

Edinburgh Local Development Plan

Education Infrastructure Appraisal



**The City of Edinburgh Council
August 2018**

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1 Purpose

- 1.1 The [Local Development Plan](#) (LDP) identifies new housing sites to meet requirements set out in the Strategic Development Plan. In addition to new green field housing allocations in West Edinburgh and South East Edinburgh, the LDP also allocates significant new housing development in Queensferry, South West Edinburgh, Leith Waterfront and Granton Waterfront. The LDP also supports significant new housing within the urban area across the city.
- 1.2 The purpose of this appraisal is to inform the Council's [Action Programme](#). The Action Programme (AP) is a document which sets out how the Council proposes to implement the Council's Local Development Plan by explaining how the infrastructure required to support the growth of the city will be delivered.
- 1.3 This appraisal provides a cumulative assessment of the additional education infrastructure required to accommodate pupils from the new housing development supported by the LDP. It considers the impact of new housing on existing primary and secondary schools, taking into account existing capacity and the growing pressure on the school estate relating to rising school rolls. Details regarding the delivery, costs, and funding streams for the required infrastructure are included within the AP.
- 1.4 Throughout the period covered by the LDP there is the potential for planning applications to be submitted for sites other than those considered as part of this Appraisal. In these circumstances the education infrastructure actions will require to be updated to ensure that appropriate education contributions are also secured from these developments.

2 Summary of Education Infrastructure Requirements

- 2.1 New schools, as well as extensions to existing primary schools and extensions to secondary schools, have been identified as being required to support new housing, a summary of which is provided below. It will also be necessary, in due course, to redraw school catchment boundaries to create new catchments for any proposed new school or to align new developments to existing schools with spare capacity or greater expansion potential. Communities and Families will progress statutory consultations as necessary to deliver the proposals.
- 2.2 In most areas further assessment is required to determine the preferred option to deliver the necessary secondary sector infrastructure. In these circumstances detailed feasibility studies will be commissioned and the AP updated as necessary based on the outcomes of these further assessments.
- 2.3 All of the education infrastructure actions and indicative costs listed below (grouped according to cumulative assessment area) have been determined based on current information. Throughout the lifetime of the LDP these requirements will be monitored with any necessary changes being reflected in future updates of the AP.

Education Infrastructure Action	Indicative Cost (as at Q4 2017, excluding land costs)
West Edinburgh	
Additional secondary school capacity – 420 pupils (West Edinburgh)	£13,724,645
Additional secondary school capacity – 74 pupils (St Augustine's RC HS)	£2,385,474
New 21 class primary school and 120 nursery (Maybury LDP New Housing Site)	£18,134,905
3 Primary School classes (Gylemuir PS)	£946,876
4 RC Primary school classes (St Andrew's Fox Covert RC PS or St Joseph's RC PS)	£1,193,665
Liberton Gracemount	
Additional secondary school capacity – 522 pupils (to mitigate the impact of development within the catchment areas of Liberton HS and Gracemount HS)	£17,057,773
4 RC Primary School classes (St John Vianney RC PS or St Catherine's RC PS)	£1,193,665
2 Primary school classes (Craigour Park PS)	£784,388
New 14 class Primary School and 80 nursery (Broomhills LDP New Housing Site)	£13,538,437
New 7 class Primary School and 60 nursery (Gilmerton Station Road LDP New Housing Site)	£8,893,839
Castlebrae	
Additional secondary school capacity – 261 pupils (to mitigate the impact of development within the catchment area of Castlebrae Community HS)	£8,528,886
3 Primary School classes (Castlevie PS)	£946,876
Extension to Castlevie PS dining hall	£392,194
New 11 class Primary School and 80 nursery (Brunstane LDP New Housing Site)	£12,218,285
Queensferry	
Additional secondary school capacity – 275 pupils (to mitigate the impact of development within the catchment area of Queensferry Community HS)	£8,986,375
2 RC Primary School classes (St Margaret's RC PS)	£784,388
New 14 class Primary School and 80 nursery (Builyleon Road LDP New Housing Site)	£13,538,437
1 Primary School class (Kirkliston PS)	£392,194

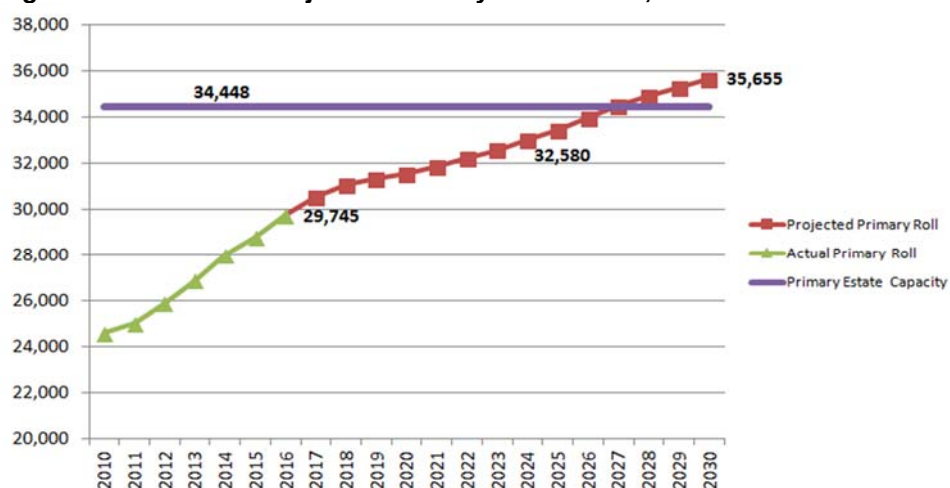
South West	
3 Primary School classes (Currie PS)	£946,876
2 Primary School classes (Dean Park PS)	£784,388
Leith Trinity	
Additional secondary school capacity – 251 pupils (to mitigate the impact of development within the catchment areas of Leith Academy and Trinity Academy)	£8,202,109
2 RC Primary School classes (Holy Cross RC PS)	£784,388
New 14 class Primary School and 80 nursery (New Victoria Primary School - Phase 1)	£13,538,437
Craigroyston Broughton	
Additional secondary school capacity – 273 pupils (to mitigate the impact of development within the catchment areas of Craigroyston Community HS and Broughton HS)	£8,921,019
2 RC Primary School classes (St David's RC PS)	£784,388
New 14 class Primary School and 80 nursery (Granton Waterfront)	£13,538,437
Boroughmuir James Gillespie's	
Additional secondary school capacity – 66 pupils (to mitigate the impact of development within the catchment areas of Boroughmuir HS and James Gillespie's HS)	£2,156,730
4 Primary School classes (to be delivered by the new South Edinburgh PS)	£1,193,665
Drummond	
2 Primary School classes (to mitigate the impact of development within the catchment areas of Broughton PS, Abbeyhill PS and Leith Walk PS)	£784,388
Firrhill	
Additional secondary school capacity – 7 pupils (to mitigate the impact of development within the catchment area of Firhill HS)	£228,744
Portobello	
2 Primary School classes (to mitigate the impact of development within the catchment of The Royal High Primary School)	£784,388
Tynecastle	
Additional secondary school capacity – 5 pupils (St Augustine's RC HS)	£163,389
2 Primary School classes (Balgreen PS)	£784,388

Context

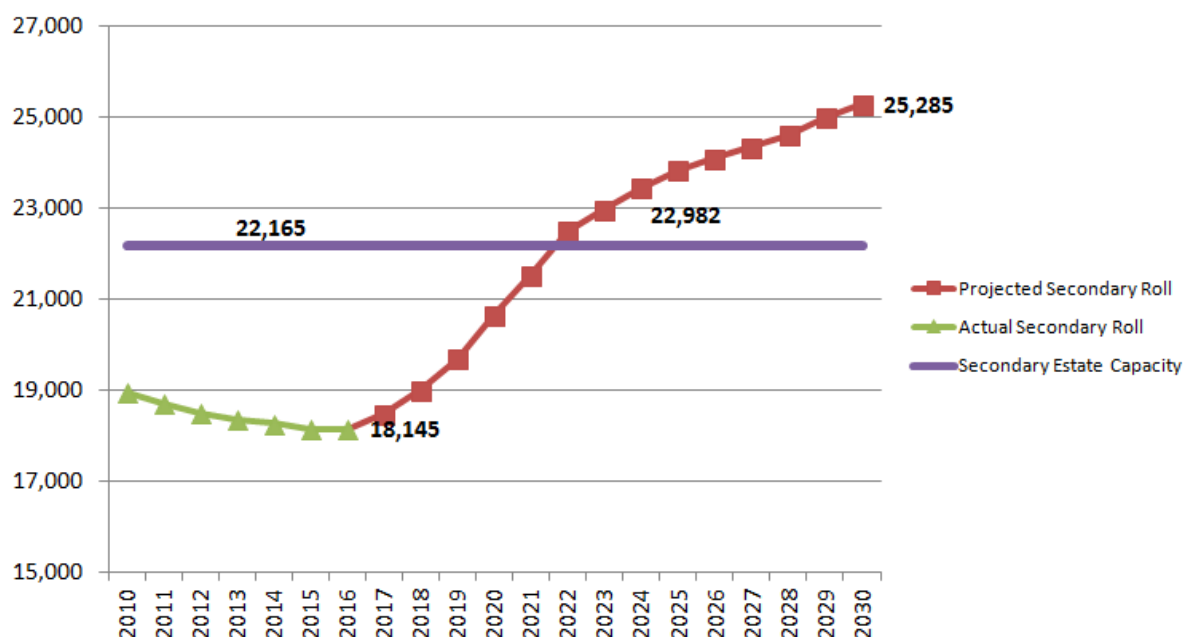
Overall Trends in School Rolls

- 3.1 In December 2016 a report to the Education, Children and Families Committee on 'Developing a Vision for the Schools and Lifelong Learning Estate' provided school roll projections for primary and secondary schools across the city and highlighted their strategic importance to future school estate planning.
- 3.2 Demand for places at the City's authority run primary schools has experienced a period of rapid increase; rising from a population of 24,618 primary pupils in 2010 to 29,745 in 2016. Projections suggest the primary roll will increase by a further 1,800 pupils by the end of 2020.
- 3.3 Taking account of the latest National Records of Scotland (NRS) 2014 based population projections, the citywide primary school roll is projected to continue rising and reach an estimated 33,442 by 2025 and then increase further to an estimated 35,655 by 2030, as shown in Figure 1 below:

