

Proposal to Establish a New Non-Denominational Primary School and Implement Catchment Changes to Address School Capacity and Accommodation Pressures in West Edinburgh

Affecting Corstorphine Primary School, Cramond Primary School, Hillwood Primary School, Craigmount High School and The Royal High School

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1 Introduction

- 1.1 This paper proposes that a new non-denominational primary school and nursery be established in west Edinburgh within the 'Maybury' housing development site. The new school will be aligned to Craigmount High School.
- 1.2 This requires changes to the catchment areas of Corstorphine Primary School, Cramond Primary School, Hillwood Primary School, Craigmount High School, and The Royal High School. Existing school catchment areas are set out in Appendix 1. The proposed catchment areas are set out in Appendix 2.
- 1.3 This consultation paper sets out the rationale for, and implications of, the proposal which will address primary school capacity and accommodation issues arising from proposed new housing developments in West Edinburgh. The paper also sets out the consultation process and the means and timescales for making representations.
- 1.4 For the purposes of this paper, West Edinburgh is defined as the area currently covered by the primary school catchment areas of Corstorphine Primary School, Cramond Primary School and Hillwood Primary School.
- 1.5 The new school could open in August 2022 at the earliest. If the proposal is approved by the Council, the date from when the proposed catchment area for the new primary school would be effective is the November prior to the new primary school opening, in time for the P1 registration process.
- 1.6 All catchment changes will only apply to new P1 and S1 pupils. There will be no mandatory transfer for pupils already attending another school; however pupils in P2-P7 within the catchment of the new primary school will be given the opportunity to apply to attend the new school should they wish to do so.
- 1.7 A list of affected addresses is provided in Appendix 3. Comments on the proposal should be submitted by no later than close of business on Monday 7 October 2019. A questionnaire has been prepared which respondents are encouraged to use to provide comments, details are included in Appendix 5. The questionnaire can be completed online via the Council website www.edinburgh.gov.uk/newmayburyschool. Responses can also be submitted by email or post to the addresses set out in Section 9 of this paper.
- 1.8 A public meeting in relation to these proposals will be held as follows, further details of which are provided in section 11:

Venue	Date	Time
Craigmount High School	Wednesday 11 September	6.30pm – 8.30pm

2 Background and Context

- 2.1 The Council's [Local Development Plan](#) (LDP) proposes significant new housing development in West Edinburgh (Table 1).

Table 1: New Housing Development in West Edinburgh

LDP New Housing Site	Estimated Number of New Homes
Maybury	1,700 – 2,000
Cramond	500 - 700
Hillwood Road	50 - 100
Edinburgh Zoo	80

- 2.2 It is estimated that this level of new housing development could generate 600-700 additional primary school pupils within the area (using the [pupil generation ratios](#) approved by Education, Children and Families Committee in May 2019).
- 2.3 Existing primary schools in the area are expected to face increasing accommodation pressures as the proposed housing is built and demand for places rises. [School roll projections](#) show that the number of pupils in the area is expected to rise above what can be accommodated within current schools.
- 2.4 The LDP [Education Infrastructure Appraisal](#) (August 2018) has determined that additional primary school capacity is required to alleviate accommodation pressures arising from the proposed new housing development and that this should be provided by delivering a new primary school in the local area: a 21 class primary school and a 120 place nursery within the 'Maybury' housing development site. This is an action within the Council's LDP [Action Programme](#) (January 2019), which sets out how the Council proposes to implement the Local Development Plan.
- 2.5 School roll projections also show that secondary schools in the area will face increasing accommodation pressures as the proposed new housing is built and demand for places rises. This paper proposes that the new 'Maybury' primary school will feed to Craigmount as it has capacity to support some growth in pupil numbers in the short term. It is expected that additional secondary school capacity will be required from 2024, although it has not yet been determined how this will be delivered the main options will be extending existing provision or construction of a new secondary school.
- 2.6 In addition to the proposed housing development sites identified within the Council's LDP, new homes are also proposed for the area to the south of the airport known as the 'International Business Gateway' and an area between the RBS Headquarters at Gogarburn and the city bypass (this site is known as 'East of Milburn Tower'). There are also industrial areas at the eastern end of Turnhouse Road that could be redeveloped for housing in the future.

2.7 Further information about potential accommodation pressures and roll projections for the affected schools is provided in Section 3.

Informal Consultation

2.8 Informal consultation with Head Teachers, school representatives, local elected members and the wider communities was carried out from January 2018 to March 2018. Further information is available at

www.edinburgh.gov.uk/schoolsreview.

2.9 A potential catchment area for a new primary school formed part of the consultation. This covered the housing development sites known as 'Maybury' and 'Cammo', part of the International Business Gateway (IBG) area to the south of the airport and existing housing between Turnhouse Road and Maybury Road.

