



Site Strategy



Accessibility

Accessible and visitor parking spaces will be provided close to the new entrance to allow ease of access for all.



Enhanced Provision

An Enhanced Provision will be located in the new school building, with a dedicated vehicle drop-off area for the Enhanced Provision pupils.



Intergenerational Learning

There is an opportunity for the new building to strengthen connections between Forres Academy and Applegrove Primary School and the wider community by developing intergenerational learning opportunities. Furthermore, there is an additional opportunity to create and develop an educational programme linked to the construction process.



Access / Right of Way

The core path which runs from Roysvale Place to Sanquhar Road will remain open during and after the construction of the new building.

The routes which pupils and other pedestrians will use to approach the building have been carefully considered and reflected in the site plan to ensure that there is an opportunity to access the school from Orchard Road, Albert Street, Sanquhar Road and Roysvale Place.



Environment

There is an opportunity to position the building with a south facing playground which will maximise the amount of sun it will get throughout the year.

The existing mature trees provide a rich landscape setting and there is an opportunity to further enhance the biodiversity by introducing new native planting.



Public Transport

The new building should link with existing public transport networks. This will promote active and sustainable travel as well as utilising the existing 'safer routes' to school strategy.



Biodiversity

Biodiverse areas with meadow and wetland planting will be included throughout the landscaping strategy for the new school.



Proposed site plan



Community Facility

The building shall act as a facility for the whole community. Located to be as accessible and welcoming as possible, it will also look to create links with existing community facilities within the area. As well as creating new links, there is opportunity to utilise and retain links to the existing swimming pool, hydrotherapy pool, fitness suite, parking areas and playing fields.



Bus Drop Off

There will be a new, dedicated bus and coach drop-off for the new Forres Academy off of Sanquhar Road. The existing path which runs north-south will be moved west accordingly.



Pitch and Running Track

The existing grass football pitch and 300m running track to the central portion of Roysvale Park will be retained.



Trees

The site features multiple areas of mature trees, necessitating careful consideration during the design and construction of the new school building. Ensuring the preservation of these trees is crucial, with attention given to factors such as visibility and proximity to existing junctions as well as the potential for bat roosts and other protected species.



Privacy

The design and construction of the new school building must prioritise privacy considerations for neighbouring houses, especially given the urban setting. Strategic placement of windows, landscaping, and architectural features should be implemented to minimise visual intrusion.



Existing Building

Within the site and adjoining the existing school is a community swimming pool, hydrotherapy pool, fitness suite and outdoor gym which will all be retained. The existing school building will be demolished.



Car Parking

The main car parking facilities for the new Forres Academy will be located at the south end of Roysvale Park, on the area of the existing school. This will reduce the numbers of vehicles in the immediate vicinity of the new school building.



3G Pitch

As part of the external sports facilities provided for the new Forres Academy, a new 3G synthetic 106x66m pitch.



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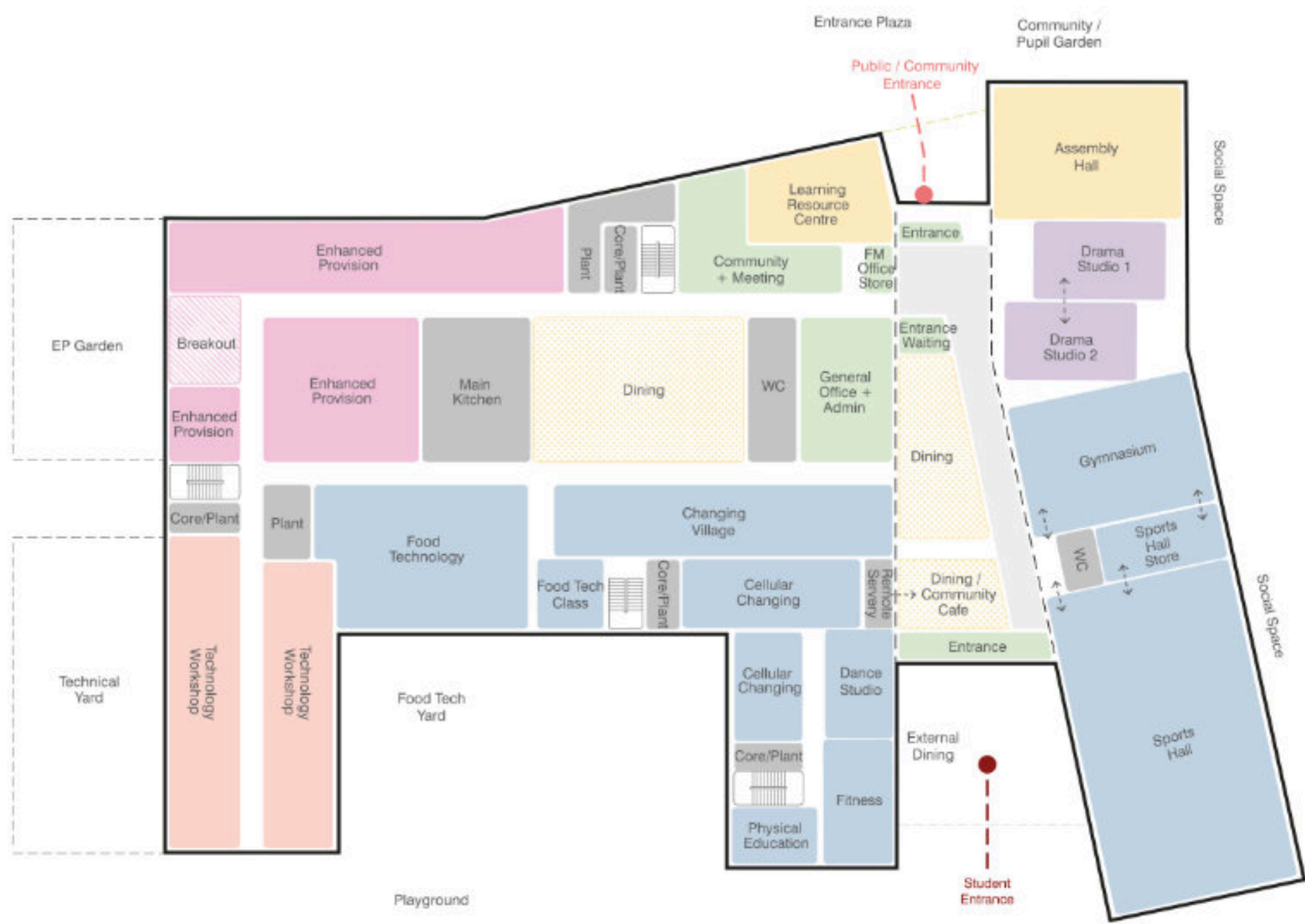
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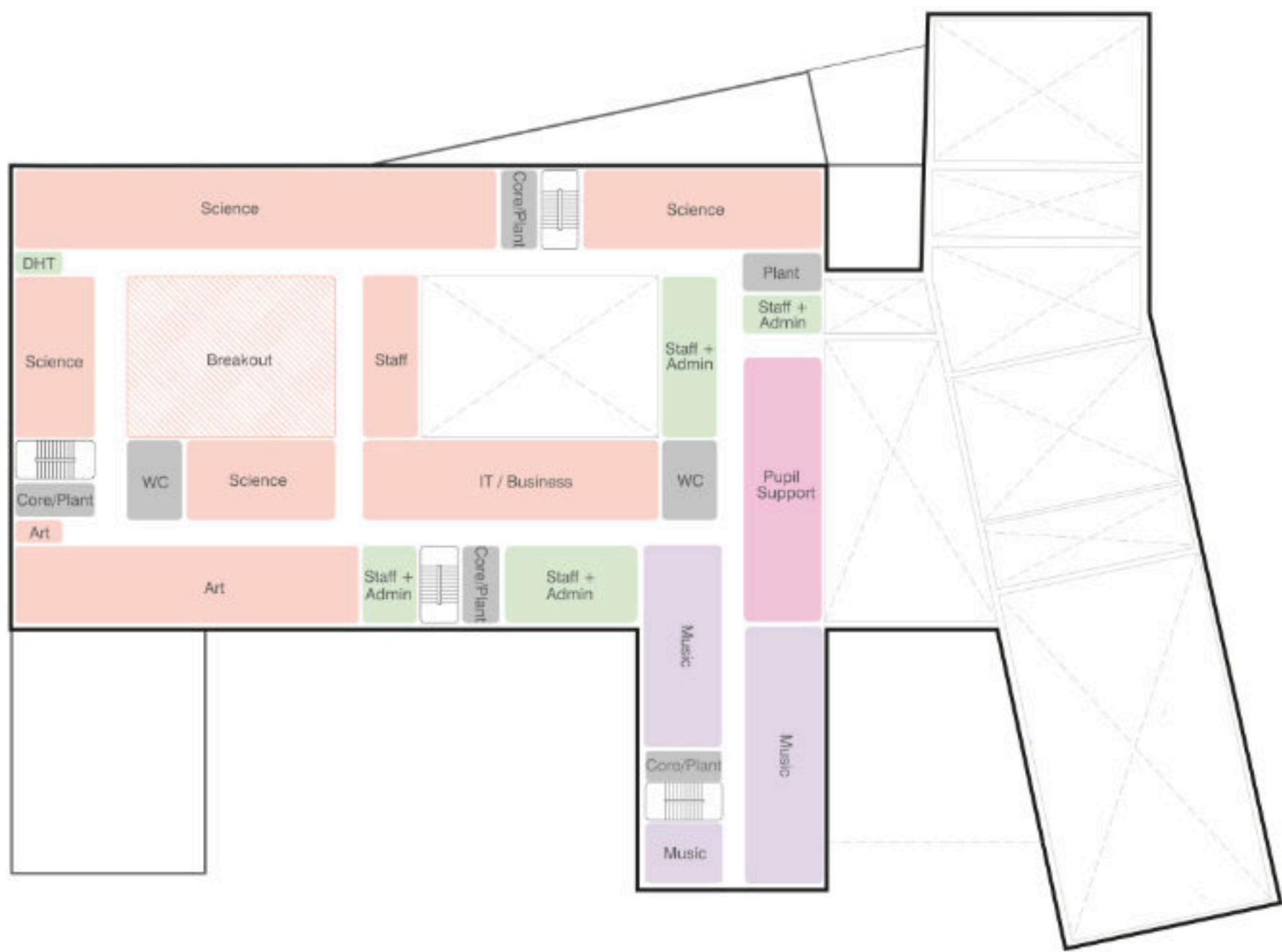
Building Organisation



