

Edinburgh Local Development Plan

Second Proposed Plan

Education Infrastructure Appraisal



The City of Edinburgh Council
June 2014

Planning Committee 12 June 2014 - Background Document

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1 Purpose

- 1.1 The purpose of this appraisal is to inform the Edinburgh Local Development Plan's (LDP) Second Proposed Plan and its Proposed Action Programme (AP). The LDP identifies new housing sites to meet requirements set out in the Strategic Development Plan. The Strategic Development Plan (June 2013), prepared by SESPlan, directs growth and investment to thirteen Strategic Development Areas (SDAs) across the region. In addition to new greenfield housing allocations in the West Edinburgh and South East Edinburgh SDAs, the LDP also allocates significant new housing development to Queensferry and South West Edinburgh.
- 1.2 The appraisal provides a cumulative assessment of the additional education infrastructure required to support the new housing development identified within 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. Sites for new schools will be identified on the proposals map and referred to in the LDP, with details regarding delivery, costs and funding streams included within the AP.
- 1.3 Throughout the period covered by the LDP there is the potential for planning applications to be submitted for sites other than those dealt with in this appraisal e.g. sites allocated for housing in the current Local Plan but never developed or windfall sites not currently allocated for housing. In these circumstances the AP will require to be updated to ensure that appropriate education contributions are also secured to provide for any further educational infrastructure requirements arising from these developments.

2 Summary of Education Infrastructure Requirements

- 2.1 New primary schools, extensions to existing primary schools and extensions to secondary schools have been identified as being required to support new housing allocations within the LDP, 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 primary schools and the potential catchment changes required are also identified below. Children and Families will progress statutory consultations as necessary to deliver the proposals.
- 2.2 For some areas different options have been identified to provide the necessary primary sector infrastructure and 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 require to be commissioned and the Action Programme updated as necessary based on the outcomes of these further assessments.
- 2.3 All of the education infrastructure options listed below 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.

2.4 West Edinburgh

Primary School Requirements	Indicative Cost	Catchment Change Requirements
New 21 class primary school - Maybury	£12.72 million	The catchment area for the new school would be created from greenfield areas taken from the existing catchment areas for Cramond and Corstorphine primary schools.
4 class extension (including 1 GP space) to Gylemuir Primary School	£831,000	Gylemuir catchment area would require to be extended to include the development site.
2 class extension to Fox Covert RC Primary School	£573,000	n/a
3 class extension to Hillwood Primary School	£679,000	Hillwood catchment area would require to be extended to include the development site.

Secondary School Requirements	Indicative Cost	Catchment Change Requirements
Additional capacity will be required in the secondary schools serving the area to accommodate an estimated 441 additional non-denominational pupils from the new sites in the LDP. Further detailed assessment is necessary to determine where the additional capacity would be best provided; either at The Royal High School, Craigmount High School or Forrester High School or a combination across some, or all, of these schools.	£11.025 million	tbc in feasibility study
Additional capacity will be required at St Augustine's RC High School to accommodate an estimated 77 additional RC pupils from the new sites in the LDP. The necessity for further additional capacity at the school has been identified from the new sites in the Queensferry area (see below).	£1.925 million	n/a

2.5 South East Edinburgh 1: Gilmerton/Liberton Cumulative Assessment Area

Two options have been identified to deliver the primary school education infrastructure requirements in this area. Option 1 involves the delivery of two new primary schools in this area and there would still be a requirement for catchment reviews with existing neighbouring schools to make this option feasible. As the sizes of the schools proposed in option 1 - a single stream (seven class) primary school and a nine class primary school - are not the preferred operational model for the City of Edinburgh Council, option 2 identifies an alternative of expanding existing primary schools in the area. This would require extending Gracemount and Gilmerton Primary Schools to four stream (29 class) establishments and potentially also involve catchment reviews and smaller extensions at the neighbouring Liberton and Craigour Park Primary Schools. There are currently no four stream primary schools within the City of Edinburgh's estate and further assessment is required to determine feasibility.

Primary School Requirements – Option 1 (see section 7.11 for explanation of options)	Indicative Cost	Catchment Change Requirements
New 9 class Primary School - Broomhills	£7.551 million	The new catchment area for this school would be created from areas currently within the catchment areas of Gracemount and Gilmerton Primary Schools. Some of these areas contain existing housing.
New 7 class Primary School - Gilmerton	£6.332 million	The new catchment area for this school would be created from greenfield areas within the existing catchment area for Gilmerton Primary School.
1 class extension to St John Vianney RC Primary School	£300,000	n/a
3 class extension to St Catherine's RC Primary School	£679,000	n/a

Primary School Requirements - Option 2	Indicative Cost	Catchment Change Requirements
Extend Gilmerton Primary School to 4 stream (29 classes)	tbc through feasibility study	Details require to be confirmed through feasibility study however the potential exists for catchment reviews involving the existing Gracemount, Gilmerton, Liberton and Craigour Park Primary School catchment areas.
Extend Gracemount Primary School to 4 stream (29 classes)	tbc through feasibility study	As above
Possible extensions at Liberton and Craigour Park if required due to catchment changes identified above (details tbc via feasibility study)	tbc through feasibility study	As above
1 class extension to St John Vianney RC Primary School	£300,000	n/a
3 class extension to St Catherine's RC Primary School	£679,000	n/a

Secondary School Requirements	Indicative Cost	Catchment Change Requirements
Additional capacity will be required in the secondary schools serving the area to accommodate an estimated 260 additional non-denominational pupils from the new sites in the LDP. 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.	£6.5 million	tbc through feasibility study

Secondary School Requirements	Indicative Cost	Catchment Change Requirements
Extra RC pupil generation would be managed at Holy Rood RC High School by giving priority to baptised RC pupils	None	n/a

2.6 South East Edinburgh 2: Castlebrae Cumulative Assessment Area

For the primary school education infrastructure requirements in this area, two options are identified below. A double stream school at Brunstane could accommodate the extra pupil generation from both LDP sites (Brunstane and Newcraighall East) and this is the preferred option for educational infrastructure in this area. However, given the potential for different development delivery timescales this may not, in itself in isolation, be a feasible option. For example, should the Newcraighall East development come on stream in advance of the Brunstane development without any commitment from the Brunstane developers then a 2 class extension to Newcraighall Primary may be required (perhaps only until a new school was delivered) hence its inclusion in option 2.

Primary School Requirements – Option 1	Indicative Cost	Catchment Change Requirements
New 14 class Primary School – Brunstane	£9.603 million	Catchment review required with existing Newcraighall Primary School to create catchment for new school
Management control will be applied to St Johns RC Primary to give priority to baptised RC pupils	No extra cost	n/a

Primary School Requirements – Option 2	Indicative Cost	Catchment Change Requirements
2 class extension at Newcraighall Primary School	£573,000	n/a
New 14 class Primary School - Brunstane	£9.603 million	Catchment review required with existing Newcraighall Primary School to create catchment for new school
Management control would be applied to St Johns RC Primary to give priority to baptised RC pupils	No extra cost	n/a

Secondary School Requirements	Indicative Cost	Catchment Change Requirements
Additional capacity will be required at Castlebrae High School to accommodate an estimated additional 255 pupils from the new sites in the LDP.	£6.375 million	n/a
Extra pupil generation at Holy Rood RC High School would be managed by giving priority to baptised RC pupils. However, application of the above policy could result in additional pressure on the ND sector and this is reflected in the proposals above for Castlebrae High School.	No extra cost as included above	n/a

2.7 Queensferry

Primary School Requirements	Indicative Cost	Catchment Change Requirements
New 14 class primary school - Builyeon Road	£9.603 Million	The catchment area for the new school would be created from areas within the existing catchments for Echline and Queensferry Primary Schools.
2 class extension to St Margaret's RC Primary School	£573,000	n/a

Secondary School Requirements	Indicative Cost	Catchment Change Requirements
Additional capacity will be required at Queensferry High School to accommodate an estimated 232 non-denominational additional pupils from new sites in the LDP.	£5.8 million	n/a
Additional capacity will be required at St Augustine's RC High School to accommodate an estimated 17 additional RC pupils from the new sites in the LDP. The necessity for further additional capacity at the school has been identified from the new sites in the West Edinburgh area (see above).	£425,000	n/a

2.8 South West Edinburgh

Primary School Requirements	Indicative Cost	Catchment Change Requirements
5 class extension at Currie Primary School	£966,000	n/a

Indicative Costs

2.9 The indicative costs shown in the tables above and later in this document are based on assessments undertaken in April 2014. These indicative costs exclude any future construction cost inflation which may arise between Q1 2014 and the date of delivery; any land acquisition costs; any site specific costs (such as transport infrastructure) and any site abnormal costs such as land remediation should that be necessary. In determining the overall cost of education infrastructure requirements provision must therefore also be taken of:

- any future cost inflation which may arise prior to delivery;
- any land acquisition, site specific and site abnormal costs; and
- any cost of servicing debt where the Council may be required to borrow funding in advance of receiving developer contributions to ensure that the necessary educational infrastructure can be provided when the need arises (i.e. when the developments the infrastructure will serve would begin to generate additional pupils).