Figure 1: Actual and Projected Primary School Roll, 2010-2030



- 3.4 The graph also shows the current capacity of the primary school estate for 2016/17. Should the overall primary school roll rise to the projected levels further additional accommodation is likely to be required beyond that already delivered or proposed. A significant part of this requirement is expected to be met by the necessity to provide new or expanded schools to accommodate the significant number of additional pupils expected to be generated from the new housing development in the city as outlined in the LDP.
- 3.5 Secondary school rolls have been experiencing a decline in numbers with the roll of 18,145 experienced in 2016 the lowest since 1993. However, as the rising school rolls in the primary sector work through to the secondary sector, the city wide secondary school roll is projected to rise quickly thereafter to over 25,285 pupils by 2030, as shown in Figure 2 below. Part of this increase is due to the higher stay on rates that are now being recorded from S4 to S5 and S5 to S6.

Figure 2: Actual and Projected Secondary School Roll, 2010-2030

- 3.6 With a secondary school estate capacity of 22,165 places, including the increased capacities for the new James Gillespie's and Boroughmuir High Schools, it is projected that the overall capacity will be exceeded by 2022. Figure 2 also shows the predicted school roll and the current capacity of the secondary school estate.
- 3.7 Capacity pressure on the secondary school estate will emerge before 2022 as the number of pupils entering S1 increases. Based on an estimated S1 citywide intake limit of 4,140 places, it is predicted that this capacity will be exceeded by 2020. Ways in which the capacity of the estate can be increased therefore need to be identified.
- 3.8 The Scottish Government has committed to increasing the early learning and childcare entitlement from 600 to 1140 hours per year by 2020 for some 2 year olds and all 3-5 year olds. To achieve this new working practices combined with the construction of new facilities will be required. Officers from the Early Years and School Estate Planning Teams are currently working together in partnership with other local authorities, the Scottish Government and the Scottish Futures Trust to assess the extent of new facilities which will be required.

Schools and Lifelong Learning Estate Strategic Review

- 3.9 The Council has recently completed a [Schools and Lifelong Learning Estate Strategic Review](#). The outcomes of this review will be reflected in the future school estate strategy.

4 Method

- 4.1 To determine what new education infrastructure is required to support new housing development, an assumption is made as to the amount of new housing development which will come forward ('housing output'). This takes account of new housing sites allocated in the LDP and other land within the urban area, including potential housing sites identified within the Council's [Housing Land Study](#) (June 2014).
- 4.2 The appraisal is based on the cumulative impact of new housing development within different parts of the city. Cumulative Assessment Areas have been identified which are generally based on the catchment area of one or more secondary school. Where areas of new housing development will have an impact on more than one catchment area, larger Assessment Areas are established. In some parts of the city, assessment sub-areas that are based on primary school catchment areas have also been identified. Primary and secondary school catchment areas are set out in Appendix 1.
- 4.3 The first step to identify what educational infrastructure is required is to consider how many additional pupils are expected to be generated in each area. Assumed pupil generation rates have been applied to estimate the number of pupils from the new housing sites. These rates reflect the different impact of houses and flats and are based on the average number of primary and secondary pupils generated from a mix of housing developments across the Council area completed or part completed over the last ten years. The pupil generation rate for denominational schools is based on the proportion of pupils in the Council area attending denominational schools in 2012/13. The assumed pupil generation rates are set out in Table 1.

Table 1: Assumed pupil generation rates

	Primary School			Secondary School		
	Total ¹	ND ²	RC ³	Total	ND	RC
Per Flat	0.07	0.06	0.01	0.03	0.026	0.004
Per House	0.3	0.26	0.04	0.2	0.17	0.03

- 1 The number of additional pupils expected to be generated by a development;
- 2 The proportion of additional pupils that will attend a non-denominational school, based on Council area information for 2012/13;
- 3 The proportion of additional pupils that will attend a Roman Catholic school, based on Council area information for 2012/13.

- 4.4 New green field housing sites are generally expected to provide family housing. For the purpose of this assessment, the ratio of houses to flats on the green field sites is generally assumed to be 80:20. In the urban area and on the sites at Edinburgh Park/Gyle, the provision of a higher proportion of flats is generally assumed. The type of development and pupil generation will be monitored as planning applications are received and, if necessary, any required changes will be reflected in future updates to the AP.
- 4.5 An assessment of [school roll projections](#) indicates whether there will be sufficient capacity in existing schools to accommodate the additional pupils, or whether new education

infrastructure is required. This is based on the latest roll information together with projected catchment demand for the medium to long term.

- 4.6 School roll projections are informed by catchment numbers in previous years at P1, the annual number of births in the catchment, historic patterns of attendance, National Records for Scotland population projections and the impact of ongoing and new housing sites that are expected to come forward in the short to medium term.
- 4.7 Where these school roll projections indicate that there is insufficient spare capacity to accommodate the increase in school pupils expected to be generated by new housing development, education infrastructure actions have been identified that relate to the number of pupils expected to be generated. Some schools will also require additional accommodation throughout the period of the LDP as a result of rising primary school rolls in the area. These will be determined separately and are not reflected in the actions identified within this Appraisal.
- 4.8 Additional education infrastructure to mitigate the impact of pupils from new development should:
- Be efficient in terms of class organisation, management and operation;
 - Deliver a good learning environment with appropriate supporting facilities (gym, dining hall, outdoor space, general purpose space);
 - Be flexible and able to adapt if there is a higher number of pupils generated by new housing development than anticipated;
 - Be accessible and well located to serve the catchment population.
- 4.9 Where additional capacity is identified as being required, and this may not be achieved through reconfiguration of existing accommodation, extending existing schools is considered in the first instance. However, given the scale and location of proposed housing developments, in some areas the only realistic option is the provision of a new school.
- 4.10 The location of the school buildings, existing pupil flows, obvious geographical boundaries, public transport links and distances to and from a school are all factors taken into account when establishing new catchment boundaries. However, the principal driver is to ensure that the catchment populations for each of the schools affected are appropriate to their proposed capacity.

Primary School infrastructure

- 4.11 Where new primary schools are required to be built, the Council's preferred option is to build schools of 14 or 21 class organisations (two or three stream schools) with the associated provision of either a 80 or 120 nursery respectively to make the most efficient use of capacity. To accommodate these requirements where sites are to be safeguarded in the LDP a minimum site area of 2 hectares is the identified requirement for the provision of a new primary school.
- 4.12 Single stream primary schools are inefficient in terms of management and operational cost and the preference is for larger schools, if justified by predicted pupil generation. Where the necessity for a single stream school has been identified, the 2 hectare site requirement is still necessary to provide flexibility for possible later expansion.
- 4.13 Where a new school or significant extension is required the lead time necessary to deliver the required new educational infrastructure may be three years or more to allow for statutory consultation, design, planning, procurement and construction processes. This needs to be taken into consideration when considering planning applications and the level and timing of the associated developer contributions for housing sites. The AP will be required to

demonstrate that the necessary education infrastructure can be delivered to accommodate pupils generated from any of the developments within acceptable timescales.

- 4.14 Feeder primary school catchments nest within the secondary school catchments and where the requirement for a new primary school is identified, new school catchments would need to be created by amending the current school catchment boundaries. Such catchment change would require statutory consultation to identify the location, the expected size of new primary schools and the proposed catchment boundaries. These consultations would be undertaken at the appropriate time by Communities and Families.
- 4.15 To determine what additional education infrastructure is required to mitigate the impact of additional pupils, account is taken of current school capacity, the current and projected school roll, the estimated P1 intake limits and future catchment demand, as well as the number of extra classes that would be required and whether it is feasible / appropriate that these are delivered at the school. The requirement for extra classes can vary significantly depending on the capacity of the school. In some instances, such as an increase from 7 to 8 classes, there is very small change to capacity because of operational inefficiencies associated with an 8 class organisation.
- 4.16 The number of new primary school classrooms that are required reflect the estimated Working Capacity of the school. The Working Capacity is a dynamic and realistic measure of the total number of pupils which can be accommodated in a school in a particular school session. It reflects the organisational needs of the school and takes account of pupil roll, composite classes, staffing etc. It also reflects allowed class sizes, for example the class size maxim for P4-P7 is 33 but for P2-P3 it is only 30. Appendix 2 sets out the current Working Capacity of primary schools by the number of class rooms. Appendix 2 also shows the General Purpose (GP) space requirements for the different class organisations. Primary school buildings will generally have a physical theoretical capacity that is above the Working Capacity for the school as classrooms will generally be designed to accommodate 33 pupils.