Adjacency Diagram - Level 00



Contextual Plan



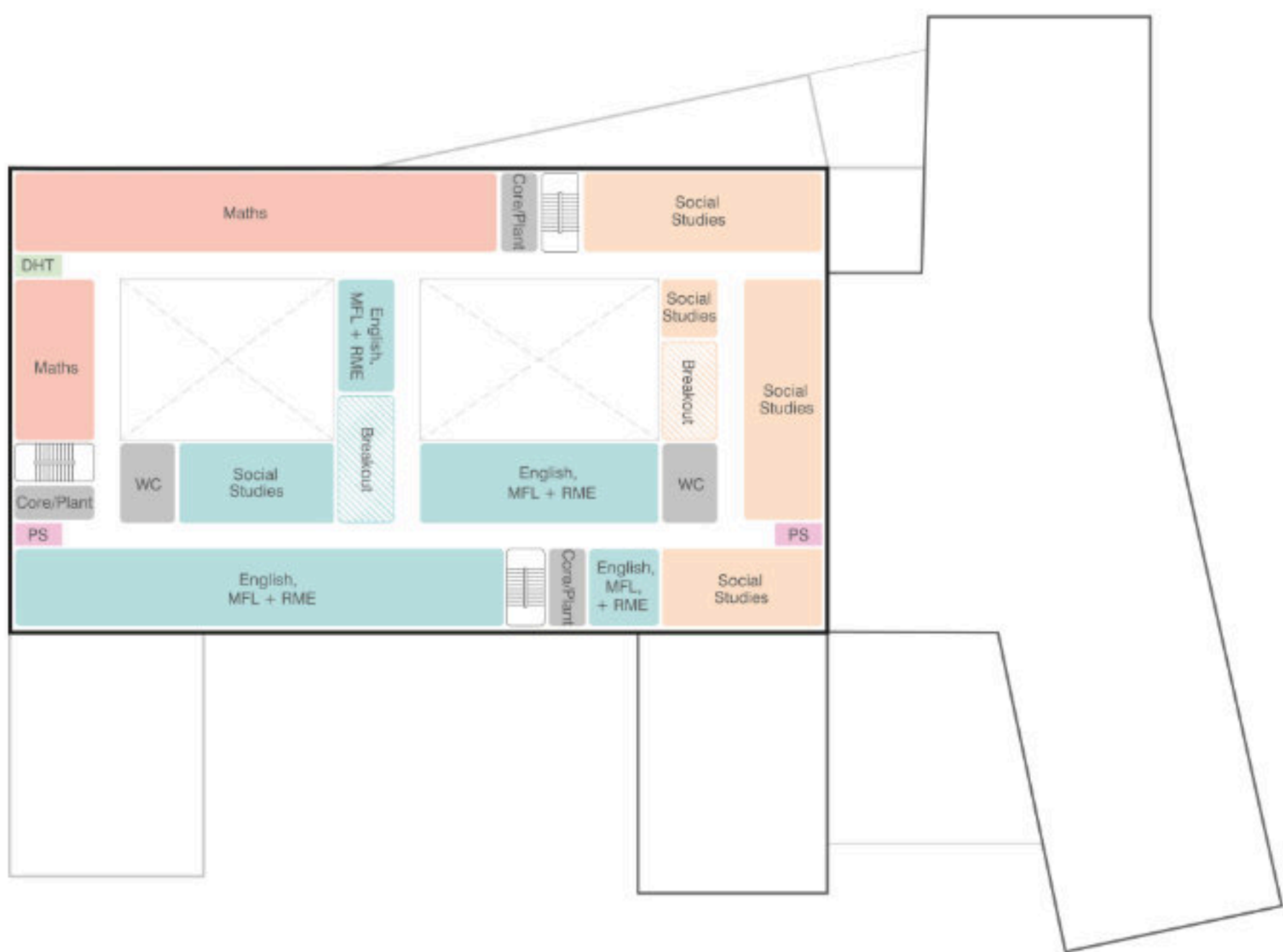
Adjacency Diagram - Level 01



Community Accessibility

Careful consideration has been given to the positioning of spaces within the building which the community may wish to access.

By locating these spaces on the ground floor and in front of a 'secure line' we are able to create a robust access strategy which will support community use.



