

Kilmarnock Community Council

Planning Consultee

Application 2010/0055 - THF

Questions for clarification by THF to CC members and the wider Community

#	Question / Comment / Concern
1	<p>Have THF considered a “traditional” build design. Given the location would traditional materials not blend in better with the environment and be closer to the Development Plan?</p> <p>A: The Development Plan allows for contemporary interpretations of built forms to respond to the local context. We believe that the design of the buildings do exactly that, drawing key aspects of the surrounding landscape into the user experience. We have also considered the materiality of the proposed buildings to blend into the surrounding context:</p> <ul style="list-style-type: none"> - Honey coloured sandstone to match that of Ross Priory - Dark stained timber cladding on accommodation pods to blend into woodlands - Meadow flower green roofs to further blend the building when viewed from above <p>Additionally the building is about leadership and the future, and we feel the building needs to reflect that future and engage participants in looking forwards, not back.</p>
2	<p>Would the THF centre not compete with Ross Priory’s commercial sustainability? Please demonstrate sustainability of Ross Priory.</p> <p>A: No quite the reverse; by far the majority of the work that will take place there is already funded by The Hunter Foundation and does not take place at Ross Priory. In addition our accommodation as specified still requires us to sub-contract virtually all of Ross Priory’s bedroom capacity so they will have significant guaranteed income going forward. In turn they will benefit from being able to use the HGLC’s accommodation units when we are not using those facilities hence be able to grow their income.</p>
3	<p>Will the pods be used by Ross Priory when not used by THF and what for?</p> <p>A: They can use the accommodation pods for their weddings and other events they host but to be 100% clear the HGLC Building itself, as in the main leadership centre, will NOT be used for weddings and that has already been agreed with Ross Priory.</p> <p>Q: At the January presentation it was made clear the pods would not be used by wedding parties.</p> <p>A: What was said at the presentation was while the university will be able to use the accommodation pods, we would however prefer to not have wedding guests use the facilities as it would run counter to the ethos of the Leadership Centre. Pricing for the pods would be at a significantly higher rate than those at Ross Priory in order to apply a premium and reduce their use. This is to help maintain the ethos and spirit of the Leadership Centre.</p>
4	<p>The Building is not demonstrated to be sufficiently high above extreme Top Water level to enable drainage allowing for sewer burial, extreme wave height at Loch TWL, hydraulic losses in collection and treatment plant and gradient of outfall. The site would then require infilling with ballast with environmental impact. Has this been considered?</p> <p>A: The drainage system is high enough above normal day to day water levels to operate without an issue. We would need further detailed modelling to study effects of extreme flooding such as a 200 year event. Technically, issues associated with flooding could be overcome by way of flap valves, a small pump or other means – we would typically work these details out at the building warrant stage.</p> <p>We don’t anticipate the need for significant areas of upfill.</p> <p>Q: This is fundamental to the location and the environmental impact. If the High Flood level on the Loch is 10.51m and Building floor level is 12m AOD then the differential is 1.49. Allowing for burial (450), wave height (200), fall (660)and losses in the primary, secondary and tertiary treatment there is certainly not enough differential for a gravity system. The options are then to have a pumped waste water system or to raise the level of the buildings by importing foundation material at additional environmental impact and cost.</p>