Early Years infrastructure

- 4.17 Provision for the additional Early Years demand generated by new developments is made where it is anticipated a new primary school will be required. No such provision is currently made where extension of an existing school is to be undertaken. However, with the forthcoming changes to the ways in which Early Years provision is made, this may be subject to future review.

Secondary School infrastructure

- 4.18 A review of capacity is being undertaken at schools across the secondary estate. This will review the suitability of the capacity methodology and consider the impact of the higher stay-on rates that are now being experienced at both S5 and S6 as well the potential impact of higher primary schools rolls working through to the secondary school sector. This process will assist in informing the further detailed assessment which is necessary to determine where the required additional secondary school capacity would be best provided in each of the cumulative assessment areas. The outcomes of the assessments will then be used to update the AP.

Roman Catholic School infrastructure

- 4.19 In assessing the requirement for additional denominational (RC) provision, as well as taking into account local variations due to longer travel times to catchment schools, consideration is given to applying management controls that would give preference to baptised Roman Catholics. In some schools with a high intake of baptised Roman Catholics this option is not available or requires to be combined with a need for extra accommodation. The impact of increased demand on RC schools and the need to prioritise baptised RC pupils may be to

return pressure to neighbouring Non-Denominational (ND) schools. Accordingly, the actions proposed to address pressure on the RC sector will be assessed on an individual basis.

5 Costs of Providing New Schools and School Extensions

- 5.1 This section explains how the estimated costs of delivering new education infrastructure has been determined. Further information is set out in Appendix 3.

Primary Schools

- 5.2 The estimated costs to deliver the primary school education actions have been determined by the estimated floor area and a cost per square metre metric. The floor areas for new primary schools are based on current Council accommodation requirements. The floor areas for extensions come from recent rising roll projects.
- 5.3 The capital cost of providing a new primary school and nursery is based upon the cost metric applied by Scottish Futures Trust for new primary schools of £2,350 per square metre based on Q2 2012 prices. The movement in the BCIS all in tender price index between Q2 2012 and Q4 2017 (forecasted to be 313) results in a revised rate of £3,198 per square metre. Using this cost metric (while applying a 7.5% contingency) the costs are estimated to be as follows:
- single stream school with 60 nursery £8.894 million
 - 11 class school with 80 nursery £12.218 million
 - double stream school with 80 nursery £13.538 million
 - three stream school with 120 nursery £18.135 million
- 5.4 The costs include provision for fees, furniture, fixtures and fittings but **exclude** any land acquisition costs and/or any site specific costs which would be established through the AP. These costs also **exclude** future cost inflation.
- 5.5 Current information is available from the primary school rising rolls programme regarding the cost of providing additional class spaces (a combination of either class rooms or GP spaces) in two, three and four class configurations in stand-alone buildings. The costs as at Q4 2017 (i.e. excluding future cost inflation) are as follows:
- Two class extension - £784,388
 - Three class extension - £946,876
 - Four class extension - £1,193,665
- 5.6 These class costs are based on the provision of new accommodation as a stand-alone building but this may not be feasible in some circumstances where an extension to the existing building may be required. In order to determine the preferred delivery approach and cost for each location it will be necessary at the appropriate time to undertake a feasibility study. In some circumstances, where rising rolls or committed development combined with LDP development requires more classes to be provided than would be the case from the LDP development alone, there could be construction cost efficiencies achieved from the provision of a larger building.
- 5.7 There is no current reference cost data available on the basis of which it would be possible to estimate the cost of delivering a single additional class or a dining hall extension at a primary school. This would be very much dependent on the nature of the existing building and would, most likely, require to be delivered as a direct extension to the existing building rather than as stand-alone accommodation. A reference cost of £392,194 has been assumed for a one class extension. This is half the estimated cost of delivering a two-class extension. Again, at the appropriate time it will be necessary to undertake a feasibility study regarding

the most appropriate way to deliver any additional capacity which has been identified as being required.

- 5.8 In some cases where the capacity of a school reaches a certain level due to the impact of new development, additional General Purpose (GP) space will also be required. The ratios of required GP space to classrooms are provided in Appendix 2.
- 5.9 Extending a school – primary or secondary – within the existing school grounds may present a requirement to upgrade or improve the educational, play and/or active value of other outdoor spaces within the school site. This may also be a requirement through the Planning process where SportScotland are a statutory consultee. The cost of any such measures is excluded from those shown in 5.5.

Secondary Schools

- 5.10 Additional secondary school capacity could be provided by building a new secondary school, building a replacement building or extending an existing school.
- 5.11 The cost metric established by the project to replace Queensferry High School has been used to estimate the cost of providing additional secondary school capacity on a per pupil basis. The floor area assumptions are based on 11 square metres of floor space per pupil. This reflects what is being targeted for the new Queensferry High School building and is also the Scottish Government space target for a mid-ranged secondary school.
- 5.12 Using the Queensferry High School cost metric (while applying a 7.5% contingency), the per pupil cost of providing additional secondary capacity is therefore £32,678 (at Q4 2017 prices, excluding future inflation). At the appropriate time it will be necessary to undertake a feasibility study regarding the most appropriate way to deliver any additional capacity required in the secondary sector in each area.
- 5.13 There is no current reference cost data available on the basis of which it would be possible to estimate the cost of delivering a significant extension to a secondary school. Large scale secondary school extensions will carry significant additional costs in terms of circulation space and providing extra communal support space.

Funding mechanisms

- 5.14 The financial impact of the Local Development Plan on capital and revenue budgets is reported annually to the Council's Finance and Resources Committee.
- 5.15 Residential development is required to contribute towards the cost of education infrastructure to ensure that the cumulative impact of development can be mitigated. The requirement for developers to provide contributions to cover the cost of delivering the education infrastructure identified by this Appraisal is set out in Supplementary Guidance on 'Developer Contributions and Infrastructure Delivery'.

West Edinburgh Cumulative Assessment Area

- 6.1 This area comprises the catchment areas of three non-denominational secondary schools - The Royal High School, Craigmount High School and Forrester High School. All schools which have a catchment area that serves the area are set out in Tables 6A. Four assessment sub-areas, based on primary school catchment areas, have been identified.

Table 6A: West Edinburgh Schools		
	Secondary	Capacity
	The Royal High Craigmount High Forrester High	1,200 1,400 900
Sub-area	Primary	Classes
W-1	Corstorphine Cramond Hillwood	21 15 4
W-2	Blackhall Clermiston Davidson's Mains East Craigs Fox Covert Roseburn	17 16 19 17 11 10
W-3	Gylemuir	18
W-4	Broomhouse Carrick Knowe Murrayburn	10 18 14

- 6.2 The number of additional pupils expected to be generated in the Area as a result of new housing development is set out in Table 6B.

Table 6B: Estimated number of pupils from new housing development					
	Assumed Capacity	Houses	Flats	Primary pupils	Secondary pupils
HSG 5 Hillwood Road	75	75	0		
HSG 7 Edinburgh Zoo	80	64	16		
HSG 19 Maybury	1,700	1360	340		
HSG 20 Cammo	600	480	120		
Urban area – assumed capacity	932	25	907		
Sub-Area W-1 total	3,387	2,004	1,383	698	442
Urban area – assumed capacity	128	6	122		
Sub-Area W-2 total	128	6	122	10	5
Del 4 Edinburgh Park / South Gyle	575	171	404		
Sub-Area W-3 total	575	171	404	80	46
No housing capacity identified	0	0	0		
Sub-Area W-4 total	0	0	0	0	0
Area Total	4,090	2,181	1,909	788	493

- 6.3 The education infrastructure requirements to support new housing development anticipated within West Edinburgh are set out in Table 6C.

Table 6C: West Edinburgh Education Infrastructure Requirements
Additional secondary school capacity – 420 pupils (West Edinburgh)
Additional secondary school capacity (St Augustine's RC HS)
New 21 class primary school and 120 nursery (Maybury)
3 Primary School classes (Gylemuir PS)
4 RC Primary School classes (St Andrew's Fox Covert RC PS or St Joseph's RC PS)

Primary School Provision

- 6.4 Projections indicate that primary schools within the area do not have sufficient capacity to accommodate the additional pupils arising from the significant amount of new development that is anticipated. Many of the schools have already been extended due to rising rolls and there is limited scope to expand further.
- 6.5 A new three stream primary school is therefore required to serve the pupils generated from the new housing developments in Cammo and Maybury. Although the catchment area for the new school has not yet been established, it could take in areas that are currently covered by Corstorphine, Cramond and Hillwood primary schools (Sub-Area W-1). As the new primary school will result in smaller catchment areas for the existing schools, accommodation pressures will be reduced.
- 6.6 The most appropriate location for a new primary school is towards the eastern end of the Maybury housing site, to the south of Turnhouse Road. This location is centrally positioned in relation to all of the new housing sites and offers excellent access to public transport. A site of two hectares should be reserved for the provision of the primary school. The Council, as education authority, will conduct a statutory consultation at an appropriate time for the establishment of a new school to confirm its site and catchment area.
- 6.7 Many of the other primary schools within West Edinburgh have insufficient spare capacity to accommodate a significant number of additional pupils from new housing development. It is anticipated that additional classrooms will also be required at Gylemuir Primary School to mitigate the impact of new housing development around Edinburgh Park.
- 6.8 To accommodate the primary school pupils expected to choose to attend a school within the RC sector, it is proposed that four additional classrooms will be required. These could be delivered at St Andrew's Fox Covert RC Primary School and/or St Joseph's RC Primary School.