2.10 These costs relate solely to the **capital** costs of delivering any new educational infrastructure which has been identified as being necessary to support the new housing sites identified within the LDP. There will also be considerable additional **revenue** costs associated with both establishing the detail of the educational infrastructure required (through the many feasibility studies which require to be undertaken) and then in running the new educational

infrastructure on an ongoing basis, particularly where the delivery of entirely new schools is involved. Appropriate provision will also require to be made within the Council's revenue budget to meet such costs.

3 Context

Council's Pledges and Outcomes

3.1 In August 2012, a number of Capital Coalition Pledges were agreed, setting out the Council's commitment to build a cooperative, more prosperous Edinburgh in which every resident and community benefits. One of the pledge areas is 'ensuring every child in Edinburgh has the best start in life'; a number of specific commitments are set out under this pledge area including:

- Pledge 2: Hold the maximum P1 class size at 25 and seek to reduce class sizes in line with Scottish Government recommendations.
- Pledge 3: Rebuild Portobello High School and continue progress on all other planned school developments, while providing adequate investment in the fabric of all schools.
- Pledge 4: Draw up a long-term strategic plan to tackle both over-crowding and under use in schools.

Overall Trends in School Rolls

3.2 Since the early 1980s the school age population of Edinburgh has followed a wave pattern of peaks and troughs. The pattern is broadly a 20 year cycle of falling and rising numbers.

3.3 The Council commenced a school rationalisation programme in 2000 to respond to falling primary school rolls. By 2000, there were 8,400 spare places in the primary school estate and it was not considered to be cost effective to keep maintaining buildings that were underused. Between 2000 and 2010 the primary estate was reduced from 103 schools to 87 schools having recently increased to 88 schools with the opening of the new dedicated Gaelic Medium Education primary school, Bun-sgoil Taobh na Pàirce.

3.4 However, over the last 10 years the population of the Council area is estimated to have increased from under 450,000 to 482,640¹ and is projected to rise to 514,000 by 2020². Births are a key component driving increased numbers of primary and early years aged children. Births have been rising since 2005 and the number of births for 2012 was the highest for 20 years (over 5,500 births per annum)³.

3.5 The high births are now feeding through to primary schools leading to higher school rolls. Current primary school rolls (26,900 for 2013/14) are expected to peak in 2019 at over 31,000.⁴ At the start of the 2013/14 school year in August 2013⁵ whilst there were approximately 5,000 spare places in the primary estate these were not necessarily in the right locations of the city to address rising demand and/or were principally in smaller classes in the upper stages of schools. As a result of rising school rolls it is expected that additional accommodation will be required at a number of schools across the city to meet catchment demand.

3.6 Secondary school rolls for 2013/14 are the lowest for 19 years but the impact of rising primary school rolls will start to take effect with the increase becoming more pronounced

¹ GRO Mid year population estimates 2012

² GRO Population Projections (2008 based)

³ Scotland's Population 2012 - The Registrar General's Annual Review of Demographic Trends

⁴ Primary School Estate Rising Rolls Report March 2014.

⁵ ScotXed Roll August 2013 and primary school capacities 2013/14

after 2017⁶. In some schools, a large number of successful placement requests are keeping rolls high whereas rolls have fallen at other schools. It is currently predicted that rolls in the secondary sector will peak at around 23,000 in 2025 which is above the current citywide capacity.

- 3.7 The primary and secondary school requirements set out at the start of the education infrastructure appraisal only relate to the needs generated from LDP sites. Extra capacity may be required over and above that needed to cater for LDP sites and this will be considered when undertaking feasibility studies.

Children and Families Asset Management Strategies

- 3.8 There are a number of strategies that govern the estate management strategy for schools in the city. These are set out in the June 2010 Children and Families Asset Management Plan which is scheduled to be updated later this year. The strategy focuses on capacity (i.e. making sure there are sufficient places), having buildings in good condition and being fit for purpose (suitability).

The Children and Families Capital Investment Programme sets out current planned investment in (replacement) new schools to 2017/18 as follows:

- Portobello High School replacement
- Boroughmuir High School replacement
- James Gillespie's High School replacement
- St Johns RC Primary School replacement
- St Crispin's Special School replacement.

4 Method

- 4.1 This education infrastructure appraisal considers the cumulative impacts of the new housing allocations in West Edinburgh, South East Edinburgh, Queensferry and South West Edinburgh.

Cumulative Assessment Areas

- 4.2 The first step in identifying the need for additional educational infrastructure is to consider the capacity in existing schools and their relationships with each other, in and around West Edinburgh, South East Edinburgh, Queensferry and South West Edinburgh to establish cumulative assessment areas.
- 4.3 The identified education cumulative assessment areas are mainly derived from secondary school catchment areas and the secondary school requirements have been applied across the assessment areas. 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 Children and Families.

West Edinburgh

- 4.4 There are three non-denominational secondary schools which sit inside the West Edinburgh SDA - The Royal High School, Craigmount High School and Forrester High School. Due to their close proximity and the significant level of cross catchment flows between the schools, all three secondary school catchment areas have been combined into one cumulative

⁶ Strategic Management of School Places August 2014 Committee Report 4 March 2014

assessment area for the purposes of the LDP; see Figure 1 in Appendix 1. This allows a flexible and pragmatic approach to be taken to meet education requirements in West Edinburgh.

South East Edinburgh

- 4.5 The South East Edinburgh SDA is largely served by three non-denominational secondary schools – Gracemount High School, Liberton High School and Castlebrae Community High School. To the north east a small area lies within the Portobello High School catchment but none of the proposed new housing sites fall within its catchment.
- 4.6 The South East Edinburgh SDA is significantly larger than West Edinburgh and different in character. A substantial area of countryside separates the Liberton area from the Craigmillar/Newcraighall area. It is therefore not practical to identify one large cumulative assessment area for South East Edinburgh. Instead, an approach based on two cumulative assessment areas is considered appropriate for the purpose of the LDP.
- 4.7 The Gilmerton/Liberton Cumulative Assessment Area is based on the current combined secondary school catchment areas of Liberton and Gracemount High Schools. The Castlebrae Cumulative Assessment Area is based on the current catchment of Castlebrae Community High School⁷; (see Figure 2 in Appendix 1).

Queensferry

- 4.8 Queensferry is served by a single non-denominational secondary school, Queensferry High School, the catchment of which extends beyond the settlement and includes Kirkliston and a rural area of West Lothian. The catchment area of Queensferry High School which falls within the City of Edinburgh Council administrative boundary forms the Queensferry Cumulative Assessment Area (see Figure 3 in Appendix 1).

South West Edinburgh

- 4.9 The new housing sites within South West Edinburgh are served by a single non-denominational secondary school; Currie High School. All the housing sites in Currie fall within the catchment of Currie Primary School, however there is a strong relationship with the nearby Nether Currie Primary School. With Currie High School projected to have spare capacity to cater for new development, the Cumulative Assessment Area has been drawn around the catchments of Currie and Nether Currie Primary Schools (see Figure 4 in Appendix 1).
- 4.10 A further site at Curriemurend lies in the Currie High School catchment however it is proposed to make a catchment change to transfer the area to the adjacent Clovenstone Primary School and Wester Hailes Education Centre catchments as there is spare capacity at both of these schools to accommodate the proposed development.

Assessment of Requirements

- 4.11 Assumed pupil generation rates have been applied to estimate the number of pupils from the proposed new housing sites identified in the LDP. In some cases adjustments have been made to take account of local variations in attendance at denominational Roman Catholic (RC) schools. This reflects factors such as distance to the catchment RC school and current patterns of attendance.
- 4.12 An assessment has been made of the ability of existing schools in each of the cumulative assessment areas, taking into consideration existing roll projections, to accommodate the

⁷ the dual feeder Preston Street Primary catchment has been assigned to Castlebrae High School

pupil numbers estimated to be generated from the proposed new housing sites. In any areas where the capacity of existing schools would not be sufficient to accommodate any additional pupils, the requirement for additional education infrastructure has then been identified.

5 Assumptions

- 5.1 There are some general assumptions used to establish the type of new and extended education facilities and indicative costs. In assessing options the general principle that has been applied is that it should not result in any additional cost to the Council.
- 5.2 An assessment of the capacity of existing schools has been undertaken based on the latest roll information as at August 2013 together with projected catchment demand for the medium to long term. This has been informed by catchment numbers in previous years at P1, the annual number of births in the catchment, the impact of inward migration on P1 intakes and the impact of ongoing and new housing sites that are expected to come forward in the short to medium term.
- 5.3 Where additional capacity is identified as being required, extending existing schools has been 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 while in others alternative options for extensions or new build are provided and further assessment will be required to determine the preferred option.
- 5.4 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 40/40 or 60/60 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.
- 5.5 Single stream primary schools are inefficient in terms of management and operational cost and the clear 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.
- 5.6 Where a new school or significant extension is required the lead time necessary to deliver the required new educational infrastructure could be up to approximately three years 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 LDP sites. The AP will be required to demonstrate that the necessary education infrastructure can be delivered in time before pupils are generated from any of the developments.
- 5.7 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.