	<p>A: Noted, however any pumping requirements, if any, to overcome issues with drainage level difference during flood events would need to be worked out during detail design stages. We do not intend to import materials to uplift the drainage system as suggested.</p>
5	<p>The Building would be the only visible structure on Loch Lomond from the summit of Ben Lomond. Is this visibility considered an environmental attribute.</p> <p>A: The building would not be the only visible structure on Loch Lomond from the summit of Ben Lomond - other structures such as Rowardennan Hotel & Lodges and the Inverbeg Holiday Park are more prominent and in the foreground from that viewpoint. In any case, the buildings have been designed to blend into the surrounding landscape as much as possible:</p> <ul style="list-style-type: none"> - Accommodation pods are to be clad in dark stained timber, set in amongst the trees; - Green roofs on the east and west wings of the HGLC Building would soften distant views of the building from above; <p>Additionally, we have taken every mitigation measure possible to minimise the visibility of the building including intelligent lighting systems and blinds to mitigate light pollution in the evening.</p>
6	<p>The design is quite incongruent with the location. Why was a traditional stone built and rendered building, for example, not considered suitable? Would it be considered if it were the key to the project being accepted/approved or would you prefer to stick with the current design in a different location i.e. which is more important design or location if you couldn't have both?</p> <p>A: The design of the buildings is such that it celebrates and draws inspiration from the views of the surrounding landscape. A "traditional" building would not have framed views towards multiple key aspects of the landscape as effectively, nor would it have embodied the progressive, forward thinking ethos of the Leadership Centre. Similarly a different location would not achieve our vision for the Leadership Centre as its close relationship with the loch on the grounds of Ross Priory is key.</p> <p>We have literally scoured Scotland for the best possible location and design that fits with the ambition and ethos of the leadership centre and this is the only location we would locate this building.</p>
7	<p>Can you summarise any long term benefits to the community e.g. employment, supplier partnerships, infrastructure improvements etc?</p> <p>A: Clearly we will have circa 14 full time equivalent jobs at the HGLC and as we've stated we would like to source as many of those as possible locally and/or train up local expertise. In terms of suppliers again we will ensure our main contractor will subcontract as much local capacity (diggers/landscape/trades) as possible during construction. In addition our catering will 100% focus on local quality supply. Also there may be opportunities for local water taxi services. As noted we will have to bring high quality WIFI to the HGLC and we will, as part of the feasibility of that, look to ensuring the local community gains from that.</p>
8	<p>Is there likely to be any profit from this project and if so would it be directed at saving Ross Priory from deterioration i.e. ring-fenced for that purpose?</p> <p>A: It's quite unlikely to be profitable to be honest but we have already committed that if any profits are generated they will be reinvested either in the HGLC or Ross Priory itself dependent upon priorities therein.</p>
9	<p>Will you commission a professional Environmental Impact Assessment, in accordance with 2017 EIA Regulations, on the full proposal (including the add-ons around Ross Priory such as solar panels, activity on the water, new location of the treated waste water outfall, etc) to be conducted with the involvement of KCC and local residents, prior to any further action on the project?</p> <p>A: We would commission an EIA should it be required by planning authorities, and an EIA was not requested in our pre-application consultations. The Loch Lomond & Trossachs National Park Authority however is currently carrying out a screening process to determine whether an EIA is warranted and we await the outcome of this.</p>
10	<p>Would you consider a location at Ross Priory that is not immediately on the loch shore line and which is connected to the Gartocharn public water treatment works as described in paragraph 5.5.6 of the Drainage Assessment document prepared by Ove Arup?</p> <p>A: Section 5.5.6 of the Drainage Assessment refers to the Gartocharn Wastewater Treatment Work public sewers, which is approximately 1.6km away from the Ross Priory site. Connecting to the public sewer that far away is problematic and very costly.</p>

	As noted previously, the site was selected as it best fulfils our vision for the Leadership Centre.
11	<p>A Phase 1 Flood Risk Assessment has been carried out which states that the risk of flooding on the site is high. The report recommends that a Phase 2 Flood Risk Assessment be carried out. Why has this not been carried out prior to submission of the planning application?</p> <p>A: The Phase 1 Flood Risk Assessment had established the extents of the flood prone area on site, and determined predicted flood levels. The decision that was taken, on advice from both SEPA and the National Park Authority, was to relocate the buildings onto grounds higher than the predicted flood levels, and outside of the flood risk area. A Phase 2 Flood Risk Assessment would only have been required if we were to pursue the development within the determined flood risk area.</p>
12	<p>The Phase 1 Flood Risk Assessment recommends consulting with SEPA to confirm the vulnerability category and whether the Development end use would be classified as "Redevelopment of a previously developed site where it involves the demolition of existing buildings and/or erection of additional buildings within a development site, and the proposed land use is equal or less vulnerable than the existing land use";</p> <p>Can you advise if this has been done and what SEPA's response to the question was?</p> <p>A: Similarly, upon consultation with SEPA and the National Park Authority, the proposals were revised so as to not be located within the flood risk area. The question of land use vulnerability with regards to flood risk was resolved by relocating the proposed buildings out of the flood risk area.</p>
13	<p>The report on flooding suggests that the high level of December 2006 was due to wind driven waves. Having photos of the 2006 flooding, I would question this. SEPA records state the level reached 10.374m 14th December 2006.</p> <p>Is any part of the development within that level?</p> <p>A: Our Flood Risk Assessment notes predicted 1:200 year return flood level to be 10.51m above datum. We have located all buildings to be above this level.</p>
14	<p>At the meeting in the Millennium Hall on 3rd February 2020 we were advised that the new building and the accommodation pods would not be used as an extension of Ross Priory's commercial ventures. It was further stated that additional traffic would be minimal.</p> <p>The Vision Statement in the Design Statement & Pre Application Consultation Report seems to contradict this by stating</p> <p>"The development of the HGLC will also enable Ross Priory to host both larger educational events and increase its bedroom capacity for the wedding and tourism market when HGLC is not in use by The Hunter Foundation"</p> <p>"Crucial to the HGLC achieving its vision of setting the agenda for the future of Scotland is an outstanding waterfront location, enabling participants to truly escape the norm and rethink and reimagine Scotland's future"</p> <p>"Linkage to the existing Ross Priory will achieve both through multi utilisation of both facilities, enabling Ross Priory to extend its hotel provision and conference facilities"</p> <p>Can you clarify the discrepancy between the presentation in the Hall and the vision statement?</p> <p>A: What was stated at the presentation was that additional traffic would be minimal as all our traffic involves car sharing and generally traffic arrives on one day, and departs 2.5 days later.</p>
15	<p>Design Statement & Pre Application Consultation & Report, Business Case and Community Benefits. States that the anticipated additional income will be reinvested in the Estate.</p> <p>What safeguards will be put in place to ensure this money remains in the estate and is not absorbed by the University?</p> <p>A: We have established a joint board to ensure any funds available are deployed on site with no exceptions.</p>
16	<p>Design Statement & Pre Application Consultation & Report, Upgrade 6 laybys from primary school to Ross Priory.</p> <p>What sort of upgrade are we talking about?</p>