Adjacency Diagram - Level 02

- Key
- Circulation
 - Expressive Arts
 - Health and Wellbeing
 - Infrastructure
 - Pupil Support
 - Science, Technology, Engineering, Art & Maths
 - Shared Spaces
 - Support and Administration



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Massing and Materials



Contextual Materials Analysis

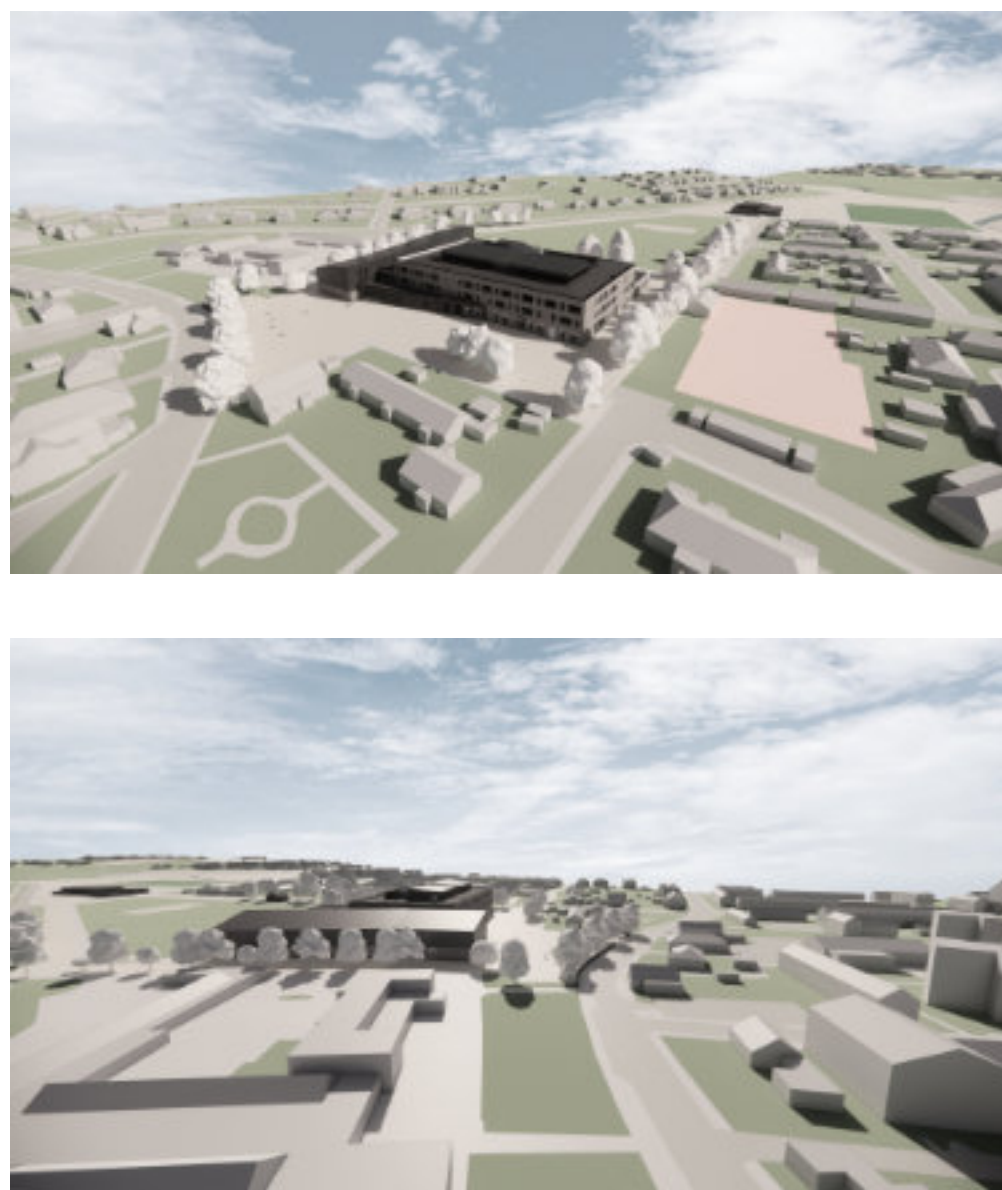
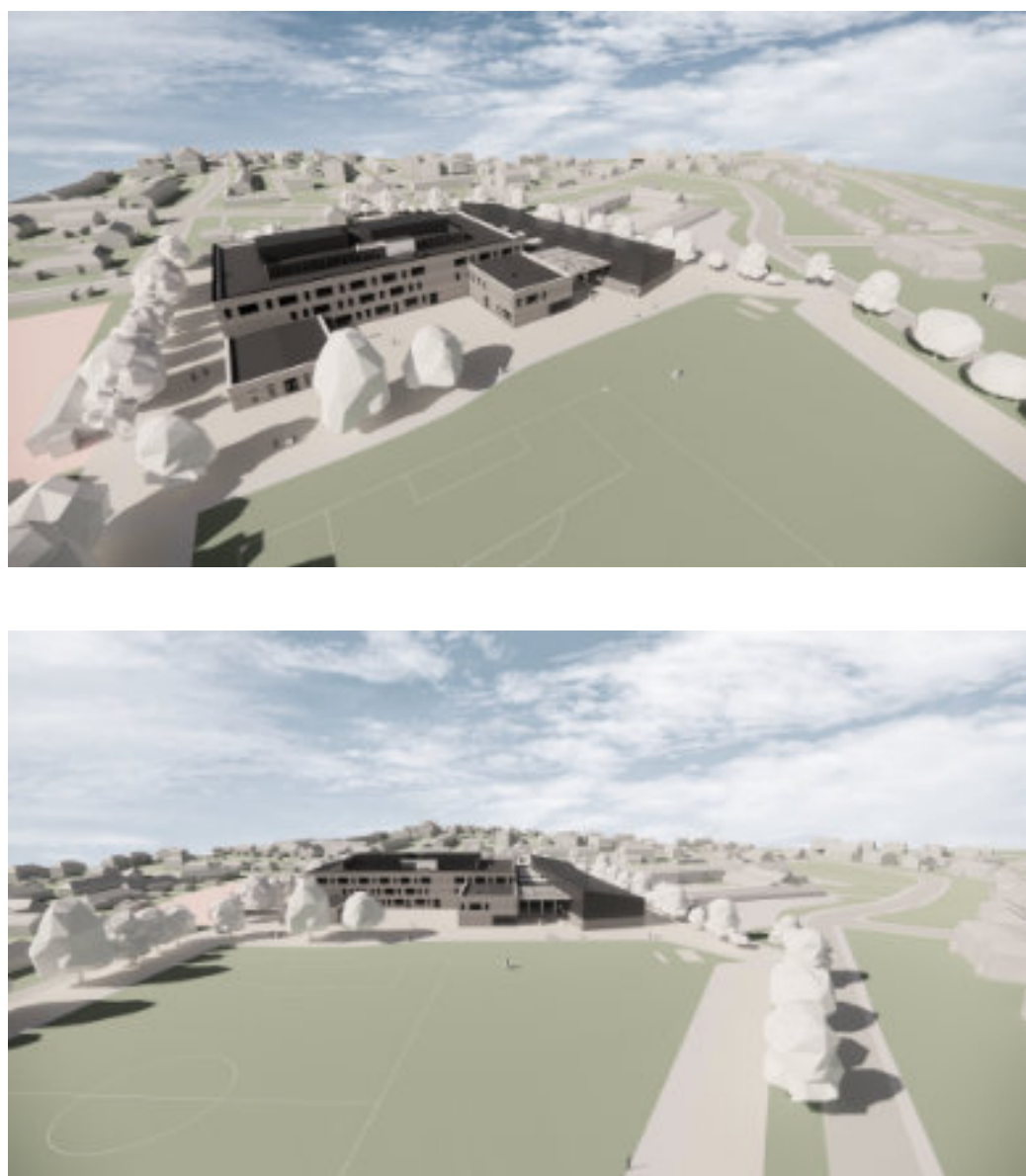
The town of Forres boasts a rich culture of historical landmarks and vernacular Scottish architecture. Blonde sandstone is a prominent feature of the town's identity, with varying levels of decorative finish observed, but all consistently textured with tonal diversity. Roofing materials are primarily traditional slate tiles. The roovescape of the town generally align with vernacular Scottish architecture to respond to climatic challenges and feature pitched roofs and crow-stepped gables. The town's population is reflected in the low to mid-rise massing of buildings, with the exception of prominent landmarks such as the Tolbooth.