Costs of Providing New Schools and School Extensions

Primary Schools

- 5.8 The capital cost of providing a new primary school is based upon the cost metric applied by Scottish Futures Trust for new primary schools of £2,350 per square metre based on Q3 2012 prices. The movement in the BCIS all in tender price index between Q3 2012 and Q1 2014 is an inflationary uplift of 10.4% which results in a revised rate of £2,595 per

square metre. Using this cost metric and assuming provision of the appropriate sized associated nursery class the costs are estimated to be as follows:

- single stream school with 30/30 nursery £6.332 million
- 9 class school with 40/40 nursery £7.551 million
- double stream school with 40/40 nursery £9.603 million
- three stream school with 60/60 nursery £12.72 million

- 5.9 The costs include provision for fees, furniture, fixtures and fittings but **exclude** any land acquisition costs and/or any site specific and/or abnormal costs which would be established through the AP. These costs also **exclude** future cost inflation.
- 5.10 In considering the additional pupil generation at primary schools from housing development account is taken of school capacity, the school roll, the estimated P1 intake limits and future catchment demand, the anticipated pupil generation and the number of extra classes that would be required to cater for extra pupils generated. 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.
- 5.11 Appendix 2 sets out the current capacity of primary schools by class and the associated P1 intake limits that could expect to be accommodated year on year. The table also shows the General Purpose (GP) space requirements for the different class organisations.
- 5.12 Some of the primary schools which will require new accommodation as a result of the LDP will also require additional accommodation throughout the period of the LDP as a result of either developments which already have planning approval and/or due to the impact of rising primary school rolls in the area. These committed developments are detailed in appendix 3 and noted in the appropriate sections and tables below however, it is important to emphasise that the education infrastructure required for the new LDP sites is in **addition** to these existing commitments.
- 5.13 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 Q1 2014 (i.e. excluding future cost inflation) are as follows:
- Two class extension - £573,000
 - Three class extension - £679,000
 - Four class (double-storey) extension - £831,000
 - Five class extension - £966,000
- 5.14 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.
- 5.15 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 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 £300,000 has been assumed based on 50% of the cost of a stand-alone two class building but uplifted to reflect the additional complexity and cost which is anticipated would be associated with providing additional space in this way. 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.

- 5.16 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.

Secondary Schools

- 5.17 It is proposed to undertake a city-wide assessment of capacity across the entire secondary school estate in 2014/15. This will review the capacity methodology and take account 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. The findings of this review will inform 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.
- 5.18 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. The estimated costs of extending secondary schools are based on an assumed requirement of 10 square metres of floor space per pupil at a cost of £2,500 per square metre (at Q1 2014 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.

Site Capacities

- 5.19 The LDP provides site capacities based on a density of between 25 and 35 homes per hectare. It is anticipated that the number of housing units for each site will ultimately lie somewhere within the range but this will be subject to detailed master planning. For the purposes of establishing the cumulative impact of the new sites on education provision, the higher figure for each site has been used. This should ensure that there is sufficient education infrastructure to support the new sites coming forward.

Number of Pupils Generated from New Development

- 5.20 The new housing sites are generally expected to provide family housing. For the purpose of this assessment, the ratio of houses to flats on the greenfield sites is assumed to be 80:20.
- 5.21 On the sites at the International Business Gateway and Edinburgh Park/Gyle, housing will be provided as a component of mixed use proposals and is likely to include more flats and townhouses. For sites within the urban area, the ratio of houses to flats is assumed to be 20:80. A ratio of 60:40 has been assumed within the Ellen's Glen Road site to reflect the surrounding area and nature of the site. 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 the AP.

- 5.22 Assumed pupil generation rates have been applied to each site with a separate house and flat factor. These rates 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

School	House Factor ⁸	No. of pupils from 100 dwellings	Flat factor	No. of pupils from 100 flats
ND Primary	0.26	26	0.06	6
ND Secondary	0.17	17	0.026	3
RC Primary	0.04	4	0.01	1
RC Secondary	0.03	3	0.004	1

6. West Edinburgh

Primary School Provision

Estimated Number of Primary Pupils Generated

- 6.1 It is anticipated that approximately 746 additional non-denominational pupils and 67 RC pupils will be generated from the new housing sites in West Edinburgh identified in the LDP; see Figure 1 in Appendix 1 with the impact being summarised in Table 2.

Table 2: Estimated Primary Pupils from new housing sites in West Edinburgh

West Edinburgh Strategic Development Area	Higher End Capacity	House/Flat Ratio	ND primary school pupils	RC primary school pupils
HSG 19 Maybury	2,000	80/20	440	68
HSG 20 Cammo	700	80/20	154	24
Adjustment to RC pupils expected (1)			30	(30)
Sub-Total Maybury & Cammo	2,700		624	62
Del 5 Edinburgh Park/South Gyle	700	20/80	70	11
Adjustment to RC pupils expected			6	(6)
Sub-Total South Gyle	700		76	5
Emp 6 International Business Gateway	400	20/80	40	6
Adjustment to RC pupils expected			6	(6)
Sub-Total International Gateway	400		46	-
Total West Edinburgh	3,800		746	67

- (1) adjusted to take account of lower than average proportion of catchment attending RC primaries

⁸ July 2013

Existing Non-Denominational Primary School Provision

- 6.2 The catchment Non-Denominational (ND) primary schools that currently cover all, or part, of the new housing sites are set out in Table 3 below. East Craigs Primary School is also included as while it is not a directly affected catchment school, it has a relationship with the proposed sites. There is limited spare capacity within most of the schools and additional classrooms will be required at some schools when committed developments are constructed or as a result of rising school rolls in the primary sector. These existing requirements are noted in the table below and committed developments are detailed in Appendix 3. East Craigs Primary School is currently part of the rising primary school rolls programme and is expected to require three additional classrooms for August 2015 to ensure adequate accommodation for its existing catchment population.

Table 3: Primary school rolls and working capacities in West Edinburgh

School	No. of classes	Working Capacity ⁹	2013 roll ¹⁰	Occupancy rate %	Additional Classes	
					Committed Development	Rising Rolls
Corstorphine	18	504	474	94%	n/a	n/a
Cramond	14	420	394	94%	n/a	n/a
Gylemuir	17	476	449	94%	1	1
Hillwood	4	84	49	58%	3	n/a
East Craigs	14	420	373	89%	n/a	3
Total	67	1,904	1,739	91%		

Non-Denominational Primary School Requirements

- 6.3 Additional school capacity will be needed in response to the additional pupils expected to be generated from the new housing in West Edinburgh. There is limited scope to extend existing primary schools to accommodate the scale of the housing requirement in West Edinburgh. A new three stream primary school with a capacity of 630 pupils is therefore required to serve the pupils generated from the new housing developments in Cammo and Maybury.
- 6.4 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 2 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.
- 6.5 It is also proposed that Gylemuir Primary School is extended by 4 extra classes (including 1 GP space) to accommodate the additional 76 pupils expected to be generated from the new housing in Edinburgh Park/South Gyle. This is in addition to the extra capacity already required to be provided in response to rising primary school rolls and/or committed developments as identified in table 3 above. The catchment area for Gylemuir Primary School would require to be extended to accommodate the new development site and a statutory consultation would be required to confirm this change.

⁹ August 2013¹⁰ ScotExed Primary School Rolls September 2013

- 6.6 It is proposed that Hillwood Primary is extended by 3 extra classes to accommodate an additional 46 pupils expected to be generated from the new housing in the International Business Gateway area. Again, this is in addition to any extra capacity required due to existing committed developments as detailed in table 3 above. The catchment area for Hillwood Primary School would require to be extended to accommodate the new development site and a statutory consultation would be required to promote this change.

Existing Denominational Primary School Provision

- 6.7 Fox Covert RC Primary School is the denominational primary school that serves most of West Edinburgh. The school has eight classes and a capacity of 217. The 2013/14 roll is 174; an occupancy rate of 80%. While there is some capacity in the upper years, the Primary 1 intakes have been increasing to take up the spare capacity and new development will therefore require the provision of additional capacity.

Denominational Primary School Requirements

- 6.8 The new developments in West Edinburgh are projected to generate demand for an additional 67 RC pupil places. As can be seen from Table 2 this assumes that an estimated 42 pupils would opt to attend their non denominational catchment school. It is proposed that Fox Covert RC is extended by two extra classrooms at an estimated cost of £573,000. Fox Covert RC primary school shares a campus with Fox Covert ND Primary School. The non denominational primary school may require additional classes for August 2016 and the delivery of infrastructure for Fox Covert RC Primary School necessary due to the proposed LDP housing development will need to be considered within this wider context.

Secondary School Provision

Estimated Number of Secondary Pupils Generated

- 6.9 It is estimated that 441 non-denominational and 77 RC secondary school pupils will be generated from the new West Edinburgh housing sites included in the LDP; see Figure 1 in Appendix 1 with the impact being summarised in Table 4.

Table 4: Estimated Secondary Pupils from new housing sites in West Edinburgh

New Housing Sites	Higher End Capacity	House/Flat Ratio	ND secondary school pupils	RC secondary school pupils
HSG 19 Maybury	2,000	80/20	282	50
HSG 20 Cammo	700	80/20	99	17
Emp 6 International Business Gateway	400	20/80	22	4
Del 5 Edinburgh Park/South Gyle	700	20/80	38	6
Total	3,800		441	77

Existing Non-Denominational Secondary School Provision

- 6.10 The majority of the proposed new housing sites lie within the current Craigmount High School catchment area however the school has limited spare capacity or scope to extend. It is proposed to consider the three secondary schools in the West Edinburgh area as one cumulative assessment area in terms of catering for future provision.
- 6.11 As illustrated in Table 5, in 2013/14 there are over 3,100 pupils at the three secondary schools in West Edinburgh. This compares with an overall capacity of 3,500 pupils, giving an occupancy rate of 89%. The rolls at the three schools are affected by placing requests in

and out of their respective catchments as illustrated in Table 6; in particular there are considerable cross catchment flows from the Forrester and Royal High School catchments to Craigmount High School.