Secondary School Provision

- 6.9 Using the pupil generation rates set out in Table 1, it is anticipated that 493 additional secondary school pupils will be generated by new housing development of which 420 would choose to attend a non-denominational school. School roll projections show that there is not enough capacity within the existing secondary schools to accommodate the increased number of pupils anticipated to be generated from new housing.

- 6.10 Although there is cross catchment pupil flows between Craigmount, Forrester and Royal High schools, the impact of rising rolls within each catchment area is anticipated to take up spare capacity and reduce opportunities for out of catchment placements.
- 6.11 The Council has undertaken an [informal consultation](#) on the future of secondary school provision within West Edinburgh. The preferred solution to the requirement to provide additional secondary school capacity within West Edinburgh to support new housing development is to deliver one or more new secondary schools. The reasons why a new school is proposed are set out below.
- 6.12 The Council's intention is that the proposed primary school at Maybury will only feed to one secondary school. This will allow a more effective and better supported transition between primary and secondary school. However, the impact of the growth in secondary pupils from new housing development will therefore be concentrated on one school.
- 6.13 The majority of the proposed new housing development will be within the catchment area of Craigmount High which already has a capacity of 1400, the largest in the city. Significantly increasing its capacity through extensions would be complex and put pressure on outdoor and communal spaces. A larger school would be more difficult to operate from a management and educational perspective.
- 6.14 The potential for more housing development to come forward within West Edinburgh has also been taken into account. Development on the sites set out in Table 6B could reflect the higher estimated capacities set out in the LDP rather than the mid-level assumptions that have been used in this Appraisal. It is also possible that other sites could come forward for development in the future. A strategic infrastructure solution that is adaptable and can respond to future growth in the catchment population is required.

Location of a new Secondary School

- 6.15 The Council, as education authority, would conduct a statutory consultation at an appropriate time for the establishment of a new school to confirm its site and catchment area. It is anticipated that a new secondary school would serve most of the new housing sites, but in order that space can be made available in existing schools for additional pupils from other developments it may also include some areas of existing housing.
- 6.16 The location/s for new secondary school infrastructure in West Edinburgh will be progressed through development of a West Edinburgh spatial strategy to be prepared as part of the new Local Development Plan process.
- 6.17 The potential opportunity to deliver a new secondary school within the International Business Gateway will be explored as part the masterplan process for the area. The Council's Local Development Plan states that the International Business Gateway (IBG) will accommodate international business development and ancillary uses, hotel and conference facilities and potentially housing and education.

Roman Catholic Secondary School Provision

- 6.18 Projections indicate that new accommodation may also be required at St Augustine's RC High School to cater for the additional demand for Roman Catholic places arising from residential development.

7 Liberton Gracemount Cumulative Assessment Area

- 7.1 This area comprises the catchment of Liberton High School and Gracemount High School, as well as the new housing site at Edmonstone. All schools which have a catchment area that serves the area are set out in Table 7A. Three assessment sub-areas, based on primary school catchment areas, have been identified.

Table 7A: Liberton Gracemount Schools		
	Secondary	Capacity
	Gracemount High Liberton High	650 850
Sub-area	Primary	Classes
LG-1	Gilmerton Gracemount	19 20
LG-2	Craigour Park	21
LG-3	Liberton	17

- 7.2 The number of additional pupils expected to be generated in the Area as a result of new housing development is set out in Table 7B.

Table 7B: Estimated number of pupils from new housing development					
	Assumed Capacity	Houses	Flats	Primary pupils	Secondary pupils
HSG21 Broomhills	633	560	73		
HSG22 Burdiehouse Phase 2	211	148	63		
HSG23 Gilmerton Dykes Road	61	49	12		
HSG24 Gilmerton Station Road	625	500	125		
HSG25 The Drum	150	120	30		
HSG28 Ellen's Glen Road	240	144	96		
HSG39 North of Lang Loan	220	176	44		
Urban area – assumed capacity*	669	454	215		
Sub-Area LG-1 total	2,809	2,151	658	691	450
HSG30 Moredunvale	188	75	113		
HSG40 Edmonstone	270	270	0		
Sub-Area LG-2 total	458	345	113	112	72
No housing capacity identified					
Sub-Area LG-3 total	0	0	0	0	0
Area Total	3,267	2,496	771	803	522

* Includes assumed capacities of potential housing sites at 'East of Lasswade Road' and 'East of Burdiehouse'

- 7.3 The education infrastructure requirements to support new housing development anticipated within the Area is set out in Table 7C.

Table 7C: Liberton Gracemount Education Infrastructure Requirements
Additional secondary school capacity – 522 pupils (to mitigate the impact of development within the catchment areas of Liberton HS and Gracemount HS)
4 RC Primary School classes (St John Vianney RC PS or St Catherine's RC PS)
2 Primary School classes (Craigour Park PS)
New 14 class Primary School and 80 nursery (Broomhills)
New 7 class Primary School and 60 nursery (Gilmerton Station Road)

Primary School Provision

- 7.4 Projections indicate that primary schools in the area do not have sufficient capacity to accommodate additional pupils arising from the significant amount of new development that is anticipated within their catchment area and new infrastructure will be required to mitigate the impact.
- 7.5 P1 intake projections for Gracemount Primary School and Gilmerton Primary School indicate that both schools will be expected to accommodate three streams of pupils; this is before most of the new housing expected in the area has been delivered. There are currently no primary schools which accommodate more than three streams of pupils within the City of Edinburgh's estate and there is limited scope to expand Gracemount Primary School due to its constrained grounds.
- 7.6 Due to the scale and location of the new housing sites in Sub-Area LG-1 it is proposed that two new primary schools are established, one within the 'Broomhills' housing site and the second within the 'Gilmerton Station Road' housing site. A site of two hectares is required for the provision of a primary school, this will provide flexibility to allow the school to expand at a later date if necessary.
- 7.7 Based on the above, the requirement is for a new double stream (14 class) school at 'Broomhills' with a capacity of 420 pupils. This school is expected to be delivered first. At Gilmerton Station Road there would be a requirement for a single stream (seven class) primary school with a capacity of 210 pupils.
- 7.8 A [statutory consultation](#) has been carried out to establish the location and catchment area for the new primary school within the 'Broomhills' housing site. The catchment area will cover the new LDP development sites of 'Broomhills' (currently in Gracemount Primary School's catchment areas) and 'Burdiehouse' (currently in Gilmerton Primary School's catchment area), as well as some existing residential areas. The new school will mean that there is more space available for pupils from other housing sites that will remain within the catchment areas of Gracemount Primary School and Gilmerton Primary School.
- 7.9 Although the proposed school at 'Broomhills' will free up some capacity, Gilmerton Primary School will not have sufficient space in the long-term to accommodate all additional pupils expected to be generated by new housing within its catchment area. A second new school at 'Gilmerton Station Road' is therefore proposed to alleviate the increasing accommodation pressures that are anticipated as development sites are built out.
- 7.10 The most appropriate location for a new primary school to serve the Gilmerton sites would be land in the northern part of the housing site at Gilmerton Station Road. This is the largest

new site in the Gilmerton area and would offer good access from all of the other sites in this area. Prior to progressing with a statutory consultation to confirm its location and catchment boundary, the requirement for the second new school will be reassessed at the appropriate time taking account of where new housing is being delivered, how many additional pupils are actually being generated, and up-to-date school roll projections.

- 7.11 Two further housing sites at 'Mordunvale' and 'Edmonstone' will be expected to generate additional pupils that will increase the demand for places at Craigour Park Primary School. Plans are in place for the delivery of two additional classrooms at this school as required to accommodate a growth in pupil numbers. A statutory consultation is required to extend the catchment area of Craigour Park Primary School to cover the 'Edmonstone' housing site.
- 7.12 Although no housing sites have been identified within the catchment area of Liberton Primary School, it is facing accommodation pressures and two new classrooms are due to be delivered in August 2017. If a development within this area came forward, a contribution may be required towards the provision of additional primary school capacity.
- 7.13 The area is served by two denominational primary schools. St John Vianney serves the eastern part of the cumulative assessment area with St Catherine's covering the western side. Four extra classrooms will be needed to cater for the additional pupils from new housing development. Further detailed assessment is required to determine if it is appropriate to deliver all four classrooms at one school, with a catchment boundary realignment to free up capacity at the other school.

Secondary School Provision

- 7.14 The new housing sites lie within the Liberton and Gracemount High School catchments. There is limited capacity in Gracemount High School and some capacity at Liberton High School but this will eventually be taken up as the high primary school intakes that are now occurring in this part of the city feed through to the secondary schools. There is a cross movement of pupils between the Gracemount and Liberton High Schools and part of the area is covered by a shared dual catchment area.
- 7.15 Additional school capacity will be needed in the area to accommodate the additional secondary pupils. Further detailed assessment is necessary to determine where the additional capacity would be best provided; either at Liberton High School or Gracemount High School or a combination across both of these schools.
- 7.16 A statutory consultation is required to extend the catchment area of Liberton High to cover the housing site at 'Edmonstone'.
- 7.17 The area is served by Holy Rood RC High School. It is expected that the school will continue to operate at, or close to, capacity through high S1 intakes although part of this capacity is likely to continue to be taken by non-baptised Roman Catholic pupils. The new housing sites within the area are expected to generate additional Roman Catholic secondary pupils. Management controls will be applied in the first instance to give priority to baptised Roman Catholic pupils in preference to extending Holy Rood RC High School. The impact of this policy is that fewer non-baptised pupils will be provided with a place at Holy Rood RC High School and will opt instead to attend Liberton or Gracemount High.