Proposed Material Palette

It is important to select a material palette which compliments and responds to the wider town and immediate context of the new school proposals, whilst also signifying a modern landmark to the townscape.

Acknowledging the prominence of sandstone throughout the town, a modern response to this involves masonry as a key cladding material. Cream or buff facing brick with a varied tonal and textured finish not only helps address large sections of the building mass, but also provides a robust, durable and low-maintenance solution appropriate for an educational facility.

To contrast the lighter tone masonry, metal cladding with a vertical profile and darker colour offers a modern representation of the traditional slate tiling of the town's roovescape.



Aerial massing studies

Visualisation looking from Orchard Road



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Landscape Strategy



Enhanced Provision Garden

A safe space for students to go and experience the outdoor environment. A mixture of materials and features will be used to create interest. Features such as canopies, raised planters and seating will be provided.



Food Tech Garden

A curriculum focused garden will be introduced in the southern courtyard with raised planters which can be used as allotment plots for food production.



Technical Yard

A technical yard is proposed to the west of the school building. There will be purpose built covered demonstration space and storage area constructed to facilitate teaching within this space.



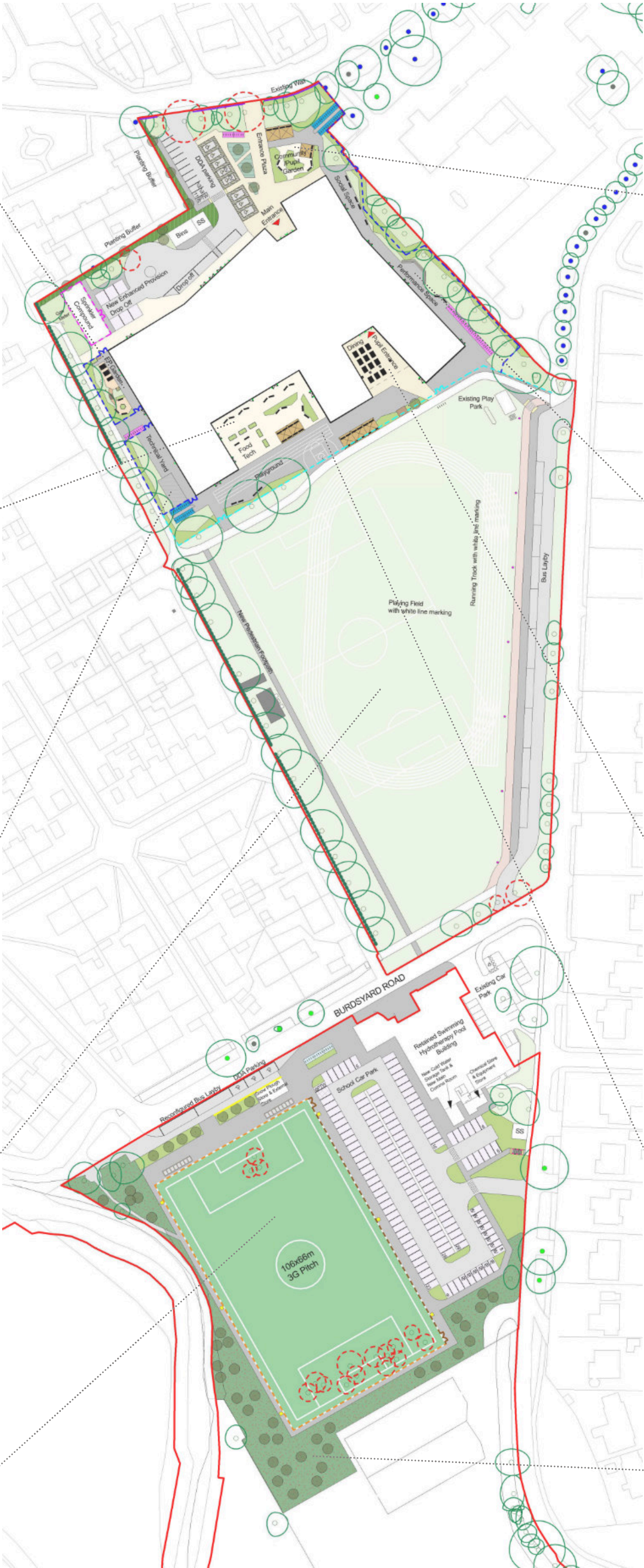
Natural Grass Pitches

The football pitch and 300m running track will be retained at Roysvale Park.



All Weather Pitch

A new all-weather pitch will be constructed on the site of the existing school and will provide extended use through the school year and community use outside of school hours.



Proposed landscape strategy plan



Community Garden and Ecology

A new garden will be created near the main entrance. This space will be accessible by the local community but will also be used as a teaching resource during the school day. Raised planters and seating will be located in this area and also a covered space.



Arts and Performance

A number of area to the east of the building could be used as performance areas and external teaching spaces. Using the sites existing topography terraced seating areas can be introduced to create a number of small amphitheatres which can be used for teaching or as performance spaces.



External Dining and Teaching Space

A covered external dining space is located to the south of the building and will provide seating for dining which can be also used for teaching outside of lunch and break times. Detailed layouts for the furniture are to be developed further in this area.



Sports Zone

The large playground to the south of the building could be marked out to provide a sprint track, bleep test and a basketball court. Covered areas could also be provided to be used by spectators or as informal teaching spaces.



Habitat Area

Existing vegetation and trees to the south of the proposed all weather pitch will be retained and used as a habitat area. Additional understorey planting and wildflower meadow grass will be added to improve the site's biodiversity. There are opportunities to create nature trails within this area.