Table 5: West Edinburgh Secondary School Rolls and Capacities

School Name	Capacity	Roll 2013 ¹¹	Occupancy rate%
Craigmount	1,400	1,209	86%
Royal High	1,200	1,236	103%
Forrester	900	672	75%
Total	3,500	3,117	89%

Table 6: Catchment Pupils and Flows in West Edinburgh

School	Pupils in Catchment Area	Retained Catchment	At Royal High	At Craigmount	At Forrester	Other
Craigmount	958	820	70	n/a	10	58
Royal High	1,128	980	n/a	106	9	33
Forrester	832	566	13	186	n/a	127
Total	2,918	2,366	83	292	19	218

Non-Denominational Secondary School Requirements

- 6.12 The impact of rising rolls will take up the spare capacity that currently exists in West Edinburgh and it is proposed to make provision for 441 extra pupils within the West Edinburgh Cumulative Assessment Area. Further detailed assessment is necessary to determine where the additional capacity would be best provided; either at The Royal High School, Craigmount High School or Forrester High School or a combination across some, or all, of these schools. This assessment will also take into consideration the impact on the secondary sector of rising rolls or any existing committed developments.

Existing Denominational Secondary School Provision

- 6.13 St Augustine's is the denominational secondary school that serves the West Edinburgh area. The 2013/14 roll is 692 pupils compared to a capacity of 900 places; an occupancy rate of 77%. St Augustine's is also the denominational secondary school which serves the Queensferry and South West Edinburgh Cumulative Assessment Areas.

Denominational Secondary School Requirements

- 6.14 It is estimated that 77 pupils will be generated for denominational secondary school places in the West Edinburgh area. Combined with a further 17 additional pupils which are expected to be generated from the Queensferry Cumulative Assessment Area it is estimated that provision to accommodate 94 additional pupils will be required at St Augustine's High School at an indicative cost of £2.35 million.

7 South East Edinburgh

- 7.1 As explained in paragraph 4.6 there are two cumulative assessment areas for the education infrastructure serving South East Edinburgh - Gilmerton/Liberton and Castlebrae.

¹¹ ScotExed Secondary School Rolls September 2013

Gilmerton/Liberton Cumulative Assessment Area

Primary School Provision

Estimated Number of Primary Pupils Generated

- 7.2 It is estimated that 418 non-denominational pupils and 55 denominational pupils will be generated from the new housing sites in the Gilmerton/Liberton Cumulative Assessment Area as illustrated in Table 7.

Table 7: Estimated Primary Pupils from new housing sites in Gilmerton/Liberton Cumulative Assessment Area

New Housing Sites	Higher End Capacity	House/Flat Ratio	ND primary school pupils	RC primary school pupils
HSG 21 Broomhills	595	80/20	131	20
HSG 22 Burdiehouse	228*	80/20	50	8
Sub-Total	823		181	28
HSG 23 Gilmerton Dykes Road	70	80/20	15	2
HSG 24 Gilmerton Station Road	490	80/20	108	17
HSG 25 Drum	175	80/20	39	6
Adjustment to RC pupils expected			8	(8)
Sub-Total	735		170	17
HSG 30 Moredunvale	200	20/80	20	3
HSG 28 Ellen's Glen Road	260	60/40	47	7
Total	2,018		418	55

* Part of the Burdiehouse site already has planning permission for 122 units with contributions to education infrastructure agreed. The overall higher end capacity for the full site including that which currently has planning permission is 350 units. Therefore, for the purpose of this education appraisal, a figure of 228 is used which is the maximum site capacity less the number of units which already have planning permission.

Existing Non-Denominational Primary School Provision

- 7.3 The new housing sites fall within the catchments of three non-denominational primary schools Craigour Park, Gilmerton and Gracemount (see Table 8). All three schools are expected to require extensions either to cater for rising primary school rolls and/or for committed developments within their catchment area. These existing requirements are noted in table 8 and the committed developments are listed in Appendix 3. Due to rising rolls, six extra classes are already being provided at Craigour Park for August 2014 and Gilmerton is expected to require three new classes for August 2015.

Table 8: Existing Catchment Primary Schools, Gilmerton/Liberton Cumulative Assessment Area

School	No of Classes	Capacity	2013 Roll ¹²	Occupancy Rate (%)	Additional Classes	
					Committed Development	Rising Rolls
Craigour Park	14	420	388	92%	1	6
Gilmerton	16	462	400	87%	n/a	3
Gracemount	19	546	433	79%	2	n/a
Total	49	1,428	1,221	86%		

Non-Denominational Primary School Requirements

- 7.4 Additional primary school capacity will be needed to cater for new housing in the Gilmerton/Liberton Cumulative Assessment Area. As noted in the summary of education infrastructure requirements in section 2 there are two options to deliver this required capacity.

Option 1

- 7.5 Due to the scale and location of the new housing sites one option is to create two new primary schools to accommodate the anticipated additional 418 pupils generated. The first primary school would be at Broomhills and the second at Gilmerton Station Road.
- 7.6 The new Broomhills primary school catchment area would link 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). Part of the Burdiehouse site already has planning permission and due to its location to the west of the overall site would require to be included in the catchment area for the new primary school for geographical reasons. In order to ensure the new school can be fully financed from LDP contributions an equivalent sized part of the remaining development area on the eastern extremity of the overall site would therefore remain within the Gilmerton Primary School catchment area. It is also proposed that the catchment area for the new school should take in part of the existing Southhouse residential area. This would reduce the Gracemount Primary School catchment area but in effect free up capacity at that school for the proposed new LDP housing site at Ellen's Glen Road. The proposed area of transfer would be broadly equivalent to the anticipated pupil generation (47) from the Ellen's Glen Road Site.
- 7.7 The proposals for the second new school at Gilmerton Station Road are more straightforward with the school only being provided to cater for new LDP development sites at the Drum, Gilmerton Station Road and Gilmerton Dykes Road. This would require a catchment review to remove these sites from the current catchment area which is within that for the existing Gilmerton Primary School.
- 7.8 Based on the above, there will be a requirement for a new nine class school at Broomhills with a capacity of 231 pupils. At Gilmerton Station Road there would be a requirement for a single stream (seven class) primary school with a capacity of 210 pupils.
- 7.9 The most appropriate location for the new Broomhills Primary School would be land in the north east part of the Broomhills site. This would be well placed to serve the Broomhills and Burdiehouse sites and has good access to public transport services. A site of two hectares should be reserved for the provision of the primary school and to provide flexibility to allow

¹² ScotExed Primary School Rolls September 2013

the school to expand at a later date if necessary. The most appropriate location for a new primary school to serve the Gilmerton sites would be land in the northern part of the Gilmerton Station Road housing site. This is the largest new site in the Gilmerton area and would offer good access from all of the other sites in this area. A site of two hectares should be reserved for the provision of the primary school and to provide flexibility to allow the school to expand at a later date if necessary.

- 7.10 Children and Families would conduct a statutory consultation at the appropriate time for the establishment of the new schools to confirm the site locations and catchment boundaries.

Option 2

- 7.11 As the creation of a single stream (seven class) or nine class primary schools is not the preferred operational model for the City of Edinburgh Council an alternative option may be to expand existing primary schools in the area. This would require extending Gracemount and Gilmerton Primary Schools to be four stream (29 class) establishments and potentially also involve catchment reviews and smaller extensions at the neighbouring Liberton and Craigour Park Primary Schools. There are currently no four stream primary schools within the City of Edinburgh's estate and the deliverability of extensions to these schools requires further assessment. A detailed feasibility study into the operational and deliverability aspects of this option therefore requires to be carried out before the preferred option for this area can be confirmed.

Existing Denominational Primary School Provision

- 7.12 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. As illustrated in Table 9, both are operating at over 100% occupancy and this situation is expected to continue in future years. At St Catherine's there are now high intakes of baptised Roman Catholic pupils which limit the scope to apply management control to restrict intakes.

Table 9: Existing RC primary schools, Gilmerton/Liberton Cumulative Assessment Area

School	No. of Classes	Capacity	2013 Roll	Occupancy Rate (%)
St Catherine's	7	210	217	Over 100
St John Vianney	10	259	283	Over 100

Denominational Primary School Requirements

- 7.13 Additional denominational primary school capacity will be needed to cater for new housing in the Gilmerton/Liberton Cumulative Assessment Area. Three extra classes are required at St Catherine's RC to accommodate the projected 35 pupils expected to be generated from new development within the school's catchment area. A one class extension is proposed for St John Vianney RC Primary School to cater for 20 extra pupils from housing developments in Gilmerton and Moredunvale.

Secondary School Provision

Estimated Number of Secondary Pupils Generated

- 7.14 As illustrated in Table 10 it is estimated that 260 non-denominational pupils and 46 denominational pupils will be generated from the new housing sites in the Gilmerton/Liberton Cumulative Assessment Area.