	<p>A: Upgrade work could include fully tarmac laybys of appropriate size, subject to road and planning consent.</p>
17	<p>Design Statement & Pre Application Consultation & Report, Page 26 "Ross Priory is a 32 minute walk along Milton of Buchanan from Gartocharn. Any walk involving Milton of Buchanan will take considerably longer than 32 minutes! Do we presume that it should read along Ross Loan?</p> <p>A: Noted. Ross Priory is approximately 32 minute walk from Gartocharn.</p>
18	<p>Design Statement & Pre Application Consultation & Report, Note:- Ross Priory are planning to install a solar array. Can we have some details about the siting of this solar array?</p> <p>A: The proposed community solar array is a separate proposal, the details of which are still being developed. The University of Strathclyde has commissioned local company Absolute to assess viability and will consult with the local community before embarking on any aspects of detailed planning</p>
19	<p>Design Statement & Pre Application Consultation & Report, P.33 is one of the few photos showing the development direct on from the Loch. It could be described as looking like a large open-air cinema screen. Can a photomontage be produced showing the Development from the Loch but from some distance? Similarly, from Ben Lomond.</p> <p>A: A photomontage could be produced if required, however there would be limits as to how photomontages from such distant views would be helpful given the relatively small scale of the development. Note also response to question 5 above.</p>
20	<p>At the meeting in the Hall there was a discussion about broadband and specifically about Fibre to the Premises. It was suggested that the THF might be willing to assist the Community with this were the project to go ahead. What kind of assistance might be available?</p> <p>A: We will check the feasibility of this providing access to the community as a whole.</p>
21	<p>In the event Ross Priory was to increase capacity as a result of the HGLC, can its waste water treatment system function within specification under higher loads.</p> <p>A: We intend to install new package treatment plant for foul drains for the new buildings which would also accommodate drainage requirements from Ross Priory, the gardener's cottage, 2 further private cottages and the loch-side holiday let. In effect we are proposing an upgrade of the existing Ross Priory drainage system, and the design of the drainage system would assume the worst case scenario of all buildings being fully occupied at once. If Ross Priory was to be extended to expand its capacity beyond what is proposed, there would need to be a separate planning consent of which an increase in drainage capacity would be part.</p>
22	<p>Are the Ground conditions known – has a test bore or pit been made. The chance of having to import high volumes of foundation materials to improve the foundation and raise the level seem very high but has not been highlighted.</p> <p>A: Soil investigations are yet to be carried out. Given the site constraints, particularly with regards to working amongst trees, all foundations would be designed to be minimal impact on the ground. Whilst details are yet to be fully worked out, our strategy to use helical piles would minimise the need for mass footings and foundations.</p>
23	Deleted
24	<p>In the commendable drive to reduce the attainment gap in Scotland, is this the best use of resources? A fabulous shoreline setting for residential CPD for principal teachers - is there evidence to show this will achieve its goal? I'm very sceptical.</p> <p>A: We can share the impact analysis of our Head Teacher Leadership Academies to date where 1,000 head and deputy head teachers have enrolled to date. Its impact is compelling (we wouldn't be funding it otherwise).</p>
25	What justification is there for going outside the village development plan?