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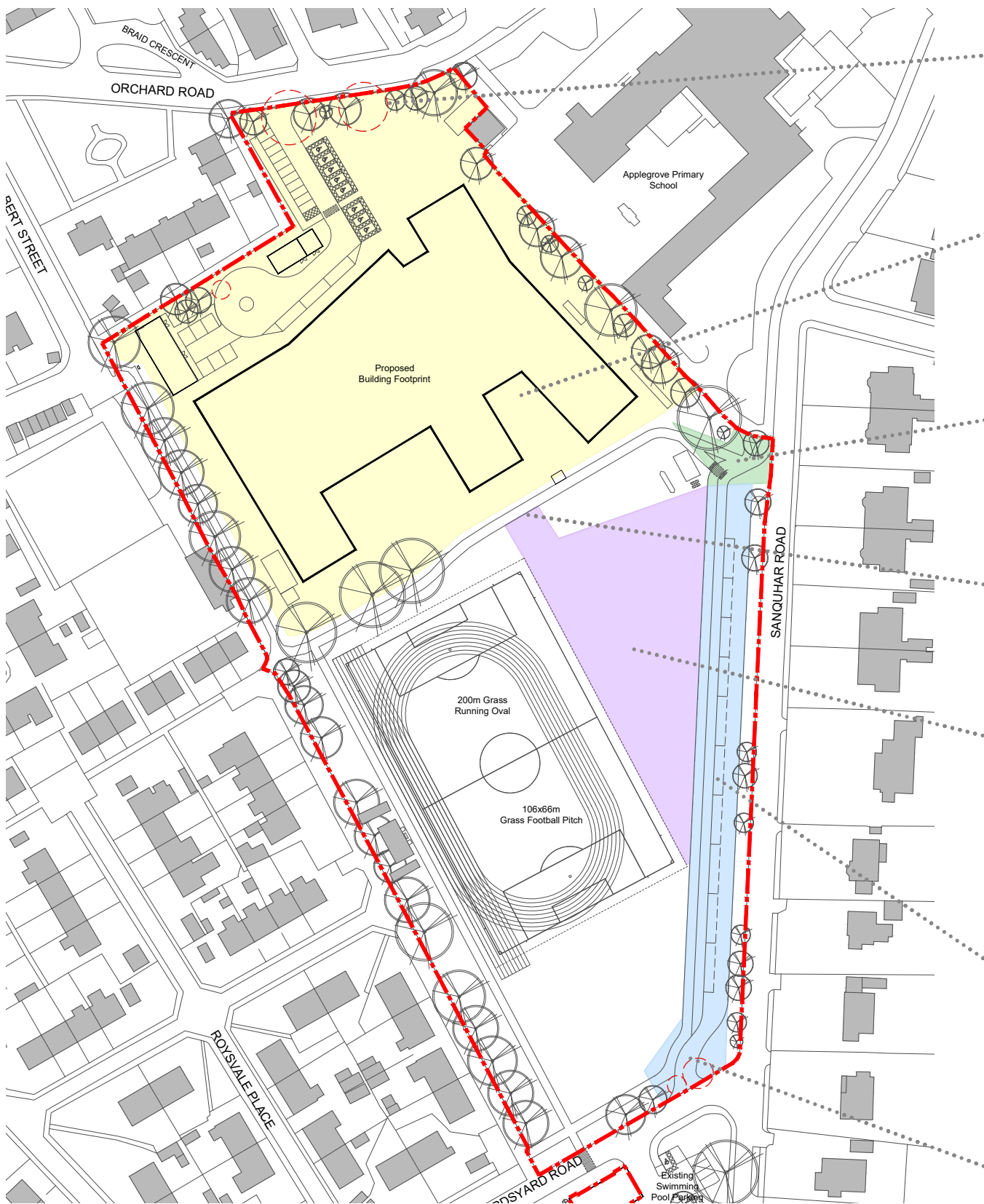
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Roysvale Park Access Management



Construction & Traffic Management Strategy - Phase 1

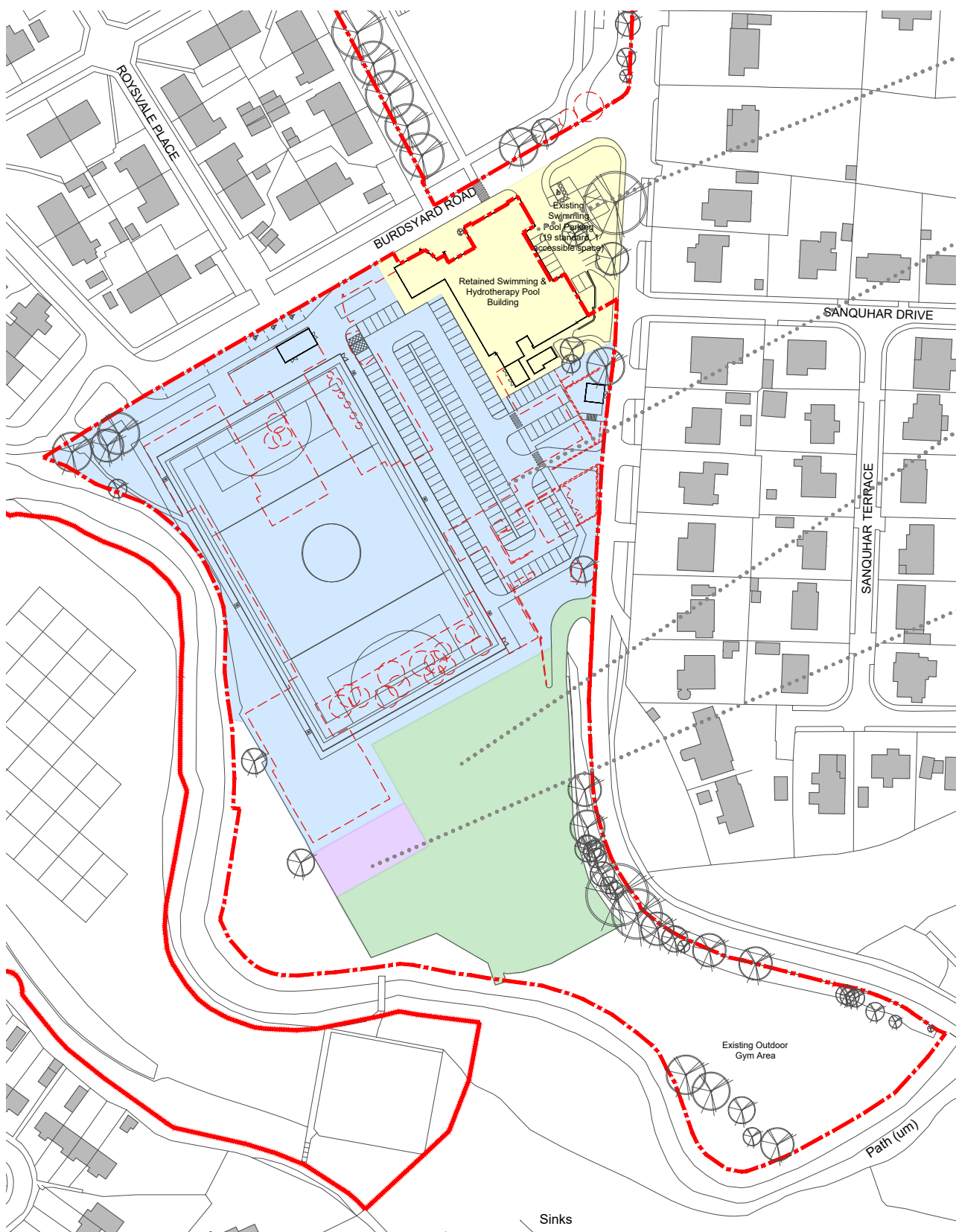
- Form new vehicle access to school. This will be used for construction traffic/deliveries during Phase 1 period. On agreement, restricted delivery times will be in place.
- Contractor's lay down and material storage area. Due to limited storage area, 'just in time' deliveries will be utilised.
- Exit to junction of bus drop off area to be formed during a school summer holiday period. Pedestrian management will be in place during these works to maintain access to the core path and play park.
- Contractor's pedestrian access for site accommodation to site.
- Contractor's compound: Site accommodation and welfare - site parking area for the contractor to be within the purple and blue area during Phase 1.
- Form new bus drop off, cycle and foot path - will also provide access to contractor's compound and off street parking. Note: during Phase 2 works, compound area will be de-mobilised, but the area will remain fenced off to allow the re-establishment of the soft landscaping and grassed areas.
- Vehicle access to site compound, utilising the new junction for bus drop off area.