8 Castlebrae Cumulative Assessment Area

- 8.1 This area comprises the catchment area of Castlebrae Community High School, as well as land known as the South East West Parkland. All schools which have a catchment area that serves the area are set out in Table 8A. Three assessment sub-areas, based on primary school catchment areas, have been identified.

Table 8A: Castlebrae Schools		
	Secondary	Capacity
	Castlebrae Community High	600
Sub-area	Primary	Classes
C-1	Prestonfield	11
C-2	Castleview Niddrie Mill	15 15
C-3	Newcraighall	6

- 8.2 The number of additional pupils expected to be generated in the Area as a result of new housing development is set out in Table 8B.

Table 8B: Estimated number of pupils from new housing development					
	Assumed Capacity	Houses	Flats	Primary pupils	Secondary pupils
Urban area – assumed capacity	45	7	38		
Sub-Area C-1 total	45	7	38	5	3
HSG15 Greendykes Road	145	58	87		
HSG16 Thistle Foundation	149	45	104		
HSG41 The Wisp	83	51	32		
Urban area – assumed capacity	147	0	147		
Sub-Area C-2 total	524	154	370	72	42
HSG27 Newcraighall East	154	131	23		
HSG29 Brunstane	1140	912	228		
Sub-Area C-3 total	1,294	1,043	251	330	216
Area Total	1,863	1,204	659	407	261

- 8.3 The education infrastructure requirements to support new housing development anticipated within the Area are set out in Table 8C.

Table 8C: Castlebrae Education Infrastructure Requirements
Additional secondary school capacity – 261 pupils (to mitigate the impact of development within the catchment area of Castlebrae Community HS)
3 Primary School classes (Castlevie PS)
Extension to Castlevie PS dining hall
New 11 class Primary School and 80 nursery (Brunstane)

Primary School Provision

- 8.4 Large existing committed developments in the Niddrie Mill and Castlevie Primary School catchments will take up current spare capacity. Three new classrooms and a larger dining hall will have to be provided at Castlevie Primary School to accommodate additional pupils from new housing development around Greendykes and the Wisp.
- 8.5 The catchment boundaries of Niddrie Mill and Castlevie Primary Schools will be reviewed to make sure that new housing is aligned to the most appropriate school.
- 8.6 The amount of new development proposed within the catchment of Newcraighall Primary School requires a new primary school as there is limited opportunity to expand the existing school. While Brunstane Primary School does have capacity to take extra pupils it lies in the Portobello High School catchment and there is no scope to extend this school.
- 8.7 It is therefore proposed that a new 11 class primary school is provided within the 'Brunstane' housing site. The most appropriate location for a new primary school is within the eastern part of the site which provides a central location with good accessibility. A site of two hectares should be reserved for the provision of the primary school.
- 8.8 The Council would conduct a statutory consultation at the appropriate time to confirm the site location and catchment boundary of the new school. This will reduce the catchment area of Newcraighall Primary School and free up capacity for pupils from other housing sites.
- 8.9 In terms of Roman Catholic primary schools, the area is served by St Francis RC, St John Vianney RC and St John's RC. Funding is committed for a replacement St John's RC Primary School with the same capacity as the current school (14 classes). It is proposed that management controls would be applied to give priority to baptised Roman Catholic pupils living in the catchment rather than seek provision of extra accommodation at that school. The impact of this policy would be that fewer non-baptised pupils would be provided with a place at St John's RC Primary School and would opt instead to attend their ND primary catchment school.
- 8.10 Given the distance, it is assumed that pupils from new housing sites within the catchment area of St John Vianney RC Primary School will choose to attend their catchment non-denominational primary school.

Secondary School Provision

- 8.11 The area is served by Castlebrae Community High School. Placements to surrounding schools have resulted in low rolls but as pupil numbers increase and as large scale committed housing developments in the catchment take place, the roll will increase over time. The Council has progressed a [statutory consultation](#) to replace Castlebrae High School on a site within the Craigmillar town centre. The site could accommodate a phased expansion of a new high school to serve the area, including the additional pupils anticipated to be generated by new housing.
- 8.12 The area is served by Holy Rood RC High School. It is expected the school will continue to operate at, or close to, capacity through high S1 intakes, although part of this capacity is likely to be taken by non-baptised Roman Catholic pupils. Management controls will be

applied to give priority to baptised Roman Catholic pupils. As Holy Rood RC High School already draws a high number of non RC baptised pupils from the Craigmillar area, in this instance there is potential for this policy to put greater pressure directly on Castlebrae Community High School.

9 Queensferry Cumulative Assessment Area

- 9.1 This area comprises the catchment area of Queensferry High School. All schools which have a catchment area that serves the area are set out in Table 9A. Two cumulative assessment sub-areas, based on primary school catchment areas, have been identified.

Table 9A: Queensferry Schools		
	Secondary	Capacity
	Queensferry High	1,000
Sub-area	Primary	Classes
Q-1	Dalmeny Echline Queensferry	5 12 14
Q-2	Kirkliston	17

- 9.2 The number of additional pupils expected to be generated in the Area as a result of new housing development is set out in Table 9B.

Table 9B: Estimated number of pupils from new housing development					
	Assumed Capacity	Houses	Flats	Primary pupils	Secondary pupils
HSG1 Springfield	150	120	30		
HSG32 Builyeon Road	840	672	168		
HSG33 South Scotstoun	375	300	75		
HSG34 Dalmeny	15	15	0		
Urban area – assumed capacity	350	110	240		
Sub-Area Q-1 total	1,730	1,217	513	401	259
Urban area – assumed capacity	100	80	20	25	16
Sub-Area Q-2 total	100	80	20		
Area Total	1,830	1,297	533	426	275

- 9.3 The education infrastructure requirements to support new housing development anticipated within the Area are set out in Table 9C.

Table 9C: Queensferry Education Infrastructure Requirements
Additional secondary school capacity – 275 pupils (to mitigate the impact of development within the catchment area of Queensferry Community HS)
2 RC Primary School classes (St Margaret's RC PS)
New 14 class Primary School and 80 nursery (South Queensferry)
1 Primary School class (Kirkliston PS)

- 9.4 All primary schools which serve the area are operating at high occupancy levels. Queensferry and Kirkliston Primary Schools require additional capacity to cater for pupils from new housing which has already secured planning permission. Further additional capacity will therefore have to be provided to accommodate the pupils anticipated to be generated by new housing proposals which are supported by the LDP.
- 9.5 A new 14 class, two-stream primary school is proposed to cater for new pupils within Sub-Area Q-1. The most appropriate location for a new primary school is within the 'Builyeon Road' housing site. This location is centrally positioned and offers good accessibility. A site of two hectares should be reserved for the primary school.
- 9.6 The Council would conduct a statutory consultation at the appropriate time to confirm the site location and catchment boundary of the new school. This will reduce the catchment area of existing schools and free up capacity for pupils from other housing sites.
- 9.7 Additional primary school pupils are expected to be generated within the catchment of Kirkliston Primary School as a result of new housing proposals supported by the LDP. The extra capacity required at the school will depend on the scale of the proposed development but for the purpose of the AP it is assumed that there will be a need for at least one additional classroom.
- 9.8 Using the pupil generation rates in Table 1, it is anticipated that 57 of the new primary school pupils generated within the area will choose to attend a Roman Catholic school. The area is served by St Margaret's RC Primary School. There are current plans to deliver a new gym hall at the school to cater for recent and projected growth in the school roll. However, additional classroom space is also required. It is proposed that St Margaret's RC Primary School's capacity is increased to accommodate the additional pupils anticipated to be generated by new housing development.

Secondary School Provision

- 9.9 The impact of rising rolls and committed developments in the catchment is expected to take up most of the spare capacity at Queensferry Community High School. Additional capacity will therefore be required to cater for pupils from new housing developments. Work is currently underway to deliver a [replacement high school](#) on the existing site, with a greater capacity so that it can accommodate an increase in the school roll.
- 9.10 St Augustine's RC High School is the Roman Catholic secondary school that serves the area. However, given the comparable distances, it is assumed that most pupils from new housing sites will choose to attend their catchment non-denominational secondary school.

10 South West Cumulative Assessment Area

- 10.1 This area comprises the catchment area of Balerno High School, Currie High School and Wester Hailes Education Centre. All schools which have a catchment area that serves the area are set out in Table 10A. Three assessment sub-areas, based on primary school catchment areas, have been identified.

Table 10A: South West Schools		
	Secondary	Capacity
	Balerno High Currie Community High WHEC	850 900 750
Sub-area	Primary	Classes
SW-1	Currie Dean Park Juniper Green Nether Currie	15 16 15 7
SW-2	Ratho	11
SW-3	Canal View Clovenstone Sighthill	14 13 11

- 10.2 The number of additional pupils expected to be generated in the Area as a result of new housing development is set out in Table 10B.