2.10 The consultation also included a proposal that the new primary school would feed into a new West Edinburgh High School. There were two possible locations for the new secondary school: a site within the International Business Gateway and a site to the east of Ratho Station. The potential catchment area for a new secondary school covered the catchment areas of the new primary school, Hillwood Primary School and Ratho Primary School.

2.11 There was general support for the proposal to build a new primary school to accommodate pupil growth arising from new housing development and the catchment area as it was shown. There was some concern about the proposed change to the secondary school catchment area for some existing housing from Craigmount High School to the new West Edinburgh High School, particularly for families who were concerned that siblings would be split between different schools.

2.12 Following the informal consultation, on 21 June 2018 the Education, Children and Families Committee agreed that proposals to establish a catchment area for a new primary school at Maybury should be progressed to a statutory consultation.

3 Roll Projections, Catchment Data and Capacity Analysis

3.1 This section considers current and projected school roll and catchment population data and identifies the accommodation issues that have resulted in this consultation being undertaken.

3.2 The proposal within this paper will directly affect Corstorphine Primary School, Cramond Primary School, Hillwood Primary School, Craigmount High School and The Royal High School. The current catchment areas are included within Appendix 1. Table 2 shows the capacity, roll and occupancy rate of these schools.

Table 2: School Capacity and Estimated Class and Roll Data

School	Capacity (as at Aug 2018)	Roll (as of Sept 2018 census)	Estimated Occupancy Rate
Corstorphine Primary School	21 Classes (630 pupils)	562	89%
Cramond Primary School	17 Classes (476 pupils)	441	93%
Hillwood Primary School	4 Classes (84 pupils)	62	74%
Craigmount High School	1400	1161	83%
The Royal High School	1200	1268	100%

- 3.3 Most of the new housing development is currently proposed to be within the catchment areas of Corstorphine Primary School and Cramond Primary School which have occupancy rates of 89% and 93% respectively. There is insufficient capacity within the existing school buildings to accommodate the 600-700 additional primary school pupils which it is forecast will be generated by new housing development proposed in the local area.

Corstorphine Primary School

- 3.4 The school currently has 21 classes, giving it a working capacity of 630 pupils. In August 2018 the school roll was 562 pupils, with a P1 intake of 87. A school of this size would generally be able to accommodate an ongoing intake of around 90 new P1 pupils each year.
- 3.5 The P1 intake in August 2019 is expected to be 75 pupils. The estimated school roll for August 2019 is 547 pupils.
- 3.6 The total primary age population of the Corstorphine catchment area (excluding pupils attending independent schools) in 2018 was 512. 462 of the 512 pupils attended Corstorphine Primary School in August 2018 (95%).
- 3.7 Loss to the Roman Catholic (RC) sector is very low, accounting for only 1% of the pupils in 2018 (7 out of 512 catchment primary school pupils attended a Roman Catholic school). All of these pupils attended St Andrew's Fox Covert RC Primary School.

Roll Projections

- 3.8 Projections, based on births from five years prior and data for known housing development, indicate that there will be an intake of 66-72 P1 pupils each year until 2022.
- 3.9 Longer term projections based on the National Records of Scotland (NRS) population projections for the City of Edinburgh Council area suggest that this could increase to 90 in 2023 and then regular P1 intakes of above 100 could become commonplace from 2025 due to the amount of new housing development expected in the area.

- 3.10 The school is expected to face accommodation pressures from 2023. The growth in pupil numbers can largely be attributed to the impact of the 'Maybury' housing development which is currently within its catchment area.
- 3.11 Additional classrooms were recently provided at the school in order that it could accommodate 21 classes. There is limited scope for further expansion at the school.

Cramond Primary School

- 3.12 The school currently has 17 classes, giving it a working capacity of 476 pupils. In August 2018 the school roll was 441 pupils, with a P1 intake of 60. A school of this size would generally be able to accommodate an ongoing intake of around 68 new P1 pupils each year.
- 3.13 The P1 intake in August 2019 is expected to be 67 pupils. The estimated school roll for August 2019 is 444 pupils.
- 3.14 The total primary age population of the Cramond catchment area (excluding pupils attending independent schools) in 2018 was 416 pupils. 390 of the 416 pupils attended Cramond Primary School in August 2018 (94%).
- 3.15 No primary school pupils within the Cramond catchment attended a Roman Catholic school in 2018.