Table 10: Estimated Secondary Pupils from new housing sites in South Gilmerton/Liberton Cumulative Assessment Area

New Housing Sites	Higher End Capacity	House/Flat Ratio	ND secondary school pupils	RC secondary school Pupils
HSG 21 Broomhills	595	80/20	84	15
HSG 22 Burdiehouse	228*	80/20	32	6
HSG 23 Gilmerton Dykes Road	70	80/20	10	2
HSG 24 Gilmerton Station Road	490	80/20	69	12
HSG 25 Drum	175	80/20	25	4
HSG 30 Moredunvale	200	20/80	11	2
HSG 28 Ellen's Glen Road	260	60/40	29	5
Total	2,018		260	46

* Part of the Burdiehouse site already has planning permission for 122 units with contributions to education infrastructure agreed. The overall higher end capacity for the full site including that which currently has planning permission is 350 units. Therefore, for the purpose of this education appraisal, a figure of 228 is used which is the maximum site capacity less the number of units which already have planning permission.

Existing Non-Denominational Secondary School Provision

- 7.15 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.
- 7.16 There is a cross movement of pupils between the Gracemount and Liberton High Schools and part of Gilmerton/Liberton Cumulative Assessment Areas is covered by a shared dual catchment area.
- 7.17 The new primary school identified within this appraisal at Broomhills is likely to be a feeder for Gracemount and the new primary school at Gilmerton a feeder for Liberton High.

Table 11: Existing Secondary Schools, Gilmerton/Liberton Cumulative Assessment Area

Secondary School	Capacity	Roll 2013/14 ¹³	Occupancy Rate (%)
Liberton High	850	605	71%
Gracemount	650	610	94%
Total	1,500	1,215	81%

Non-Denominational Secondary School Requirements

- 7.18 Additional school capacity will be needed in the Gilmerton/Liberton Cumulative Assessment Area to accommodate an additional 260 secondary pupils at an indicative cost of £6.5 million. 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. This assessment will also take into consideration the impact on the secondary sector of rising rolls or any existing committed developments.

¹³ ScotExed Secondary School Rolls, September 2013.

Existing Denominational Secondary School Provision

- 7.19 The area is served by Holy Rood RC High School. The 2013/14 roll is 1,071 pupils compared to a capacity of 1,200 places, an occupancy rate of 89%. 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.

Denominational Secondary School Requirements

- 7.20 The new housing sites within the Gilmerton/Liberton Cumulative Assessment Area are expected to generate 46 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 their ND secondary catchment school. As this impact would be spread across several ND schools it is assumed for the purposes of this appraisal that no additional capacity is required.

Castlebrae Cumulative Assessment Area Primary School Provision

Estimated Number of Primary Pupils Generated

- 7.21 As illustrated in Table 12 it is anticipated that 364 non-denominational pupils and 27 denominational pupils will be generated from the new sites at Brunstane and Newcraighall East.

Table 12: Estimated primary pupils from new housing sites in Castlebrae Cumulative Assessment Area

New Housing Sites	Higher End Capacity	House/Flat Ratio	ND primary school pupils	RC primary school pupils
HSG 29 Brunstane	1,330	80/20	293	45
Adjustment to RC pupils expected			25	(25)
HSG 27 Newcraighall East	209	80/20	46	7
Total	1,539		364	27

Existing Non-Denominational Primary School Provision

- 7.22 The new housing sites fall within the catchment of Newcraighall Primary School. The school is currently a six class organisation. Developer contributions are being sought from committed housing sites to increase the capacity to seven classes, provide a GP class and provide some extra land around the school. These existing requirements are noted in Table 13 below and the committed developments are detailed in Appendix 3. Niddrie Mill and Brunstane Primary Schools lie in the surrounding area.
- 7.23 Large existing committed developments in the Newcraighall and Niddrie Mill catchments (see details in Appendix 3) will take up spare capacity and additional classes identified in table 13 below. 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 Portobello High School on its proposed replacement site at Portobello Park.

Table 13: Existing and surrounding primaries in Castlebrae Cumulative Assessment Area

School	No. of Classes	Capacity	2013 Roll ¹⁴	Occupancy Rate (%)	Additional Classes	
					Committed Development	Rising Rolls
Newcraighall	6	140	109	78%	2 (incl 1 GP)	n/a
Brunstane	13	329	186	57%	n/a	n/a
Niddrie Mill	14	420	270	64%	2	n/a
Total	35	889	565	64%		

Non-Denominational Primary School Requirements

- 7.24 The scale of proposed new development requires a new primary school to be provided. It is therefore proposed that a new 14 class primary school is provided within the Brunstane development 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.
- 7.25 A double stream primary school at Brunstane could accommodate the extra pupil generation from both LDP sites and this is the preferred option for educational infrastructure in this area. However, given the different site locations and the potential for different development delivery timescales this may not be a feasible option in itself in isolation. Therefore, if the Newcraighall East development comes forward before any commitment is given by developers to development at Brunstane, the alternative option would be to also require to (in addition to delivering the required new primary school) further extend Newcraighall Primary School (beyond that already required by committed development shown in table 13) from seven to nine classes.

Existing Denominational Primary School Provision

- 7.26 St John's RC Primary School covers the Brunstane area and St Francis RC Primary School encompasses Newcraighall. Committed developments in Craigmillar will take up the spare capacity at St Francis and St John's is already operating at over 90% occupancy.

Table14: Denominational schools in Castlebrae Cumulative Assessment Area

School	No of Classes	Capacity	2013 Roll	Occupancy Rate (%)
St Francis'	10	259	202	78%
St John's	14	420	382	91%

Denominational Primary School Requirements

- 7.27 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. As this impact

¹⁴ ScotExed Primary School Rolls September 2013

would be spread across several ND schools it is assumed for the purposes of this appraisal that no additional capacity is required.

- 7.28 At Newcraighall East, the expected RC pupil generation is small (7 pupils) so no extra accommodation at St Francis RC Primary School is required.

Secondary School Provision

Estimated Number of Secondary Pupils Generated

- 7.29 As illustrated in Table 15 it is estimated that a total of 255 pupils (217 non-denominational pupils and 38 denominational pupils) will be generated from the new housing sites in the Castlebrae Cumulative Assessment Area. It is proposed that extra pupil generation at Holy Rood RC High School would be managed by giving priority to baptised RC pupils rather than seeking to extend that school.
- 7.30 The required number of non-denominational pupils for which additional capacity will be required at Castlebrae Community High School will accordingly be increased to take account of this policy.

Table 15: Estimated secondary pupils from new housing sites in Castlebrae Assessment Area

New Housing Sites	Higher End Capacity	House/Flat Ratio	ND secondary school pupils	RC secondary school Pupils
HSG 29 Brunstane	1,330	80/20	188	33
HSG 27 Newcraighall East	209	80/20	29	5
Increased ND due to management of RC High School intakes			38	(38)
Total	1,539		255	-

Existing Non-Denominational Secondary School Provision

- 7.31 The area is served by Castlebrae Community High School. Placements to surrounding schools has resulted in low rolls but as pupils numbers increase and as large scale committed housing developments in the catchment take place, the roll will increase over time. The Council has expressed a commitment to provide a replacement high school and discussions have taken place with PARC on a town centre site that could accommodate a phased expansion of a new High School to serve the area. The capacity of the existing school would only provide for existing catchment pupils and for part of those pupils generated from committed regeneration of the area. Therefore any increase created by LDP sites would require a planned long term expansion of the new school.

Table 16: Non denominational secondary schools in Castlebrae Cumulative Assessment Area

Secondary School	Capacity	Roll 2013/14 ¹⁵	Occupancy Rate (%)
Castlebrae	600	133	22%

Non-Denominational Secondary School Requirements

- 7.32 As described above, it is estimated that 255 non-denominational secondary school pupils will be generated from the new housing sites. Provision of extra capacity to accommodate these

¹⁵ ScotExed Secondary School Rolls, September 2013.

pupils at Castlebrae Community High School is required and as noted above would have to be factored into the phased planning for a new high school.

Existing Roman Catholic Secondary School Provision

- 7.33 The area is served by Holy Rood RC High School. The current 2013/14 roll is 1,071 pupils compared to a capacity of 1,200 places, an occupancy rate of 89%. The school draws a high proportion of its pupils from the Craigmillar area. 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.

Roman Catholic Secondary Education Requirements

- 7.34 The new housing sites within Castlebrae Cumulative Assessment Area are expected to generate 38 additional Roman Catholic secondary pupils. As noted above, 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 High School and this is therefore factored into the requirement for additional pupils at Castlebrae High School, increasing the requirement from 217 to an estimated 255.

8 Queensferry

Primary School Provision

Estimated Number of Primary Pupils Generated

- 8.1 As illustrated in Table 17 it is estimated that 332 non-denominational pupils and 51 denominational pupils will be generated from the new housing sites in the assessment area.

Table 17: Estimated Primary Pupils from new housing sites in Queensferry

New Housing Sites	Higher End Capacity	House/Flat Ratio	ND Primary School pupils	RC Primary School Pupils
South of Builyeon Road	980	80/20	216	33
South Scotstoun	510	80/20	112	17
Dalmeny	18		4	1
Total	1,508		332	51

Existing Non-Denominational Primary School Provision

- 8.2 The new housing sites are within the catchments of three primary schools. As illustrated in Table 18, all three schools are currently operating at high occupancy levels. Committed development (as detailed in appendix 3) within the Queensferry area will already require additional primary school capacity to be provided as shown in table 18.

