

61023 Boroughmuir High School Catchment 2020 to 2025 - Impact Assessments

Please provide all school capacity impact assessments undertaken for all residential developments within the Boroughmuir High School catchment between 2020 and 2025 to include New Fountainbridge, Astley Ainslie and the Scottish Water development in Buckstone.

For the period 2020-2025 there were two adopted Local Development Plans (LDP); the Edinburgh Local Development Plan, adopted in November 2016, and City Plan 2030, adopted in November 2024 and replacing the previous LDP.

The impact of residential developments as allocated housing sites along with assumptions from urban area are assessed as part of the plan-making process.

The Education Appraisal for LDP 2016 was updated in August 2018 to accompany the Developer Contributions and Infrastructure Delivery Guidance approved by the Planning Committee

([https://democracy.edinburgh.gov.uk/Data/Planning%20Committee/20180822/Agenda/\\$item_94 - supplementary guidance developer contributions and infrastructure delivery - finalisation.xls.pdf](https://democracy.edinburgh.gov.uk/Data/Planning%20Committee/20180822/Agenda/$item_94_-_supplementary_guidance_developer_contributions_and_infrastructure_delivery_-_finalisation.xls.pdf)) and is attached.

The Education Appraisal for LDP 2024

(<https://www.edinburgh.gov.uk/downloads/file/30008/education-appraisal>) was published in September 2021 as a background document to the proposed City Plan 2030, approved for consultation in September 2021

(<https://democracy.edinburgh.gov.uk/documents/s37852/6.1%20-%20City%20Plan%202030%20Approval%20of%20Proposed%20Plan%20for%20Statutory%20Representation%20Period.pdf.pdf>)

With respect to Boroughmuir High School and James Gillespie's High School the 2021 Education Appraisal acknowledged growth from the existing catchment population was mainly attributing to accommodation pressure and that catchment change may be necessary to support urban area housing developments.

The Education Appraisals assess the impact of housing developments that are estimated to generate Primary or Secondary pupils based on the Council's pupil generation rates (PGR) in place at the time, set out in the table below. The PGR were updated in 2023:

(<https://democracy.edinburgh.gov.uk/documents/s56837/7.4%20Learning%20Estate%20Update%202022%20Based%20School%20Roll%20Projections%20and%20Secondary%20Capacity%20Review.pdf>)

	2016 PGR		2021 PGR		2023 PGR	
	Primary	Secondary	Primary	Secondary	Primary	Secondary
Per house	0.3	0.2	0.4	0.240	0.428	0.253
Per flat	0.07	0.03	0.12	0.054	0.156	0.072

In the case of Secondary pupils, and based on the PGR in the table above, a housing development would have to have a minimum of 34 flats before it would be expected to generate Secondary pupils using the 2016 PGR ($34 \times 0.03 = 1.02$ Secondary pupils); 19 flats using the 2021 PGR ($19 \times 0.054 = 1.03$ Secondary pupils); and 14 flats with more than 1-bed using the 2023 PGR ($14 \times 0.072 = 1.01$ Secondary pupils). This means small, flatted housing developments would have been assessed as not expected to have an impact on secondary schools.

Fountainbridge

Following an announcement from Scottish & Newcastle that they intended to close Fountain Brewery in 2005, A Fountainbridge Development Brief was approved in 2004

([https://democracy.edinburgh.gov.uk/Data/Planning/Committee/20041103/Agenda/fountainbridge development brief - final version.pdf](https://democracy.edinburgh.gov.uk/Data/Planning/Committee/20041103/Agenda/fountainbridge%20development%20brief%20-%20final%20version.pdf)) and updated in 2008 (<https://www.edinburgh.gov.uk/downloads/file/24994/fountainbridge-development-brief>). At that time, the site was mainly aligned to Tynecastle High School and part was aligned to James Gillespie's High School.