Aerial view of contractor's compound during Phase 1



Aerial view of contractor's compound during Phase 1



Construction & Traffic Management Strategy - Phase 2

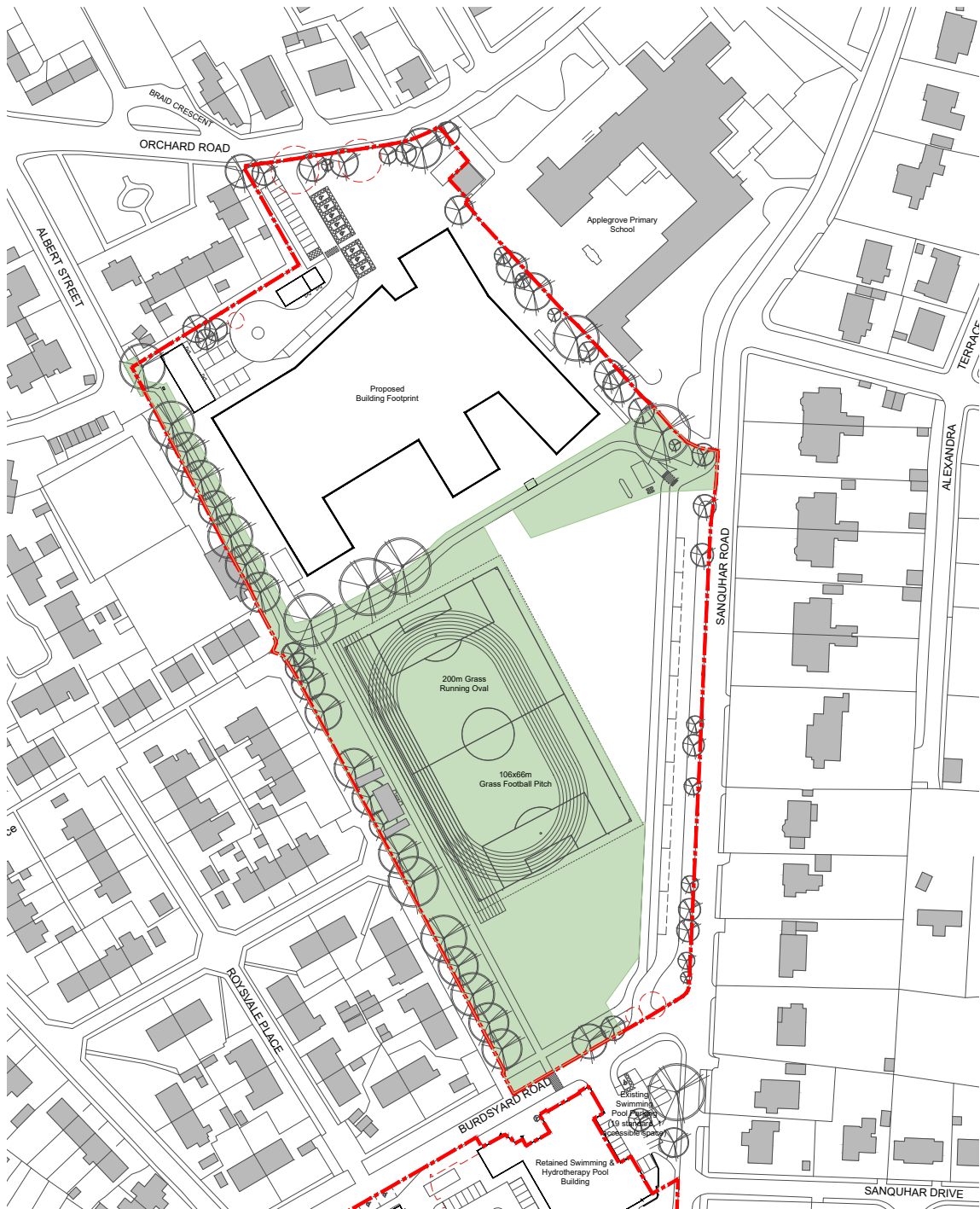
- Access and operation to existing swimming pool and hydrotherapy pool building maintained.
- Building separation and demolition works. New sports pitch and car park formed.
- Existing access and car park maintained for school staff parking during Phase 2 works.
- Area of existing car parking to be utilised for contractor's office and welfare accommodation.



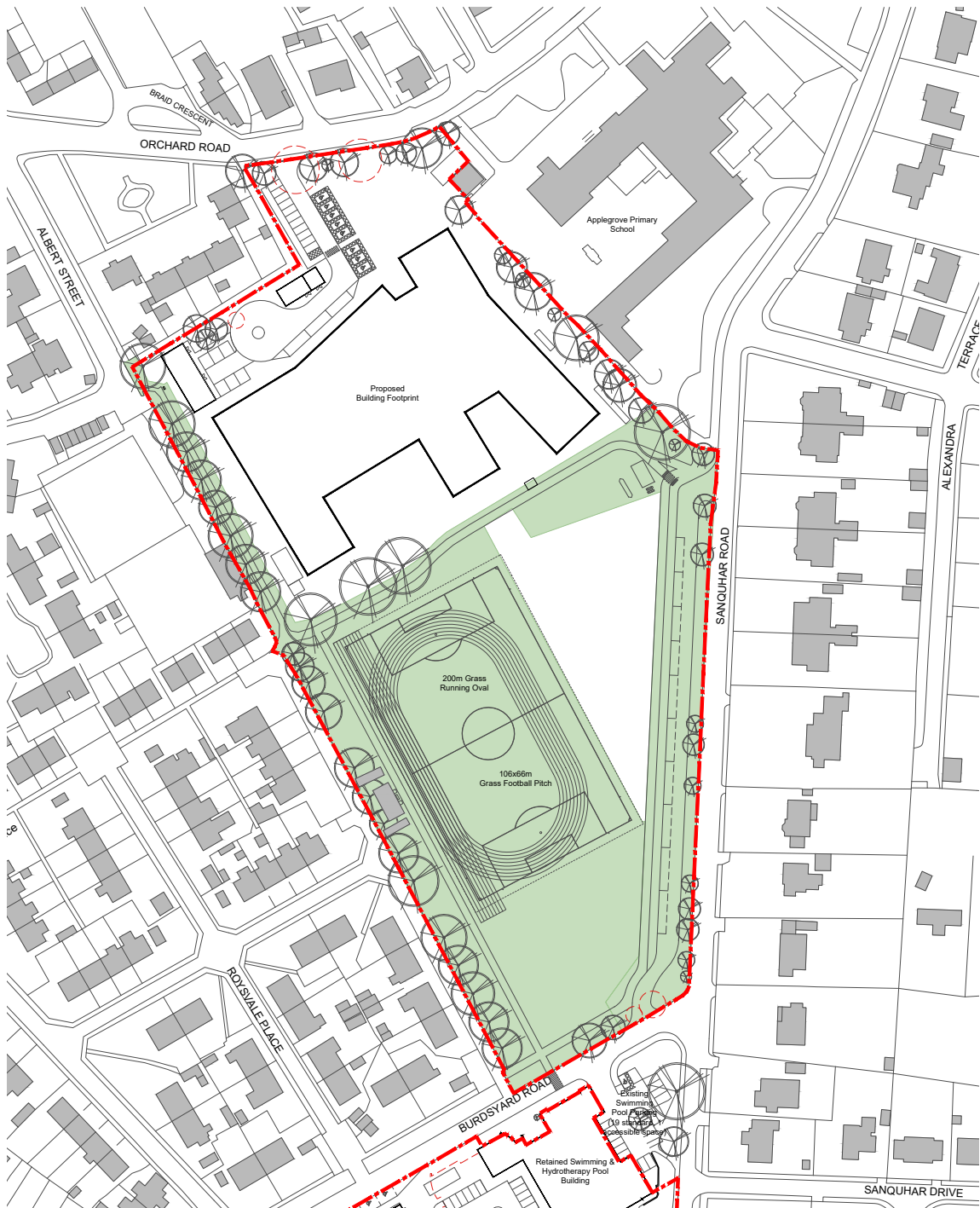
Aerial view of contractor's compound during Phase 1