Table 18: Existing Primary Schools in Queensferry and Dalmeny

School	No of Classes	Capacity	2013 Roll ¹⁶	Occupancy Rate (%)	Additional Classes	
					Committed Development	Rising Rolls
Queensferry	14	420	395	94%	4	n/a
Dalmeny	5	112	98	88%	n/a	n/a
Echline	12	315	248	79%	n/a	n/a
Total	31	847	741	87%		

Non-Denominational Primary Education Requirements

- 8.3 It is estimated that 332 non-denominational pupils will be generated from the new housing sites. A new 14 class, two-stream primary school is therefore required to serve the pupils generated from the new housing developments.
- 8.4 The most appropriate location for a new primary school is within the Builyeon Road Site. This location is centrally positioned and offers good accessibility. A site of two hectares should be reserved for the provision of the primary school.
- 8.5 Children and Families will conduct a statutory consultation at an appropriate time for the establishment of a new school to confirm its site and catchment boundaries.

Existing Denominational Primary School Provision

- 8.6 Queensferry is served by St Margaret's RC Primary School. The school has a capacity of 112 pupils and the 2013/14 roll was 105 giving an occupancy rate of 94%. Additional capacity (two additional classes and associated works) is already proposed to cater for committed developments in the catchment area (detailed in appendix 3).

Denominational Primary School Requirements

- 8.7 It is estimated that the new housing sites will generate 51 Roman Catholic pupils. It is proposed that St Margaret's RC is extended by a further two classrooms to accommodate this pupil generation.

Secondary School Provision**Estimated Number of Secondary Pupils Generated**

- 8.8 As illustrated in Table 19 it is estimated that 232 non-denominational pupils and 17 denominational pupils will be generated from the new housing sites in Queensferry Assessment Area.

¹⁶ ScotExed Primary School Rolls September 2013

Table 19: Estimated secondary pupils from new housing sites in Queensferry Cumulative Assessment Area

New Housing Sites	Higher End Capacity	House/FI at Ratio	ND Secondary School pupils	RC Secondary School Pupils
South of Builyleon Road	980	80/20	138	24
South Scotstoun	510	80/20	72	13
Dalmeny	18	80/20	2	0
Adjustment to RC pupils expected			20	(20)
Total	1,508		232	17

Existing Non-Denominational Secondary School Provision

- 8.9 The Queensferry High School catchment covers Queensferry and the surrounding area, including Kirkliston. The current 2013/14 roll is 774 pupils compared with a capacity of 1,000 which gives an occupancy rate of 77%. The impact of rising rolls and committed developments in the catchment (detailed in Appendix 3) will take up the spare capacity at the school. Therefore additional capacity at Queensferry High School will be required to cater for all LDP developments.

Non-Denominational Secondary School Requirements

- 8.10 Provision of capacity to accommodate an additional 232 pupils at Queensferry High School is required. At the appropriate time it will be necessary to undertake a feasibility study to determine the cost and the most appropriate way of delivering the required additional capacity at Queensferry High School.

Existing Denominational Secondary School Provision

- 8.11 St Augustine's RC High School is the Roman Catholic Secondary School that serves Queensferry. The current 2013/14 roll is 692 pupils compared to a capacity of 900 places; an occupancy rate of 77%. The impact of rising rolls and committed developments in the catchment (detailed in Appendix 3) are expected to take up the remaining capacity.

Denominational Secondary School Requirements

- 8.12 It is estimated that 17 Roman Catholic pupils will be generated from the developments in this area. The school also covers the West Edinburgh Assessment Area which is expected to generate a further 77 RC pupils. Therefore additional capacity is required to cater for the pupil generation from all LDP developments and a feasibility study will be required to determine the cost and the most appropriate way of delivering the required additional capacity at St Augustine's RC High School.

9 South West Edinburgh**Primary School Provision**Estimated Number of Primary Pupils Generated

- 9.1 As illustrated in Table 20 it is estimated that the new housing sites will generate a total of 106 non-denominational pupils and 3 denominational pupils.

Table 20: Estimated Primary Pupils from new housing sites in South West Edinburgh Assessment Area

New Housing Sites	Higher End Capacity	House/Flat Ratio	ND primary school pupils	RC primary school pupils
HSG 37 Newmills	245	80/20	54	8
HSG 36 Curriehill Road	70	80/20	15	2
HSG 28 Riccarton Mains Road	35	80/20	8	1
Adjustment to RC pupils expected			11	(11)
Sub-Total Currie	350		88	0
HSG 29 Curriemuirend	180	20/80	18	3
Overall Total	530		106	3

Existing Non-Denominational Primary School Provision

- 9.2 The new housing sites fall within the catchment of Currie and Juniper Green Primary Schools. Nether Currie separates the two catchment areas and the school is close to Currie Primary School. Table 21 sets out current capacity and roll of schools in the area. Clovenstone Primary has also been considered given its close proximity to one of the sites and the potential for catchment review for the Curriemuirend site. There is no capacity within Juniper Green Primary and limited capacity within both Nether Currie and Currie Primary Schools. This shortfall in capacity is expected to continue with rolls in the area expected to remain high.

Table 21: Existing Primary Schools, South West Edinburgh Assessment Area

School	No of Classes	Capacity	2013 Roll ¹⁷	Occupancy Rate (%)
Currie	14	420	373	89%
Nether Currie	7	210	159	76%
Juniper Green	14	420	404	96%
Clovenstone	15	434	190	44%
Total	50	1,484	1,126	76%

Non-Denominational Primary School Requirements

- 9.3 A five class extension is required to Currie Primary School (to cater for all sites other than Curriemuirend) which would increase capacity from 420 to 546 and cater for the predicted extra 88 pupils. The best delivery method for this requirement and the estimated costs will require to be further assessed through a feasibility study.
- 9.4 The Curriemuirend development is expected to generate 18 pupils. There is no spare capacity within Juniper Green Primary School which is the current catchment school for that area. The site lies adjacent to the Clovenstone Primary School catchment and it proposed to make a catchment change to put the site in the Clovenstone Primary School catchment area which has capacity to accommodate the additional pupils. Children and Families would conduct a statutory consultation at an appropriate time to progress this catchment change.

¹⁷ ScotExed Primary School Rolls September 2013

Existing Denominational Primary School Provision

- 9.5 The sites fall within the catchment of St Cuthbert's RC Primary. The school roll in 2013/14 was 181 with a capacity of 210; an occupancy rate of 86%. The number of RC pupils generated from the proposed developments is expected to be low; only 3 pupils.

Denominational Primary School Requirements

- 9.6 As a result of the distances from Currie to the catchment RC primary school at St Cuthbert's, pupils tend to remain in the non-denominational sector and this is reflected in the table 22 below. Management controls will be applied as necessary to give priority to baptised Roman Catholics pupils should it be required.

Secondary School Provision

Estimated Number of Secondary Pupils Generated

- 9.7 As illustrated in Table 22, it is anticipated that a total of 69 non-denominational pupils and 2 denominational pupils will be generated from the new housing sites in this area.

Table 22: Estimated secondary pupils from new housing sites in South West Edinburgh Assessment Area

New Housing Sites	Higher End Capacity	House/Flat Ratio	ND secondary school pupils	RC secondary school pupils
HSG 37 Newmills	245	80/20	35	6
HSG 36 Curriehill Road	70	80/20	10	2
HSG 28 Riccarton Mains Road	35	80/20	5	1
Adjustment to RC pupils expected			9	(9)
Sub-Total Currie	350		59	0
HSG 29 Curriemurend	180	20/80	10	2
Overall Total	530		69	2

Existing Non-denominational Secondary School Provision

- 9.8 The sites are within the catchment of Currie Community High School. The roll at 2013/14 was 775, with a capacity of 900 giving an occupancy rate of 86%. The catchment of Wester Hailes Education Centre is located close to, and shares a boundary with, one of the sites, Curriemurend. The roll for Wester Hailes Education Centre in 2013/14 is 296 with a capacity of 750 giving an occupancy rate of 39%. Primary school rolls have remained high but relatively steady so the impact on secondary schools is not expected to be as great as in other parts of the city. Traditionally Currie draws pupils from outside of its catchment.

Non-Denominational Secondary School Requirements

- 9.9 It is anticipated that the pupils generated by the new housing sites within Currie could be accommodated within the current capacity of Currie High School.
- 9.10 It is proposed that a catchment review is undertaken to accommodate pupils from the Curriemurend housing site which it is proposed be amended to be within the Clovenstone Primary School catchment. Such a change would make Wester Hailes Education Centre the secondary school catchment. There is expected to be no requirement to provide extra capacity at the school.

Current Denominational Secondary School Provision

- 9.11 The new housing sites are within the catchment of St Augustine's High School. The current 2013/14 roll is 692 pupils compared to a capacity of 900 places giving an occupancy rate of 77%.

Roman Catholic Secondary School Requirements

- 9.12 The new housing sites in Currie are not anticipated to generate any denominational secondary pupils so there is no educational requirement. The expected secondary school denominational pupil generation from Curriemuirend is low and no contribution is sought.