Following the decision in June 2012

([https://democracy.edinburgh.gov.uk/Data/City%20of%20Edinburgh%20Council/20120628/Agenda/minute 28 june 2012.pdf](https://democracy.edinburgh.gov.uk/Data/City%20of%20Edinburgh%20Council/20120628/Agenda/minute%2028%20june%202012.pdf)) to relocate Boroughmuir High School

([https://democracy.edinburgh.gov.uk/Data/City of Edinburgh Council/20120628/Agenda/item no 81 proposals for the future location of boroughmuir high school outcomes arising from statutory consultation and proje.pdf](https://democracy.edinburgh.gov.uk/Data/City%20of%20Edinburgh%20Council/20120628/Agenda/item%20no%2081%20proposals%20for%20the%20future%20location%20of%20boroughmuir%20high%20school%20outcomes%20arising%20from%20statutory%20consultation%20and%20proje.pdf)) from its former site at 26 Viewforth to a plot in the wider Fountainbridge site, part of the site is now aligned to Boroughmuir High School. This catchment change took effect in November 2017, before the replacement school opened in February 2018. Planning permission in principle for the relocated school was granted in December 2013 (ref: 13/00073/PPP - <https://citydev-portal.edinburgh.gov.uk/idoxpa-web/caseDetails.do?keyVal=MGGV6HEWLO000&caseType=Application>) and detailed consent was granted in April 2014 (ref: 13/05207/AMC - <https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=MXYPGEW0GY00>).

Planning permission was granted for 'Fountainbridge North' in December 2006 (ref: 05/00106/OUT - <https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?keyVal=IAGPCSEWF1000&activeTab=summary>). The assessment on the impact on the school estate is available in the Development Management Sub-Committee Report, pages 17-18:

https://citydev-portal.edinburgh.gov.uk/idoxpa-web/files/94ACD1F3A93117CD49498A9256CA2D88/pdf/05_00106_OUT-SUB_COMMITTEE_REPORT-334080.pdf

This site is mainly aligned to Tynecastle High School and largely built out.

Planning permission was granted for 'Fountainbridge South' in September 2011 (ref: 10/02955/PPP - <https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=LABO06EW00Q00>). The assessment (<https://citydev-portal.edinburgh.gov.uk/idoxpa->

[web/files/CE587380FE7927515515F86135A2397B/10_02955_PPP-CHILDREN_FAMILIES_RESPONSE-1123111.doc](#)) of the impact on the school estate is available on the Planning Portal for the PPP application.

The Council acquired the Fountainbridge South site in 2012 and the EDI Group, an arm's length development company owned by the Council which dissolved in 2025, submitted a new masterplan that excluded the site for the relocated Boroughmuir High School. The new masterplan was approved in June 2016 (ref: 14/02814/PPP - <https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=N8HNODEW0GY00>) and renewed in September 2022 (ref: 19/03097/PPP - <https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?keyVal=PTR2OLEWKK700&activeTab=summary>).

There have been various detailed consents granted for Fountainbridge South, the latest for residential plots W1-W4 for a total of 464 units, including 242 studio and 1-bed flats, in May 2023 (ref: 22/04045/AMC - <https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?keyVal=RGECD1EWJME00&activeTab=summary>). Plots W1-W4 are aligned to Boroughmuir High School and are expected to generate 16 Secondary pupils using the 2023 PGR. The Council's website (<https://www.edinburgh.gov.uk/area-regeneration/fountainbridge-regeneration>) anticipates work will start on site in 2026.

A Proposal of Application Notice was submitted in November 2025 for a mixed-use development of hotel, student accommodation, co-working facilities, gym, restaurant and bar (ref: 25/06023/PAN - <https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=T5V2P0EW0XE00>) on plot E2. This plot is aligned to James Gillespie's High School.

Planning permission was granted for 'New Fountainbridge' for a total 234 units, including 118 studio and 1-bed flats, in March 2021 (ref: 19/00256/FUL - <https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=PLRY5VEWIHB00>) and is expected to generate 10 Secondary pupils and is aligned to James Gillespie's High School.