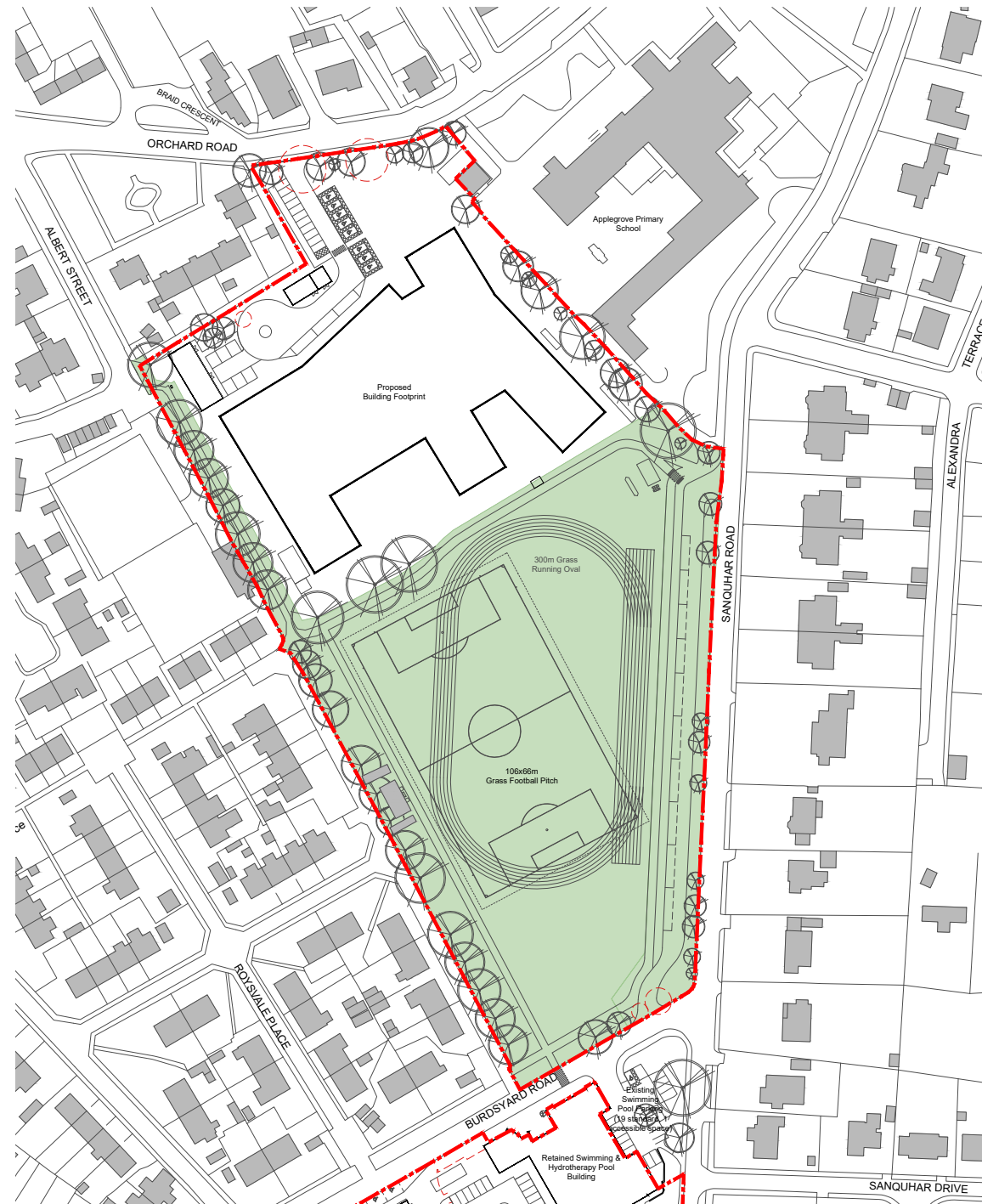
Aerial view of contractor's compound during Phase 2



Showing extent of access to Roysvale Park during Phase 1



Showing extent of access to Roysvale Park during Phase 2



Showing extent of access to Roysvale Park following project completion



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Transport Assessment and Flood Mitigation



Transport assessment / strategy

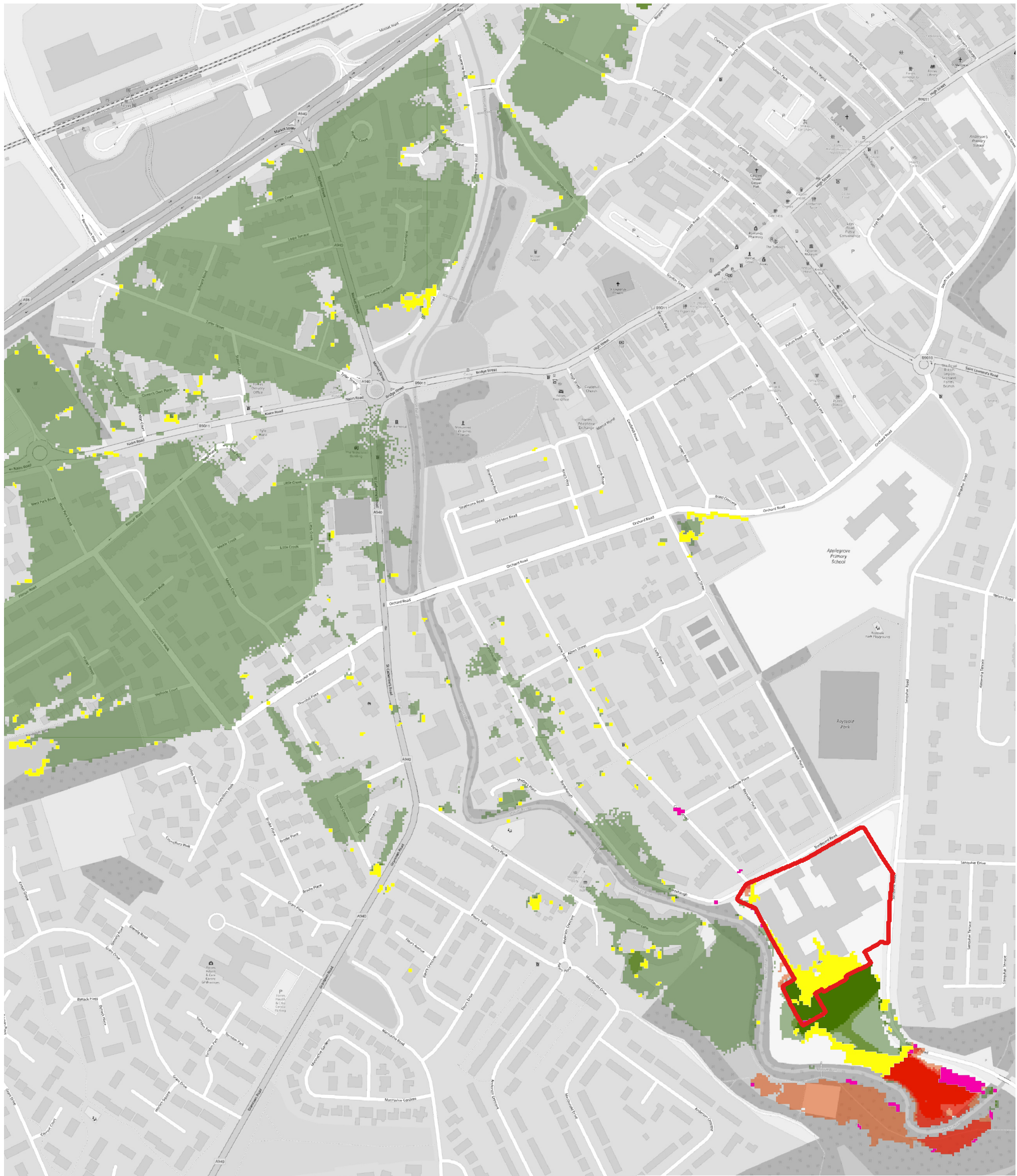
Transport Assessment / Strategy

Discussions have taken place with Moray Council Environmental & Commercial Services regarding the scope of the transport analysis to support the planning application.