10 Delivery

- 10.1 The Council will publish an Action Programme (AP) alongside the LDP. The AP will include a list of actions, including any new education infrastructure, needed to deliver the proposals identified in the LDP. Timescales for delivery and ownership of actions will be identified. Requirements may be revised through the AP process. The AP will be updated at least once a year to take account of any changing circumstances and to include further details, where available, on each action. Should alternative acceptable proposals come forward these may be included within future Action Programmes.

Appendix 1 - Cumulative Assessment Areas

Figure 1 - West Edinburgh Cumulative Assessment Area with existing primary and secondary schools and new housing sites

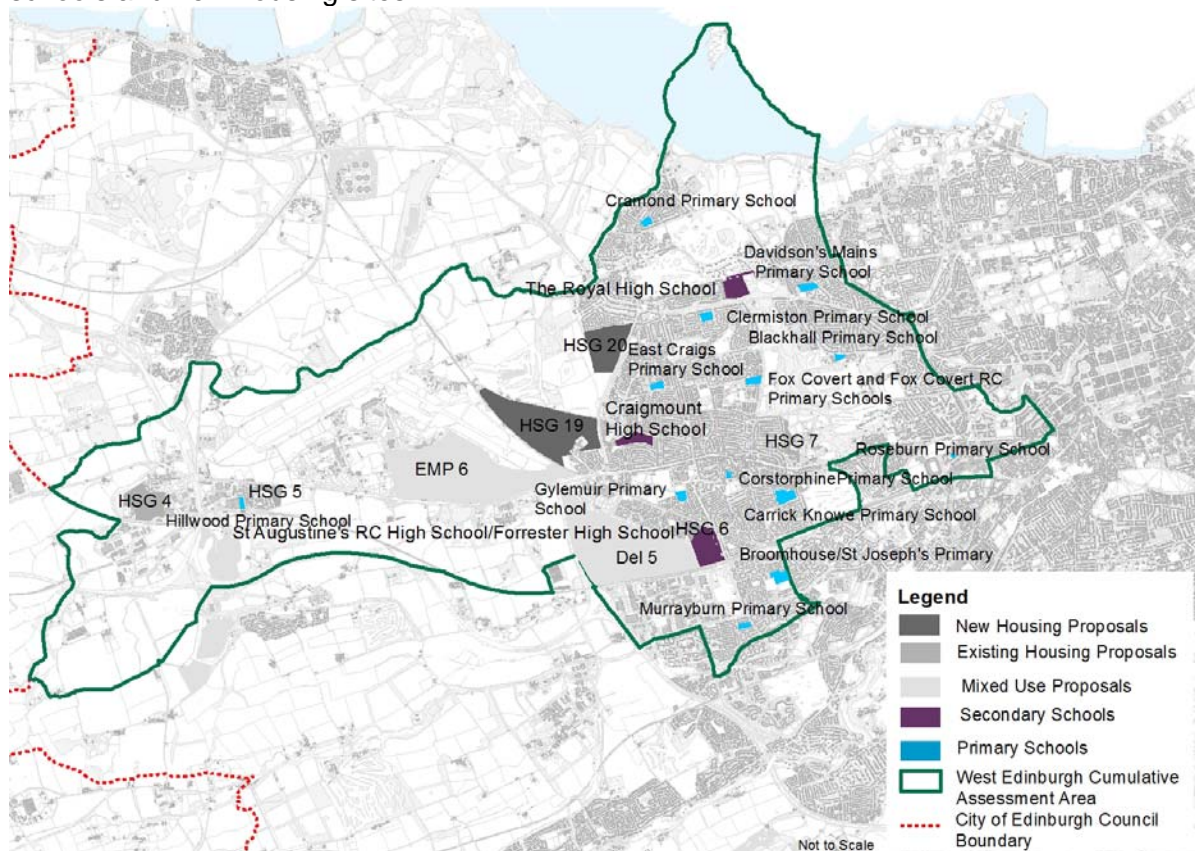


Figure 2 - South East Edinburgh Cumulative Assessment Area with existing primary and secondary schools and new housing sites

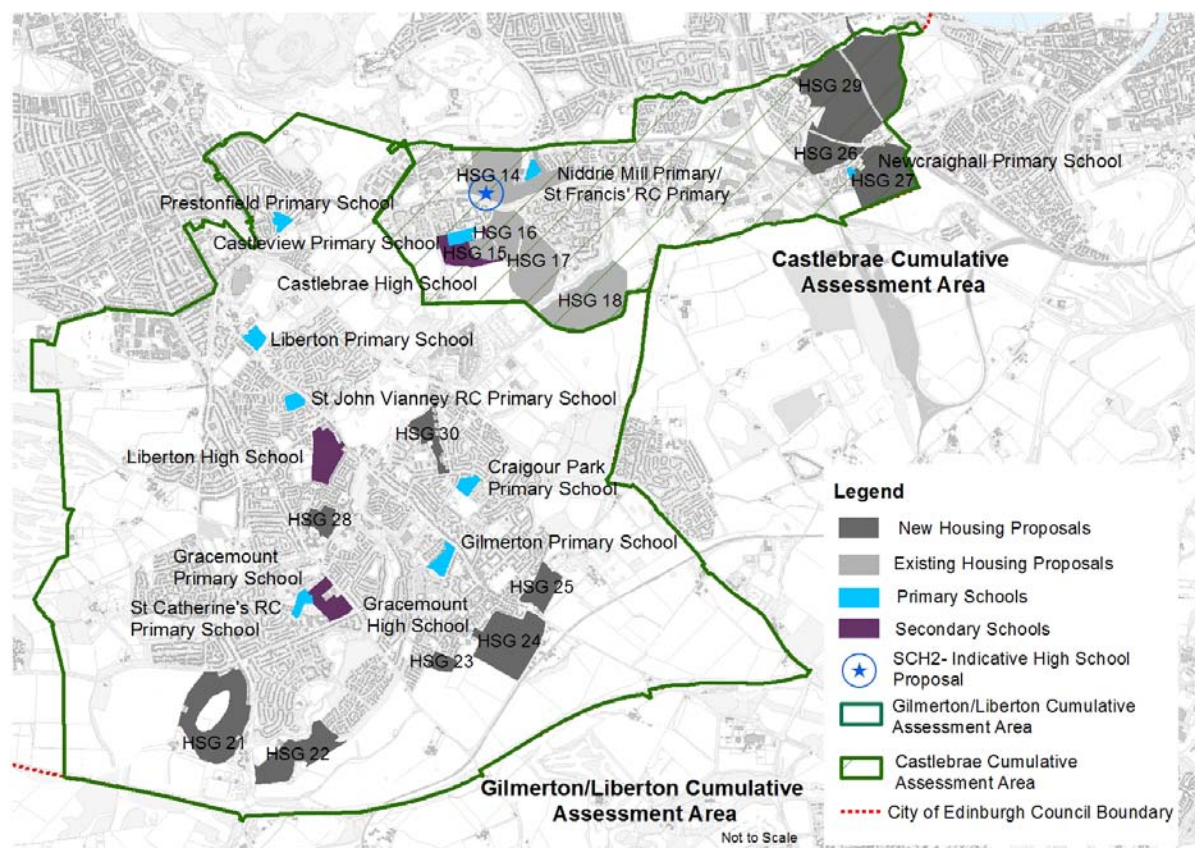


Figure 3 - Queensferry Cumulative Assessment Area with existing primary and secondary schools and new housing sites