Roll Projections

- 3.16 Projections, based on births from five years prior and data for known housing development, indicate that the projected P1 intake for Cramond Primary School will be around 66 pupils for the next few years.
- 3.17 Longer term roll projections based on National Records of Scotland (NRS) population projections for the City of Edinburgh Council area suggest a P1 intake of 72 in 2024, with an intake of 82 pupils becoming commonplace beyond 2027 due to the amount of new housing development expected in the area.
- 3.18 The projected levels of intake could not be accommodated within the existing building and the school is expected to face capacity pressures from 2026. This growth can largely be attributed to the impact of the 'Cammo' housing development which is currently within its catchment area.
- 3.19 Two additional classrooms were provided at the school in August 2018 to provide for 17 classes. There is limited scope for further expansion at the school.

Hillwood Primary School

- 3.20 The school is currently operating as a 4-class organisation, giving the school a working capacity for 84 pupils. A school of this size would generally be able to accommodate an ongoing intake of around 12 new P1 pupils each year.

- 3.21 In August 2018, the school roll was 62 with a P1 intake of 5. The P1 intake in August 2019 is expected to be 11 pupils. The estimated school roll for August 2019 is 65 pupils.
- 3.22 The total primary age population of the Hillwood catchment area (excluding pupils attending independent schools) in 2018 was 71. 55 of the 71 pupils attended Hillwood Primary School in August 2018 (77%).
- 3.23 No primary school pupils within the Hillwood catchment area attended a Roman Catholic school in 2018.

Roll Projections

- 3.24 Projections, based on births from five years prior and data for known housing development, indicate that the P1 intake will rise to 14 in the next few years.
- 3.25 Longer term roll projections based on National Records of Scotland (NRS) population projections for the City of Edinburgh Council area suggest a P1 intake of at least 14 will continue to 2028.
- 3.26 The increase in P1 intakes, largely as a result of the 'Hillwood Road' new housing development, could mean that the school will face capacity pressures from 2022. Any further residential development within the Hillwood Primary School catchment area, such as at the western part of the 'International Business Gateway', will increase capacity pressures further and a review of accommodation solutions may be required.

Craigmount High School

- 3.27 The capacity of the school is currently 1400 pupils, with an S1 intake limit of 260 pupils. The roll at Craigmount High School in 2018 was 1161 with an S1 intake of 227. The S1 intake in August 2019 is expected to be 233 pupils. The estimated school roll for August 2019 is 1210.

Roll Projections

- 3.28 In 2018 Craigmount High School had an occupancy rating of 83% and non-catchment pupils made up 29% of the school roll. However, projections indicate that Craigmount High School will face accommodation pressures from 2024, largely because of additional catchment pupils expected to be generated from the new 'Maybury' housing site.

The Royal High School

- 3.29 The notional capacity of the school is 1200, with an intake limit of 220 pupils. The roll at The Royal High School in 2018 was 1268 with a S1 intake of 219. The S1 intake in August 2019 is expected to be 240 pupils. The estimated school roll for August 2019 is 1288. Accordingly, the school is currently operating beyond its optimum capacity and the Council is working with school management to resolve this.

Roll Projections

- 3.30 Projections indicate that the school will continue to face accommodation pressures, and these will increase significantly as the 'Cammo' housing development is progressed. This is one of the main reasons for the new primary school to feed into Craigmount High School.

4 Details of Proposal

Summary

- 4.1 The previous sections of this paper have identified that there is a requirement for additional primary school capacity in West Edinburgh to accommodate the growth in pupils arising from new housing development. Existing schools cannot accommodate the number of additional pupils that will be generated.
- 4.2 To address this requirement, the proposal is as follows:
- Establish a new 21 class non-denominational primary school and nursery within the 'Maybury' housing development site;
 - The catchment area for the new school will incorporate parts of the existing catchment areas for Corstorphine, Cramond, and Hillwood Primary Schools;
 - The catchment changes required to create the new school's catchment area to be implemented from the November prior to the new school opening;
 - Establish the new primary school as a feeder school to Craigmount High School;
 - Realign the catchment area boundary between Craigmount High School and The Royal High School so that all of the new primary school's catchment area is within the catchment area of Craigmount High School;
 - The proposed secondary school catchment changes to be implemented from the November prior to the new school opening.
- 4.3 The proposed non-denominational primary and secondary school catchment areas are set out in Appendix 2.
- 4.4 All catchment changes will only apply to new P1 and S1 pupils. There would be no mandatory transfer for pupils already attending another school; however pupils in P2-P7 within the catchment of the new primary school will have the opportunity to apply to the new school should they wish to do so.
- 4.5 The new school could open in August 2022 at the earliest. If the proposal is approved by the Council, the earliest date from when the proposed catchment area for the new primary school would be effective is November 2021, in time for the P1 registration process.
- 4.6 This paper does not propose any changes to the Roman Catholic Primary or Roman Catholic Secondary school catchment areas.