Table 10B: Estimated number of pupils from new housing development					
	Assumed Capacity	Houses	Flats	Primary pupils	Secondary pupils
HSG35 Riccarton Mains Road	17	17	0		
HSG36 Curriehill Road	53	39	14		
HSG37 Newmills Road	206	85	121		
HSG38 Ravelrig Road	120	120	0		
Urban area – assumed capacity	101	21	80		
Sub-Area SW-1 total	497	282	215	100	63
No housing capacity identified					
Sub-Area SW-2 total	0	0	0	0	0
HSG31 Curriemuirend	165	33	132		
Urban area – assumed capacity	37	15	22		
Sub-Area SW-3 total	202	48	154	25	14
Area Total	699	330	369	125	77

- 10.3 The education infrastructure requirements to support new housing development anticipated within the Area are set out in Table 10C.

Table 10C: South West Education Infrastructure Requirements
3 Primary School classes (Currie PS)
2 Primary School classes (Dean Park PS)

Primary School Provision

- 10.4 Most of the housing sites in the area fall within the catchment area of Currie Primary School. The school is projected to face accommodation pressures and a requirement for three additional classrooms has been identified. Consideration will be given in the first instance to whether any catchment changes with Dean Park Primary School or Nether Currie Primary School will reduce the need for new accommodation.
- 10.5 Planning permission for new housing at a site at Ravelrig Road has been secured. This identified a need for two additional classrooms at Dean Park Primary School to accommodate pupils from new housing.
- 10.6 A potential housing site at Curriemuirend is at the edge of the catchment area for Juniper Green Primary School. However, as there is limited spare capacity within this school, it is proposed to make a catchment change to transfer the area to the adjacent Clovenstone Primary School and Wester Hailes Education Centre catchments. There is spare capacity at both of these schools to accommodate the proposed development.
- 10.7 No new housing development is anticipated within the catchment area of Ratho Primary School. However, if new housing development did come forward it is expected that new accommodation will be required at Ratho Primary School to accommodate the additional pupils.
- 10.8 Although a significant amount of new housing is proposed for within the catchment of St Cuthbert's RC Primary School, given the distance that pupils will have to travel it is assumed that they will choose to attend their catchment non-denominational primary school instead. Management controls will be applied as necessary to give priority to baptised Roman Catholics pupils should it be required.
- 10.9 Communities and Families would conduct a statutory consultation at an appropriate time to progress any proposed catchment change.

Secondary School Provision

- 10.10 School roll projections indicate that Currie Community High School and Balerno High School may be operating at, or close to, capacity. If additional housing sites come forward, contributions towards increasing capacity may be required.
- 10.11 Although a significant amount of new housing is proposed for within the catchment of St Augustine's RC High School, given the distance that most of the new pupils will have to travel it is assumed that they will choose to attend their catchment non-denominational primary school instead.

11 Leith Trinity Cumulative Assessment Area

- 11.1 This area comprises the catchment area of Leith Academy and Trinity Academy, including Leith Waterfront. All schools which have a catchment area that serves the area are set out in Table 11A. Two cumulative assessment sub-areas, based on primary school catchment areas, have been identified.

Table 11A: Leith Trinity Schools		
	Secondary	Capacity
	Leith Academy Trinity Academy	950 950
Sub-area	Primary	Classes
LT-1	Craigentinny	12
	Hermitage Park	14
	Leith	17
	Lorne	10
LT-2	Trinity	19
	Victoria	10
	Wardie	20

- 11.2 The number of additional pupils expected to be generated in the Area as a result of new housing development is set out in Table 11B.

Table 11B: Estimated number of pupils from new housing development					
	Assumed Capacity	Houses	Flats	Primary pupils	Secondary pupils
EW1c Leith Waterfront (Salamander Place)	1,355	44	1,311		
EW1b Central Leith Waterfront (east)	1,200	0	1,200		
Urban area – assumed capacity	480	0	480		
Sub-Area LT-1 total	3,035	44	2,991	222	99
EW1a Leith Waterfront (Western Harbour)	1,785	11	1,774		
EW1b Central Leith Waterfront (west)	1,500	200	1,300		
Urban area – assumed capacity	588	0	588		
Sub-Area LT-2 total	3,873	211	3,662	320	152
Area Total	6,908	255	6,653	542	251

- 11.3 The education infrastructure requirements to support new housing development anticipated within the Area are set out in Table 11C.

Table 11C: Leith Trinity Education Infrastructure Requirements
Additional secondary school capacity – 251 pupils (to mitigate the impact of development within the catchment areas of Leith Academy and Trinity Academy)
2 RC Primary School classes (Holy Cross RC PS)
New 14 class Primary School and 80 nursery (New Victoria Primary School - Phase 1)

Primary School Provision

- 11.4 Most new housing development within Sub-Area LT-2 is expected to be delivered at Western Harbour or Leith Central Waterfront, but there is also expected to be significant development on other sites in the urban area. There is not sufficient capacity within the local schools to accommodate the additional pupils anticipated to be generated from these housing sites and there is limited opportunity to extend the existing school buildings.
- 11.5 There is a long-standing proposal to provide an additional primary school within the Western Harbour area. This new school is now required to alleviate accommodation pressures as a result of the new development. There are already 120 non-denominational primary school pupils from the first phases of development at Western Harbour, most of which attend the nearby Victoria Primary School. A further 275 new non-denominational primary school pupils are expected from other new housing in the area. A new double stream (14 class) primary school is required to accommodate these pupils. The Council's Action programme identifies a requirement for the school to be delivered by August 2020.
- 11.6 A [statutory consultation](#) has been carried out. A site within Western Harbour has been established and a catchment area for the new school has been identified. As part of the statutory consultation the Council has agreed to the relocation of Victoria Primary School to the new school.
- 11.7 In order for the new school to accommodate a relocated Victoria Primary School it will require additional capacity that is over and above what is required to accommodate the number of pupils expected to be cumulatively generated from new housing as well as children from existing housing at the existing Western Harbour. The school will therefore be built with a 'phase 2' expansion strategy in place that will be delivered as required.
- 11.8 The new catchment area will include areas that are currently served by Trinity Primary School (e.g. Central Leith Waterfront west). As the catchment area of Trinity Primary School will be smaller, projected accommodation pressures at this school will be reduced.
- 11.9 Using the pupil generation rates in Table 1, it is anticipated that 57 of the new primary school pupils generated within Sub-Area LT-2 will choose to attend a Roman Catholic school. All RC primary schools that serve this area are projected to have accommodation pressures. The most efficient way of ensuring that there is sufficient capacity in the RC sector for pupils from new development is by delivering two additional classrooms at Holy Cross RC Primary School.

Secondary School Provision

- 11.10 Additional school capacity will be needed in the area to accommodate the additional secondary pupils. Further detailed assessment is necessary to determine where the additional capacity would be best provided; either at Leith Academy or Trinity Academy, or a combination across both of these schools.

- 11.11 The area is served by Holy Rood RC High School. It is expected the school will continue to operate at, or close to, capacity through high S1 intakes, although part of this capacity is likely to be taken by non-baptised Roman Catholic pupils. Management controls will be applied to give priority to baptised Roman Catholic pupils. There is potential for this policy to put greater pressure directly on the non-denominational secondary schools.

12 Craigroyston Broughton Cumulative Assessment Area

- 12.1 This area comprises the catchment area of Craigroyston Community High School and Broughton High School, including Granton Waterfront. All schools which have a catchment area that serves the area are set out in Table 12A. Three assessment sub-areas, based on primary school catchment areas, have been identified.

Table 12A: Craigroyston Broughton Schools		
	Secondary	Capacity
	Broughton High Craigroyston Community High	1,200 600
Sub-area	Primary	Classes
CB-1	Forthview Granton Pirniehall	14 18 13
CB-2	Craigroyston	15
CB-3	Ferryhill Flora Stevenson Stockbridge	13 21 9

- 12.2 The number of additional pupils expected to be generated in the Area as a result of new housing development is set out in Table 12B.

Table 12B: Estimated number of pupils from new housing development					
	Assumed Capacity	Houses	Flats	Primary pupils	Secondary pupils
EW2a Forth Quarter	1,041	208	833		
EW2b Central Development Area	1,747	14	1,733		
EW2c Granton Harbour	1,636	483	1,153		
Urban area – assumed capacity	140	27	113		
Sub-Area CB-1 total	4,564	732	3,832	488	261
No housing capacity identified					
Sub-Area CB-2 total	0	0	0	0	0
Urban area – assumed capacity	388	1	387		
Sub-Area CB-3 total	388	1	387		
Area Total	4,952	733	4,219	515	273

- 12.3 The education infrastructure requirements to support new housing development anticipated within the Area is set out in Table 12C.