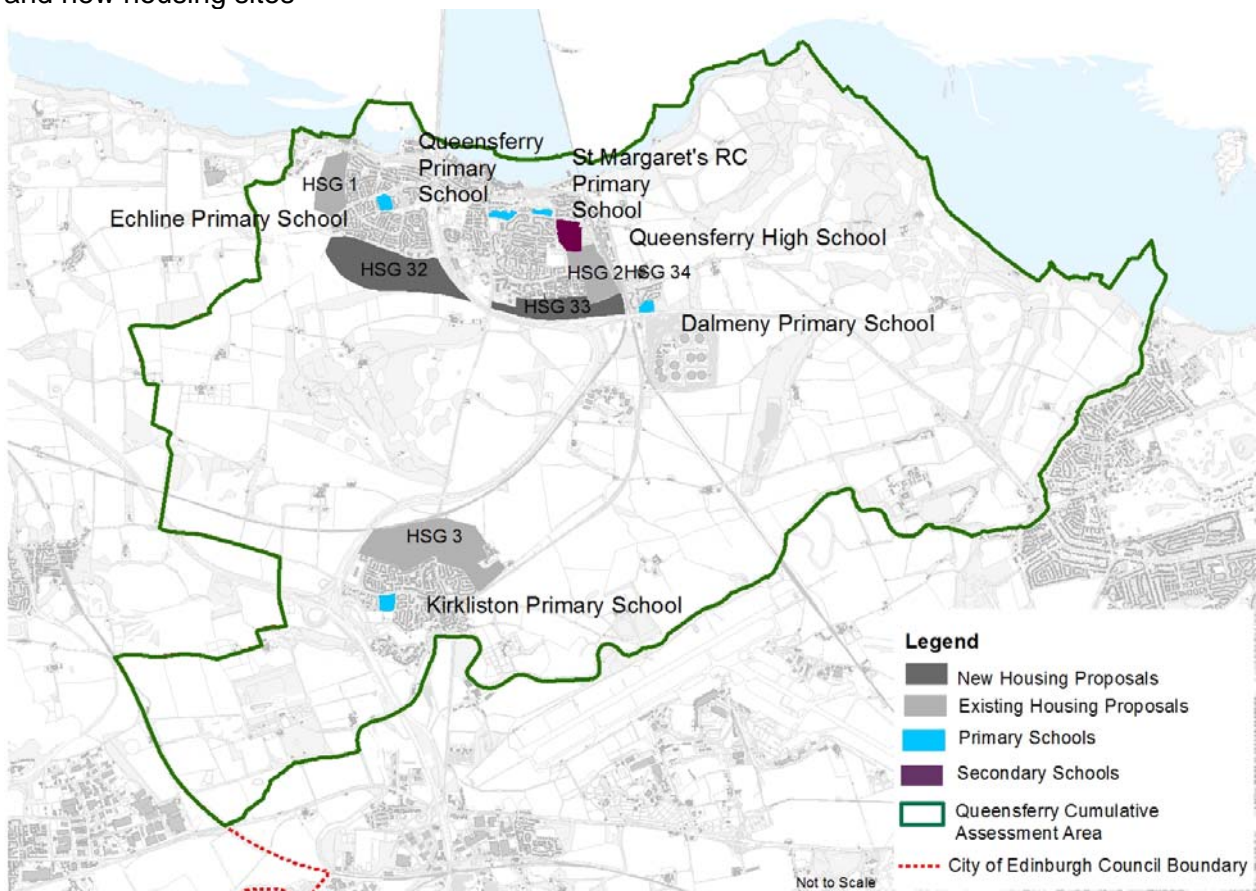
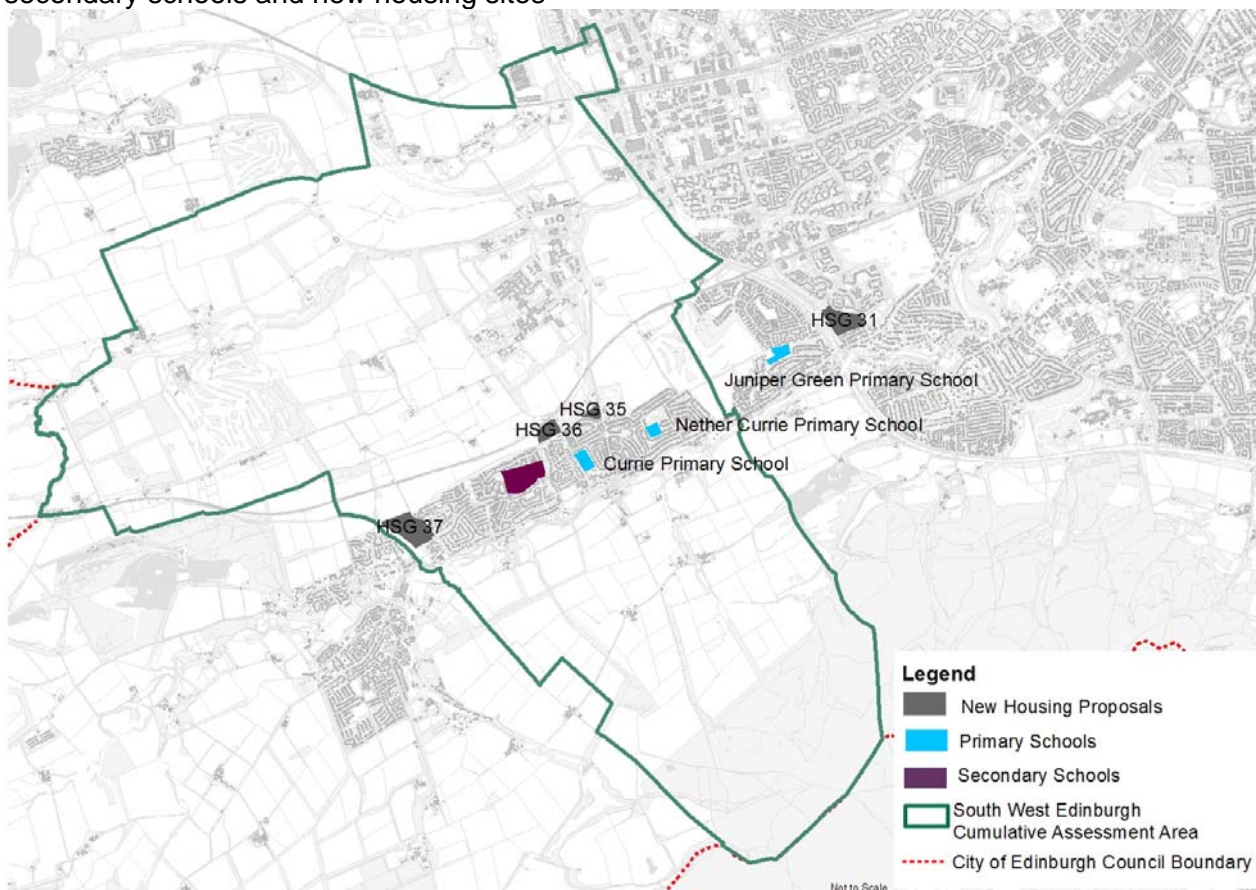


Figure 4 - South West Edinburgh Cumulative Assessment Area with existing primary and secondary schools and new housing sites



Appendix 2 – City of Edinburgh Council Working Capacity for Primary Schools

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

Appendix 3 – Current Committed Developments

Area	Location	Developer	Status (note 3)	Total	Houses (note 4)	Flats (note 4)	Pupil Generation				Contribution	School	Infrastructure to be delivered	Main document reference
							ND PS	ND HS	RC PS	RC HS				
West	South Gyle Wynd	Persimmon	PA	203	92	111	31	19	5	3	£281,785	Gylemuir PS	1 class	Table 3
											£236,691	Forrester HS	tbc	Para 6.12
West	Continental Tyres	Unknown	S75	500	400	100	110	71	17	13	£1,780,000	Hillwood PS	3 classes + nursery	Table 3
West	Hillwood Rd	Unknown	PA	121	97	24	27	17	4	3	Inc in above	Hillwood PS	Included above	As above
Qferry	Former Agilent Site	Cala/DW Homes	S75	450	360	90	99	64	15	11	£1,000,000	Queensferry PS*	4 classes	Table 18
											£760,000	St Margaret's RC	2 classes + ancillary (tbc)	Par 8.6
Qferry	N Kirkliston	Kirkliston Consortium	S75	675	577	98	156	101	24	18	£183,000**	St Margaret's	Included above	As above
SE1	Budiehouse Loan	Barratt	S75	122	98	24	25	18	3	2	£26,800	Holy Rood RC	See note 2	n/a
SE1	Alnwickhall Reservoir	Cala/DW Homes	S75	297	238	59	65	42	10	7	£500,000	Gracemount PS	2 classes	Table 8
SE1	Edmonstone Holdings	Unknown	S75	110	94	16	25	16	4	3	£245,800	Craigour Park PS	1 class	Table 8
SE2	Duddingston Park S	Barratt	S75	192	154	38	42	27	7	5	£400,000	Niddrie Mill PS	2 classes	Table 13
SE2	Blackchapel Close	Barratt	PA	91	67	24	19	12	3	2	£182,000	Niddrie Mill PS	Included above	As above
SE2	Newcraighall East	Unknown	S75	176	158	18	42	27	7	5	£415,000	Newcraighall PS	2 classes + ancillary (tbc)	Table 13
SE2	Newcraighall North	Barratt	S75	220	200	20	53	35	8	6	£415,000	Newcraighall PS	Included above	As above
SE2	New Greendykes	Persimmon	S75	874	521	353	157	98	24	17	£1,070,000	Castlebrae HS	Contribution to replacement high school	Para 7.31

* Or alternatively other ND primary schools in Queensferry/Dalmeny

** A contribution of £4.9 million is also being made to extend Kirkliston Primary School and provide improved gym/dining facilities

Notes

- 1) Developer contributions are sought/provided to address capacity constraints/accommodation pressures including constraints to school facilities that limit the scope to increase capacity.
- 2) The Holy Rood RC contribution was to take account of the extra capacity that would be provided at the replacement school when built (now completed).
- 3) Under the 'Status' column 'S75' denotes where a Section 75 agreement has been signed. Where 'PA' is shown, this denotes that a planning application has been made or approved subject to a Section 75, and where a contribution has been sought, but the agreement is still to be signed.
- 4) The breakdown between houses and flats is derived either from the planning application or is based on an 80/20 house/flat ratio. Pupil generation assumptions are based on the revised ratios which have been used elsewhere in this appraisal. However, in the assessment of developer contributions, the ratios set out in the Developer Contributions Guidance Policy were applied. No adjustments have been made to the estimated numbers of pupils generated to reflect local considerations such as distance to the nearest RC schools.
- 5) In considering future housing requirements shown in the educational appraisal, the assumption has been made that the developments identified above will proceed to completion and that contributions will be received in advance of new sites coming forward. In some cases new housing sites may come forward before the existing houses sites and the implications of this will require to be considered through revisions of the action programme.