	<p>A: The new facilities are to work in partnership with and be complimentary to Ross Priory's own commercial activities when not in use by the Hunter Foundation. Additionally, the new buildings are to be gifted to Ross Priory after 25 years. This is the long term commitment by the THF to contribute towards Ross Priory, This is in line with the Economic Development Policy 2: Economic Development in the Countryside and Small Rural Communities.</p>
26	<p>Why is the development focused on the loch shore - Ross Priory has a lot of land which could be developed without spoiling the shore line which needs protected - as evidenced by the designation of many SSSIs.</p> <p>A: A waterside setting is an important element of the vision for the building, both as an inspirational setting as well as ease of access for water activities that leadership programmes would include. We are looking to improve the selected site from its current condition (with loosely organised boat storage, amongst other things) to a sympathetically designed landscape with the new buildings set back on higher ground.</p> <p>We are also aware of the SSSI sites nearby, however the proposed site is outside of these areas.</p>
27	<p>From the scale drawings the foot print of the HGLC Building is shown as 1006 m2 but it measures more, also the service buildings, Auto facility, energy generation and potential recycling buildings are not included.</p> <p>A: The gross area of the HGLC Building is in fact 1,006m2. This excludes projections that do not enclose internal spaces. Bin store and heat pump enclosures are also not included in this as they are screened/fenced external areas rather than buildings.</p> <p>On site energy generation will be via roof mounted solar panels and do not in themselves add to the footprint.</p> <p>Reference to "Auto Facility" is assumed to mean electric vehicle charging station – these are merely parking spaces with plug-in charging points, not buildings.</p>
28	<p>Please advise the indicative CO2 cost for materials, construction and operation including personnel and service transport.</p> <p>A: This is not yet available. We do not typically carry out embodied CO2 and energy calculations until latter stages as details would need to be developed in order for the embodied CO2 and energy to be calculated.</p> <p>Q: Using the metric 3 tonnes/m2 for construction the CO2 footprint is circa 6000 tonnes – are THF aware that the Global impact is so substantial. What Global environmental impact is the Applicant wishing to make. Should this not be considered at this stage?</p> <p>A: Noted, however this would be the case for any new building. The vision for the Leadership Centre is to be a forward looking, inspiring facility, and this requires a building that is purpose built to the required brief. We are committed to minimising the environmental impact as much as is possible during construction and operation of the facility.</p>
29	<p>What are the Economic Benefits that offset the Environmental Costs for this specific location.</p> <p>A: Economic benefits from this development would include:</p> <ul style="list-style-type: none"> - The new buildings being gifted to Ross Priory after 25 years would help Ross Priory potential business expansion in the long term. - Additional accommodation for Ross Priory when the Leadership Centre is not in use, in support of their existing business. - Reorganisation and improvement of existing Ross Priory Boat Club boat storage facilities. - Circa 14 full time equivalent jobs sourced locally as much as possible, and/or train up local expertise. - Use of local trades and businesses as much as possible as part of the supply chain in the operation of the HGLC (e.g.: catering supplies) as well as during construction. - Installation of high quality broadband connectivity from which the local community would gain. <p>Steps are being taken to mitigate environmental costs of the project:</p> <ul style="list-style-type: none"> - Minimal dig foundations for all buildings.

	<ul style="list-style-type: none"> - Further habitat survey would be carried out prior to start of construction to ensure no wildlife nests or roosts are present on site, and to ensure sufficient mitigation measures are carried out should any be found. - Improvement on existing Ross Priory foul drainage system with proprietary treatment system with very high outflow standards. Should further treatment of the outflow be required, a reed bed could be incorporated into the landscape through which the outflow would be run. All drainage outflow will be made to meet SEPA requirements. - Permeable paving to minimise surface water run-off. - Planting of over 90 trees, including semi-mature trees to reinvigorate woodland landscape. - Use of green roofs as well as varied planting within the landscaped areas to improve biodiversity of the site. - High thermal and air tightness performance building envelope to minimise building energy use. - Use of air source heat pump technology for heating, cooling and hot water to remove need for on-site combustion of fossil fuels. - Use of on-site photo-voltaic panels to generate electricity to contribute towards the total building energy use. As University of Strathclyde's proposed solar array facility comes on line, subject to separate planning consent, the development will be fully powered by renewable energy.
30	<p>We were told at the village hall presentation that the Foundation had looked across Scotland for a suitable site. West Dunbartonshire Council has sites on Loch Lomond, at Balloch Castle, and Ardlui Outdoor Centre for example. Argyll Council has a site on the GareLoch at Blairvaddach. Numerous heritage buildings owned by the Landmark Trust for example would benefit from being used for this purpose and contribute towards sustaining Scotland's architectural heritage.</p> <p>Would it be better for the Global environment to use one of these heritage sites, that are already established with good public transport connections?</p> <p>Have all Brown Field sites been considered? WDC, Argyll and Stirling Councils do not report discussions with THF.</p> <p>A: We have reviewed multiple sites and this is by far and away the most suited to our needs. We are doing what we can to mitigate environmental impact of the building during construction and for its operation.</p>