Table 12C: Craigroyston Broughton Education Infrastructure Requirements

Additional secondary school capacity – 273 pupils (to mitigate the impact of development within the catchment areas of Craigroyston Community HS and Broughton HS)
2 RC Primary School classes (St David's RC PS)
New 14 class Primary School and 80 nursery (Granton Waterfront)

Primary School Provision

- 12.4 Sub-Area CB-1 includes the Granton Waterfront development area. Large parts of the Granton Waterfront development area have not yet formally been aligned to the catchment of a particular primary school. However, there is not sufficient capacity within existing schools in the area to serve the number of pupils expected to be generated.
- 12.5 Granton Primary School has recently been extended due to rising rolls but continues to face accommodation pressures. There is projected to be little spare capacity at Pirniehall Primary and Forthview Primary to accommodate a significant number of additional pupils.
- 12.6 It is therefore proposed that the additional school capacity that is required to support anticipated development in the area is delivered by establishing a new 14 class primary school on a site to the north of Waterfront Avenue.
- 12.7 The Council will conduct a statutory consultation at an appropriate time for the establishment of a new school to confirm its site and catchment boundaries. This is expected to take in most of the new housing sites at Granton Waterfront, and will alleviate potential accommodation pressures on existing primary schools.
- 12.8 There is a significant amount of committed development within the catchment area of Craigroyston Primary School as the redevelopment of Pennywell continues. The number of pupils attending Craigroyston Primary School is currently below its capacity, but the school roll is anticipated to increase as the developments complete. However, current projections indicate that there will be sufficient capacity to accommodate the pupils anticipated to be generated.
- 12.9 Using the pupil generation rates in Table 1, it is anticipated that 68 of the new primary school pupils generated within Sub-Area CB-1 and CB-2 will choose to attend a Roman Catholic school. All RC primary schools that serve this area are projected to have accommodation pressures. The most efficient way of ensuring that there is sufficient capacity in the RC sector for pupils from new development is by delivering two additional classrooms at St David's RC Primary School.
- 12.10 Primary schools within Sub-Area CB-3 will face accommodation pressures if significant new development comes forward, however no specific action has been identified at this time. Work is currently underway to identify a solution to deliver additional capacity at Stockbridge Primary School and plans are in place to increase capacity at Ferryhill Primary School. The requirement for catchment change has not been excluded and the potential development of the former Royal Bank of Scotland building on Dundas Street, which is partly within the catchment area of Stockbridge Primary School, may make this a necessity. In order that the impact of development can be mitigated, contributions may be required for the delivery of new primary school capacity in the area.

Secondary School Provision

- 12.11 Additional school capacity will be needed in the area to accommodate the additional secondary pupils. Further detailed assessment is necessary to determine where the

additional capacity would be best provided; either at Craigroyston Community High School or Broughton High School, or a combination across both of these schools.

- 12.12 Using the pupil generation rates in Table 1, it is anticipated that 39 of the additional secondary pupils will choose to attend a school within the Roman Catholic sector. 19 will be from within the catchment of St Augustine's RC High. Projections indicate that new accommodation will be required at St Augustine's RC High School to cater for the additional demand for Roman Catholic places arising from residential development.
- 12.13 In relation to the additional Roman Catholic pupils that are anticipated from within the catchment of St Thomas of Aquin's RC High, it is expected the school will continue to operate at, or close to, capacity through high S1 intakes, although part of this capacity is likely to be taken by non-baptised Roman Catholic pupils. Management controls will be applied to give priority to baptised Roman Catholic pupils. There is potential for this policy to put greater pressure directly on the non-denominational secondary schools.

13 Boroughmuir James Gillespie's Cumulative Assessment Area

- 13.1 This area comprises the catchment area of Boroughmuir High School and James Gillespie's High School. All schools which have a catchment area that serve the area are set out in Table 13A. Two assessment sub-areas, based on primary school catchment areas, have been identified.

Table 13A: Boroughmuir James Gillespie's Schools		
	Secondary	Capacity
	Boroughmuir James Gillespie's	1,165 1,300
Sub-area	Primary	Classes
BJ-1	Preston Street	12
	Royal Mile	7
	Tollcross	12
BJ-2	Bruntsfield	21
	Buckstone	16
	James Gillespie's	20
	Sciennes	21
	South Morningside	21

- 13.2 The number of additional pupils expected to be generated in the Area as a result of new housing development is set out in Table 13B.

Table 13B: Estimated number of pupils from new housing development					
	Assumed Capacity	Houses	Flats	Primary pupils	Secondary pupils
CC3 Fountainbridge (part)	78	0	78		
Urban area – assumed capacity	96	3	93		
Sub-Area BJ-1 total	174	3	171	13	6
CC3 Fountainbridge (part)	340	0	340		
Urban area – assumed capacity	825	148	677		
Sub-Area BJ-2 total	1,165	148	1,017	115	60
Area Total	1,339	151	1,188	128	66

- 13.3 The education infrastructure requirements to support new housing development anticipated within the Area are set out in Table 13C.

Table 13C: Boroughmuir James Gillespie's Education Infrastructure Requirements

Additional secondary school capacity – 66 pupils (to mitigate the impact of development within the catchment areas of Boroughmuir HS and James Gillespie's HS)
4 Primary School classes (to be delivered by the new South Edinburgh PS)

Primary School Provision

- 13.4 All non-denominational primary schools which serve Sub-Area BJ-2 are projected to face accommodation pressures. It is anticipated that new development in the area could generate 115 primary school pupils; therefore new housing development in the area will be required to contribute towards the delivery of four classrooms. It is likely that the most efficient way of providing this additional capacity is through the delivery of the proposed new primary school in [south Edinburgh](#).

Secondary School Provision

- 13.5 Additional school capacity will be needed in the area to accommodate the anticipated increase in secondary pupils. Further detailed assessment is necessary to determine where the additional capacity would be best provided. One solution which is being considered is to establish a permanent shared annexe for James Gillespie's High School and Boroughmuir High School.
- 13.6 The area is served by St Thomas of Aquin's RC High School. It is expected the school will continue to operate at, or close to, capacity through high S1 intakes, although part of this capacity is likely to be taken by non-baptised Roman Catholic pupils. Management controls will be applied to give priority to baptised Roman Catholic pupils. There is potential for this policy to put greater pressure directly on the non-denominational secondary schools.

14 Drummond Cumulative Assessment Area

- 14.1 This area comprises the catchment area of Drummond High School. All schools which have a catchment area that serves the area are set out in Table 14A.

Table 14A: Drummond Schools	
Secondary	Capacity
Drummond High	600
Primary	Classes
Abbeyhill	9
Broughton	16
Leith Walk	14

- 14.2 The number of additional pupils expected to be generated in the Area as a result of new housing development is set out in Table 14B.

Table 14B: Estimated number of pupils from new housing development					
	Assumed Capacity	Houses	Flats	Primary pupils	Secondary pupils
Urban area – assumed capacity	854	19	835		
Area Total	854	19	835	64	29

- 14.3 The education infrastructure requirements to support new housing development anticipated within the Area are set out in Table 14C.

Table 14C: Drummond Education Infrastructure Requirements
2 Primary School classes (to mitigate the impact of development within the catchment areas of Broughton PS, Abbeyhill PS and Leith Walk PS)

Primary School Provision

- 14.4 Significant new housing development is already underway or committed in the area, and more housing is expected as proposals for the redevelopment of other urban sites come forward. School projections indicate that there will not be sufficient spare capacity within existing primary schools to accommodate all new pupils expected to be generated.
- 14.5 A requirement for two additional classrooms to alleviate primary school accommodation pressures in the area has been identified, but school sites in the area are constrained. Where the additional capacity will be delivered will depend on where mitigation measures are required to alleviate the impact of pupil growth, and the outcome of feasibility studies. School catchment changes may be required.

Secondary School Provision

- 14.6 School roll projections indicate that Drummond High School will be able to accommodate the anticipated growth in secondary school pupils from new housing development. This includes any increased pressure on the non-denominational sector as a result of management controls being applied at Holyrood RC High School to prioritise baptised pupils.

15 Firrhill Cumulative Assessment Area

- 15.1 This area comprises the catchment area of Firrhill High School. All schools which have a catchment area that serves the area are set out in Table 15A.

Table 15A: Firrhill Schools	
Secondary	Capacity
Firrhill High	1,150
Primary	Classes
Bonaly	15
Colinton	11
Longstone	12
Oxgangs	15
Pentland	18

- 15.2 The number of additional pupils expected to be generated in the Area as a result of new housing development are set out in Table 15B.

Table 15B: Estimated number of pupils from new housing development					
	Assumed Capacity	Houses	Flats	Primary pupils	Secondary pupils
Urban area – assumed capacity	134	20	114		
Area Total	134	20	114	14	7

- 15.3 The education infrastructure requirements to support new housing development anticipated within the Area is set out in Table 15C.

Table 15C: Firrhill Education Infrastructure Requirements
Additional secondary school capacity – 7 pupils (to mitigate the impact of development within the catchment area of Firrhill HS)

- 15.4 There is little new housing development expected to come forward in this area. The existing primary schools are expected to be able to accommodate the small number of additional primary school pupils. Contributions will however be sought towards additional secondary school accommodation as both Firrhill High School and St Augustine's RC High School are both projected to require additional capacity to accommodate anticipated pupil growth.

16 Portobello Cumulative Assessment Area

- 16.1 This area comprises the catchment area of Portobello High School. All schools which have a catchment area that serves the area are set out in Table 16A. Two assessment sub-areas, based on primary school catchment areas, have been identified.

Table 16A: Portobello Schools		
	Secondary	Capacity
	Portobello High	1,400
Sub-area	Primary	Classes
P-1	Brunstane	14
	Duddingston	15
	Parsons Green	14
	Towerbank	21
P-2	The Royal High	14

- 16.2 The number of additional pupils expected to be generated in the Area as a result of new housing development is set out in Table 16B.

