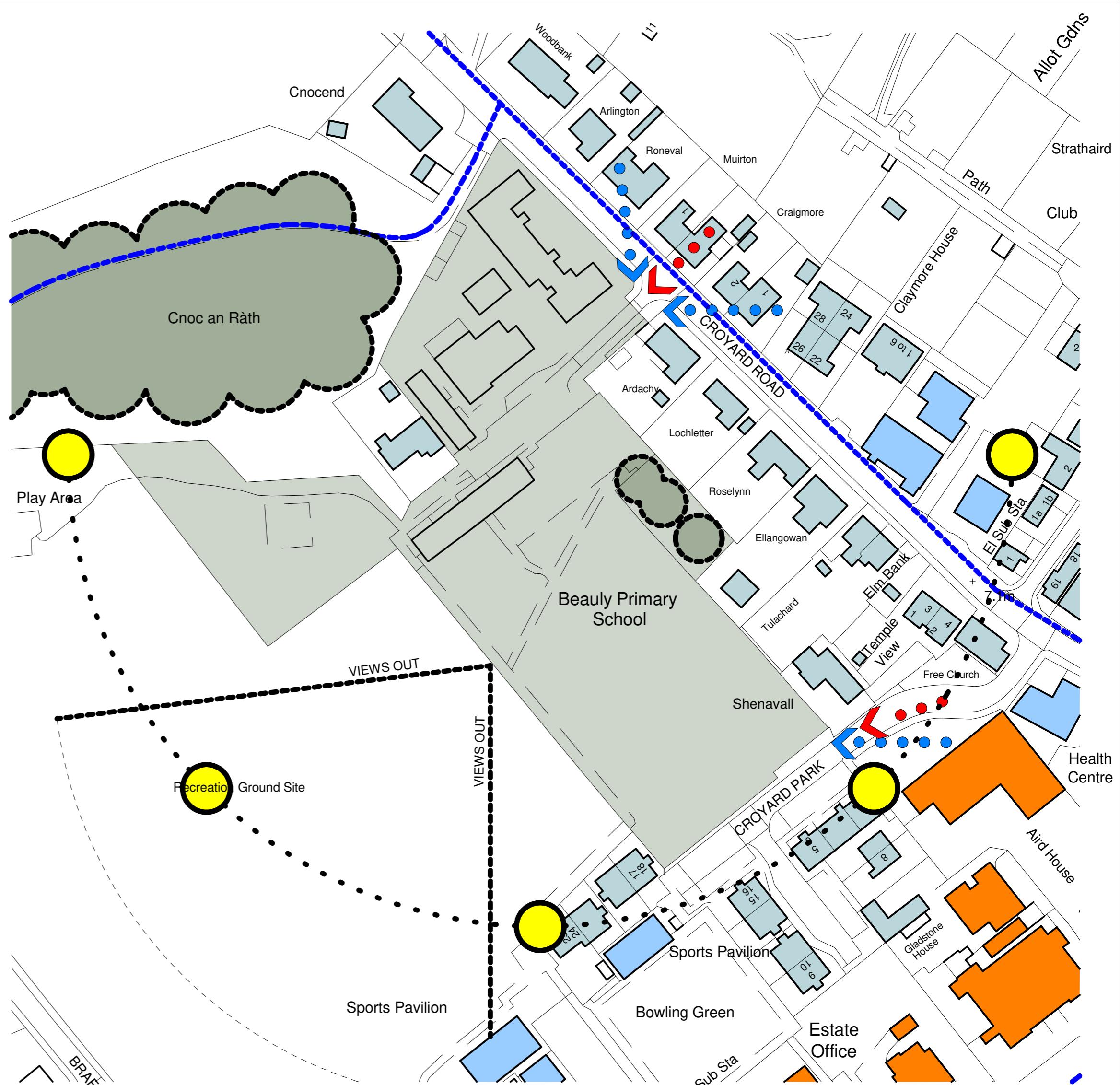
To the east boundary, the site is overlooked by a row of single and 2 storey detached and semi-detached houses on Croyard Road, and to the southern boundary, Croyard Park contains a number of residential terraces located on the opposite side of the road.

Site Access

The existing school is accessed directly from Croyard Road on the north east boundary of the site. This access point is the only existing vehicle access point to the site, and also provides access to the adjacent private house to the west of the existing school buildings, via the existing playground. Any site configuration should seek to remove this requirement as much as possible.

With the removal of the main school building facing Croyard Road, there is potential to upgrade the existing main entrance and potentially provide separate access and egress points along the length of the boundary. There is also potential for access to be formed on the south boundary of the site via Croyard park.

In terms of pedestrian access, the main arrival to site is from the south, with pupil drop off within Braeview Carpark and a dedicated pedestrian route from there to the site boundary access point. There is also a pedestrian link back to the High Street which ties in to this route. Again, there is the potential to provide an additional link from Croyard Park into the playground area.



1. New Build Beauly Primary School
2. Sheltered Outdoor Classroom
3. Bike Shelter
4. Nursery Playground
5. External Refuse
6. Staff Parking
7. Nursery Drop Off
8. Accessible Parking
9. 35m x 19m MUGA
10. Outdoor Play Areas
11. M&E CompoundSite