Astley Ainslie Hospital

This site is a 'new housing proposal' in City Plan 2030, H8 Astley Ainslie Hospital with a capacity of 500 units. The site is aligned to James Gillespie's High School and based on an estimated output of 100 houses and 400 flats, of which 300 are expected to have more than one-bedroom, the site is estimated to generate 47 Secondary pupils.

A development brief was approved for the site in 2002 (<https://www.edinburgh.gov.uk/downloads/file/24989/astley-ainsley-development-brief>).

The 2002 Brief states the following with respect to Education:

The site lies within the catchment area of schools which are operating at capacity at both primary and secondary levels. The Council is proposing to alleviate capacity constraints and provide for new development by, inter alia, building a new primary school in this locality. A site is reserved for this purpose on part of the Royal Edinburgh Hospital site in Morningside. The Council has yet to decide how it might address difficulties being experienced at secondary school level and is giving consideration to the option of building a new secondary

school at Astley Ainslie should it become surplus. Further housing development on a significant scale can only proceed in the area once this issue has been resolved. In addition, the Council will also be looking for some form of contribution from developers towards the cost of expanding local educational capacity.

In a report to Planning Committee on 1 April 2026

(<https://democracy.edinburgh.gov.uk/documents/s96616/7.1%20Annual%20Review%20of%20Guidance.pdf>), it notes NHS Lothian is progressing the disposal of the site and therefore in line with policy Place 3, the Planning Service has started work on a draft Place Brief for the site. This will replace the 2022 Brief when it is approved.

Scottish Water Site, (aka HSG 20 Fairmilehead Water Treatment Works, Edinburgh City Local Development Plan 2010 HSG 20)

The Edinburgh City Local Development Plan 2010

(<https://edinburghcouncilmaps.info/dev/plans/eclp/contents.htm>) identified the site has a housing site with a capacity of 300 units.

Planning permission in principle was granted for a residential development in August 2012 (ref: 11/00188/PPP) and approval for matters specified in conditions was granted in December 2012 for 275 residential units (ref: 12/03027/AMC). The assessment (https://citydev-portal.edinburgh.gov.uk/idoxpa-web/files/F207C6B638D1BCCD5F2975DBA6D2EB62/11_00188_PPP-CHILDREN_FAMILIES_RESPONSE-1153193.doc) of the impact on the school estate is available on the Planning Portal for the PPP application (<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=LFMOG4EW00I00>). The site completed in 2017/18. Since the site has completed the pupils generated from it will be included in the Council's projected school rolls published since 2016.

A Proposal of Application Notice was approved on 7 March 2026 for a 'residential-led, mixed use development', ref: 26/00798/PAN. This is not a Planning Application; it is a notice of a 12-week pre-application consultation period for a 'major' development. This is an urban area site. It is not an allocated housing site in City Plan 2030; therefore, the impact of its development was not assessed as part of the Education Appraisal for City Plan 2030. The impact of the development on the school estate will be assessed if an application for Planning Permission is submitted.

Other known housing developments in Boroughmuir High School's catchment area

- Former Boroughmuir High School was granted planning permission for 104 units in March 2019 (ref: 18/02497/FUL - <https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?keyVal=P9LM2UEWFPW00&activeTab=summary>)

It is expected to generate 6 Secondary pupils and completed in 2022/23.

- Former Napier University Craighouse Campus was granted planning permission for 145 units in November 2014 (ref: 12/04007/SCH3 - <https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?keyVal=N60NPDEW09Z00&activeTab=summary>). It is

expected to generate 18 Secondary pupils and is currently under construction, the 2025 HLA recorded 112 completions by 2024/25.

- Former St Kentigern's Church on St Peter's Place was granted Planning Permission in August 2021 for 14 units (ref: 20/00490/FUL - <https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?keyVal=Q54F6EEWHAR00&activeTab=summary>). It is expected to generate 1 Secondary pupil and completed in 2024/25.
- Temple Park Crescent was granted Planning Permission in April 2022 for 46 units (ref: 21/02715/FUL). It is expected to generate 2 Secondary pupils and completed in 2024/25.
- Other known developments are not estimated to generate Secondary school pupils using the 2023 PGR.