Table 16B: Estimated number of pupils from new housing development					
	Assumed Capacity	Houses	Flats	Primary pupils	Secondary pupils
Urban area – assumed capacity	56	23	33		
Sub-Area P-1 total	56	23	33	9	6
Urban area – assumed capacity	400	160	240		
Sub-Area P-2 total	400	160	240	65	39
Area Total	456	183	273	74	45

- 16.3 The education infrastructure requirements to support new housing development anticipated within the Area is set out in Table 16C.

Table 16C: Portobello Education Infrastructure Requirements
2 Primary School classes (to mitigate the impact of development within the catchment of The Royal High Primary School)

- 16.4 The only significant area of new housing development is expected within the catchment of The Royal High Primary School (Sub-Area P-1). A need for two additional classrooms has been identified. This is either to enable the existing school to accommodate a higher school roll or, given that it has a high proportion of out-of-catchment placements at the school, to mitigate the impact of new development on other schools which will have to accommodate an increase in catchment place requests.

- 16.5 School roll projections indicate that Portobello High School may be operating at, or close to, capacity. There could be increased pressure on the school if management controls are applied at Holyrood RC High School to prioritise baptised pupils. If additional new housing sites come forward, contributions towards increasing secondary school capacity in the area may therefore be required.

17 Tynecastle Cumulative Assessment Area

- 17.1 This area comprises the catchment area of Tynecastle High School. All schools which have a catchment area that serves the area are set out in Table 17A. Two assessment sub-areas, based on primary school catchment areas, have been identified.

Table 17A: Tynecastle Schools		
	Secondary	Capacity
	Tynecastle High	900
Sub-area	Primary	Classes
T-1	Craiglockhart	17
	Dalry	14
	Stenhouse	14
T-2	Balgreen	14

- 17.2 The number of additional pupils expected to be generated in the Area as a result of new housing development is set out in Table 17B.

Table 17B: Estimated number of pupils from new housing development					
	Assumed Capacity	Houses	Flats	Primary pupils	Secondary pupils
CC3 Fountainbridge (part)	525	0	525		
Urban area – assumed capacity	44	0	44		
Sub-Area T-1 total	569	0	569	40	17
Urban area – assumed capacity	656	20	636		
Sub-Area T-2 total	656	20	636	51	23
Area Total	1,225	20	1,205	91	40

- 17.3 The education infrastructure requirements to support new housing development anticipated within the Area is set out in Table 17C.

Table 17C: Tynecastle Education Infrastructure Requirements
Additional secondary school capacity – 5 pupils (St Augustine's RC HS)
2 Primary School class (Balgreen PS)

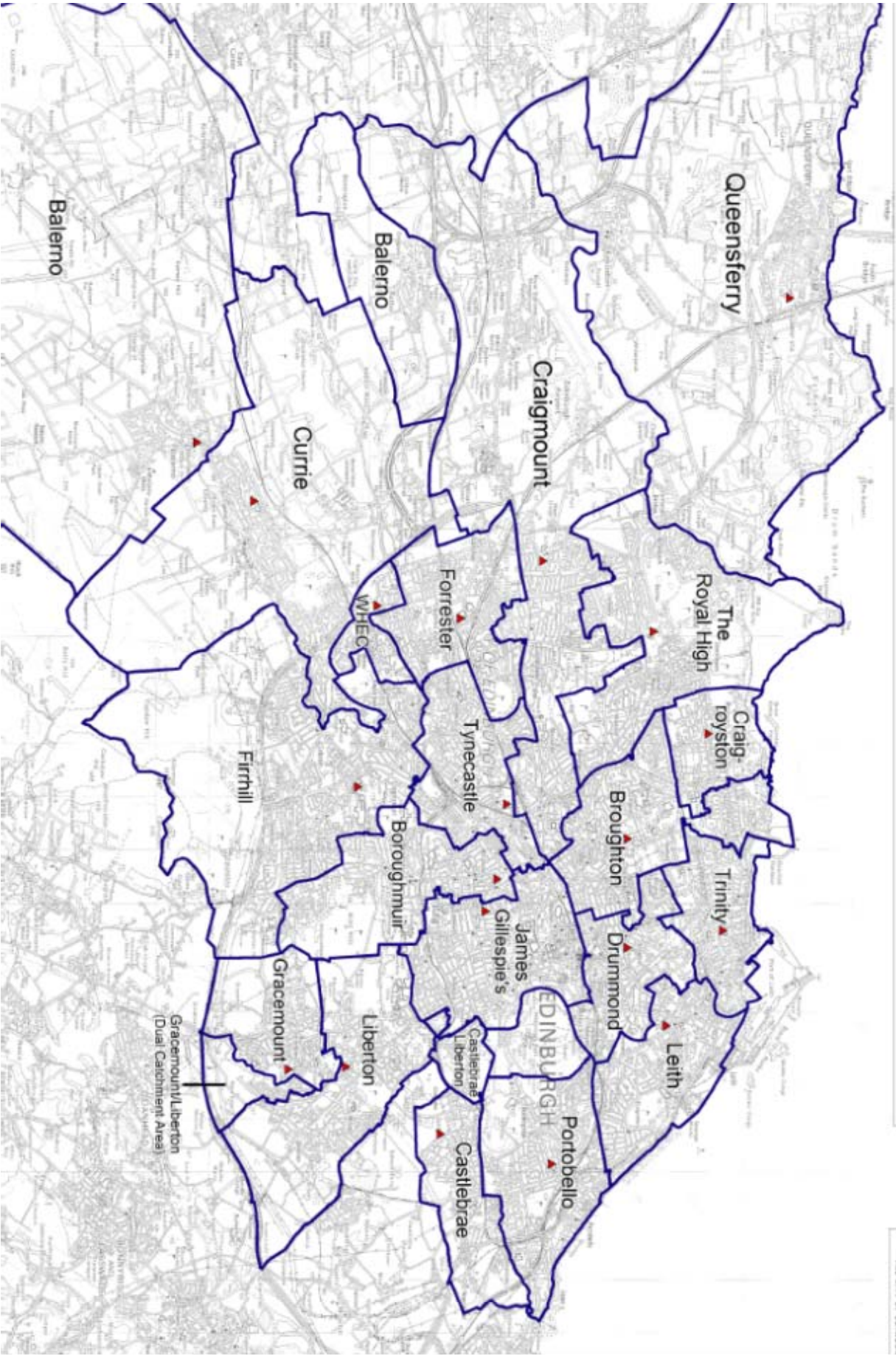
- 17.4 The only non-denominational primary school which serves this area where it is anticipated that there may be accommodation pressures as a result of new housing development is Balgreen Primary School. Plans are in place for the delivery of four additional classrooms at this school as required. Two of these additional classrooms will accommodate a growth in pupil numbers as a result of the new housing development that is anticipated.

- 17.5 School roll projections indicate that Tynecastle High School will be able to accommodate the anticipated growth in secondary school pupils from new housing development.
- 17.6 It is estimated that new accommodation will be required at St Augustine's RC High School to accommodate the additional demand arising from new housing in the area.

Appendix 1 – School Catchment Areas

Non-denominational Primary Schools

Appendix 1 – School Catchment Areas
Non-denominational Secondary Schools



Appendix 2 –Working Capacity for Primary Schools

Class Organisation	Working Capacity	GP Requirements
4	84	1
5	112	1
6	140	1
7	210	1
8	217	2
9	231	2
10	259	2
11	294	2
12	315	2
13	329	2
14	420	2
15	434	3
16	462	3
17	476	3
18	504	3
19	546	3
20	560	3
21	630	3

Appendix 3 – Education Infrastructure Costings

Action	Area m2	Nursery m2 (included)	Base Cost/ m2	Base Date	Base Date TPI	Q4 2017 TPI	Cost/m2 Q4 2017	Net Construction Cost	Abnormal Costs	FF+E	Internal Fees	Net Total Cost	Contingency 7.5%	Total Cost Q4 2017
New Primary Schools: Cost / m2 based on SFT Cost Metric														
New 21 class Primary School and 120 Nursery	5275	696	£2,350	Q2 2012	230	313	£3,198					£16,869,679	£1,265,226	£18,134,905
New 14 class Primary School and 80 Nursery	3938	464										£12,593,895	£944,542	£13,538,437
New 11 class Primary School and 80 Nursery	3554	464										£11,365,847	£852,438	£12,218,285
New 7 class Primary School and 60 Nursery	2587	348										£8,273,338	£620,500	£8,893,839
Primary School extensions: Cost / m2 based on Rising Rolls 3														
4 Class Extension	412		£2,006	Q1 2015	270	313	£2,325	£958,095	£100,702	£40,000	£11,589	£1,110,386	£83,279	£1,193,665
3 Class Extension	276		£2,290				£2,655	£732,698	£108,856	£30,000	£9,261	£880,815	£66,061	£946,876
2 Class Extension	213		£2,171				£2,517	£536,068	£165,742	£20,000	£7,853	£729,663	£54,725	£784,388
1 Class Extension														£392,194
Dining Hall Extension														£392,194
Additional Secondary School Capacity: Cost / m2 based on Queensferry HS Pricing Report April 2017														
Additional Secondary School Capacity - Per Pupil	11		£2,322	Q2 2017	299	313	£2,431	£26,743	£1,559	£115	£1,981	£30,398	£2,280	£32,678