In order to establish the existing travel patterns associated with both Forres Academy and Applegrove Primary School, a series of surveys are being undertaken on the surrounding road network. These surveys will measure the existing on street and off street parking situation at the start and end of the school days as well as how the pupil drop off and pick up operates at both schools.

Existing staff travel patterns are also being assessed by means of a travel questionnaire. The results of these surveys will be used to inform the transport strategy for the new campus.

The Transport Statement will also consider access by active travel modes (walking, wheeling, cycling) including a review of existing and proposed routes to the new campus. Any recommended improvements or mitigation measures will be identified.



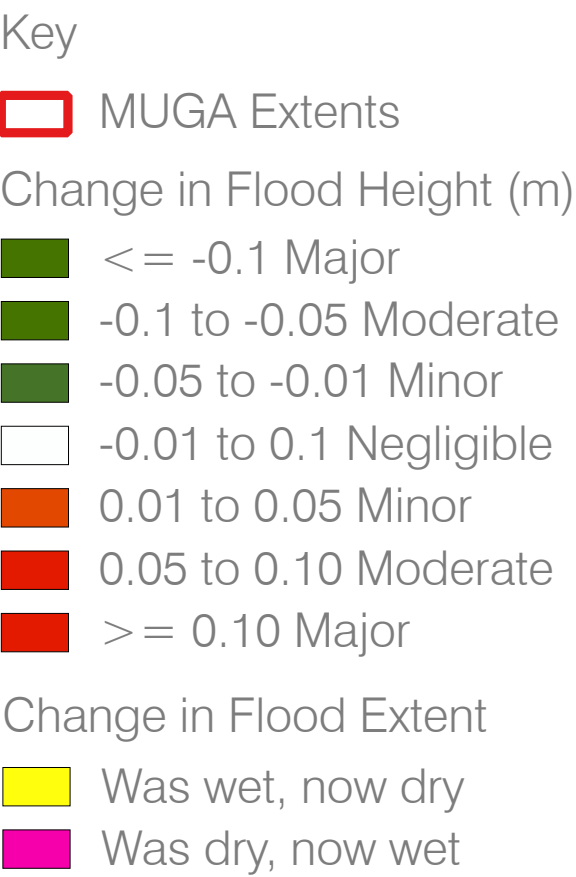
Flood mitigation strategy

Flood Mitigation Strategy

Forres is known to have significant historic flooding issues which have been identified and addressed from the outset of the project. The new building is located outwith any flood zone. The project aims to better the downstream flooding issues of the town by 'offering up' a grassed area of the site as ground lowering/enhanced flood plain storage.

To service the full site, a new surface water drainage system will be implemented, offering surface water storage and attenuation to restrict discharge from the site in all rainfall events. This surface water will be conveyed through a new surface water sewer that will discharge into the Burn of Mosset. This new sewer will not only service the new development but discussions are underway with Scottish Water regarding the adoption of this proposed sewer for use by adjacent properties and development in the area. Hence reduce the pressures on the combined sewer network and further reducing flood risk.

A full post development hydraulic model for the Burn of Mosset has been developed to demonstrate the low flood risk to the site and the improvements elsewhere in the vicinity.



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Forres Academy Pre Application Consultation

Public Comments and Feedback



Format of Consultations

As this project is deemed a major development under the *Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009*, there is statutory requirement for a Pre-Application Consultation (PAC) to be carried out.

This commenced on 30th May 2025 following the submission of the Pre Application Notice to Moray Council Planning Department and is required to run for a minimum of 12 weeks.

As part of this consultation two public events have been held at Forres Town Hall; the first on 24th June 2025 and the second on 19th August 2025. A presentation of the current design proposals were shared with the public, followed by a Q&A session.

The public have also been invited to provide their feedback online or at Forres Library, where paper feedback forms can be completed. It was noted to the public that any points raised during the Q&A sessions at the public events, would not form part of the official responses. The closing date for comments is 29th August 2025.

A copy of the Pre-Application Notice was also issued to the relevant Community Councils, Ward Members, MPs and MSPs.



Public Comments and Feedback

As of 17th August 2025, 63no. responses have been received.

All PAC feedback has been reviewed by the project team and any material comments have been categorised on a thematic basis with equal consideration to all relevant views obtained.

A complete summary of all material comments received before the 29th August 2025 will be included in the PAC Report. This summary will identify:

- any changes that have been made to the design as a result of the comments received
- any information/ surveys to help respond to the comments received
- where comments have not resulted in changes to the design proposals

The PAC Report will be submitted as part of the formal planning application.

The below lists identify the thematic comments received to date, as well as which are considered material and will be address as part of the PAC Report and which are considered non-material and the reasons for this.

Material comments received to date (to be addressed in the PAC Report)
Concerns about flood risk and the existing water table
Queries regarding proposed on site attenuation and concerns about the existing drainage network capacity
Queries on the environmental sustainability of the project
Concerns around the loss of trees and impact on biodiversity and ecology of the site
Concerns regards unintentional discharge of micro plastics into the surrounding environment
Concerns with regards pest control in relation to the local bird population
Concerns about overlooking and overshadowing of neighbouring properties
Concerns about the impact that construction will have on the structural integrity of surrounding properties
Concerns regarding disruption to the local community and Applegrove Primary School during construction
Concerns that the proposed design will have a detrimental effect on the character of the area
Concerns about the building massing and footprint relative to context
Concerns pertaining to the building's roof design
Queries regarding the design of the external learning landscape
Concerns regarding requirements for futureproofing
Concerns about immediate surrounding road network
Concerns in relation to active travel routes and safer routes to school

Concerns regarding the proposed location for the school car park, access routes to and from and other parking locations
Queries on cycle parking and pedestrian and cycle access to the site/ building
Concerns regarding pedestrian access in the area, including during construction
Concerns over the loss of Applegrove Primary School's playing field/ green space

Non - material comments received to date
Concerns surrounding loss of Common Good Land <i>Moray Council intends to apply to the court for authorisation later this year. It is anticipated that any application to the court will be advertised in the local press.</i>
Concerns about the project's impact on property values <i>The potential impact a planning application may have on a property's value is not a material planning consideration.</i>
Preference for the project to be located elsewhere in the town <i>The decision to identify Applegrove/Roysvale as the preferred site for the new Forres Academy followed a rigorous site assessment process. This process considered educational requirements, accessibility, environmental impact, community benefit, and overall deliverability. The Applegrove site emerged as the most viable option when all these factors were weighed together, including cost, timescale, place-based principles, and accessibility for town-based students.</i>
Concerns that the correct statutory process is not being complied with <i>Moray Council will follow all required statutory processes.</i>
Queries regarding opening hours for the existing swimming pool <i>Forres Swimming Pool's opening hours are determined by the Sports and Culture Service and any queries regarding opening hours should be addressed to this service.</i>
Concerns about the school and wider community co-existing in the same building <i>Whilst this is not a material planning consideration, we can confirm that the building has been designed to ensure that pupils and community can co-exist in the building safely.</i>



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