New Primary School

Location

- 4.7 The new primary school and nursery will be established on land within the 'Maybury' housing development site. It is expected that the school will be on a 2-hectare site to the south of Turnhouse Road. It is currently undeveloped agricultural land, but forms part of wider proposals for new residential development. The Local Development Plan Site Brief for the 'Maybury' housing development site, which indicates the proposed location for a new primary school, is included in Appendix 4.
- 4.8 Planning permission in principle for residential development on the wider 'Maybury' site will be granted, subject to a legal agreement being agreed with the Scottish Government. As part of the planning application, a masterplan was submitted which identified a 2-hectare site for a new primary school in the south-east corner of the development site. An indicative site layout showing the proposed location of the school, which was submitted as part of the planning application but has not been approved, is included in Appendix 4. The legal agreement attached to the planning permission will make provisions for the Council to take ownership of the school site.

Catchment Area

- 4.9 The proposed catchment area for the new primary school is set out in Appendix 2. Parts of the catchment areas for Cramond, Corstorphine, and Hillwood Primary School will become the catchment area of the new school. The catchment area will cover new housing sites at Cammo and Maybury, as well as the future development area known as the International Business Gateway to the south of the airport.
- 4.10 Appendix 3 provides a list of existing homes that will be directly affected by the proposed catchment changes. This includes existing housing at South Maybury, West Craigs, Turnhouse Road, Lennymuir, Craigs Road, Castle Gogar, Gogar Mains Farm and Cammo Road which will be within the new school's catchment area.
- 4.11 The proposed catchment area will also extend to the south of Glasgow Road to cover Gogarburn and part of a field to its east known as 'East of Milburn Tower'. The Council is 'minded to grant' planning permission for new housing on the 'East of Milburn Tower' site, however the decision whether to grant planning permission is for Scottish Ministers. It is not known when Scottish Ministers will determine if planning permission should be granted. The proposal means that pupils from early phases of this development could attend the new 'Maybury' primary school as catchment pupils. However, if planning permission was granted, it is expected that an additional new primary school would be required within the area. A statutory consultation would be required to establish its location and catchment area. Until the outcome of a future statutory consultation is known, the southern part of this development site which contains

four existing homes will remain in the catchment area of Currie Primary School and Currie High School.

- 4.12 The location of school buildings, existing pupil flows, obvious geographical boundaries, public transport links and distances to and from a school are all factors considered 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.
- 4.13 Table 3 sets out the number of catchment primary school pupils that currently live in the new primary school catchment area and the number of catchment primary school pupils it is estimated will come from the housing sites at 'Maybury' and 'Cramond'. Note, the revised [pupil generation ratios](#) that were approved by Education, Children and Families Committee in May 2019 have been used.

Table 3: Estimated Number of Pupils within Proposed Catchment Area

Site	Units	Primary (ND)
Maybury	1,700	483
Cramond	655*	122
Existing housing	290	32**
Overall Total		637

*as proposed in planning application 18/01755/FUL

**in August 2018

- 4.14 Table 3 suggests that 637 non-denominational primary school pupils could be living within the new school's catchment area at its peak. It is anticipated that with placement requests to other schools a three-stream class primary school with a normal working capacity for 630 pupils would be sufficient to support a catchment area of this size. There are nine primary schools of this size within the Council estate.

Access and Travel Routes

- 4.15 The road and pedestrian routes to be provided as part of the 'Maybury' housing development have not yet been confirmed. However, it is anticipated that the new primary school will primarily be accessed from Turnhouse Road. Although the new school may have staff and visitor parking on the school site, it is not Council policy to specifically provide drop-off zones for parents and carers.
- 4.16 The proposed changes are not expected to increase the need for pupils to travel by car when compared with current catchment arrangements. The new school will be closer or more easily accessed by active travel routes for pupils living in its catchment area than Cramond Primary School, Corstorphine Primary School and Hillwood Primary School.
- 4.17 The new primary will be in a central location within the new 'Maybury' community. A new footpath is proposed to link the 'Cramond' and 'Maybury' housing development sites. It is unlikely that many pupils living within the

eastern end of the International Business Gateway will choose to walk to the new primary school, however the tram service from Ingliston Park and Ride to Edinburgh Gateway is available and it is considered that the journey will be better than the status quo which would require that they travel to Hillwood Primary School. Links from the International Business Gateway to surrounding areas are expected to improve as more of the area is developed.

- 4.18 The proposal therefore does not present significant road safety issues; however Safer Routes will be regularly assessed. This means routes which are on a good surface, are lit and means of crossing main roads are by traffic-controlled crossings. In identifying potential walking routes, it is on the basis that the responsibility for ensuring the safety of children on the journey between home and school and, where appropriate, supervising the journey, rests with parents or guardians.

School Design and Capacity

- 4.19 The size of site for any new (or replacement) school is prescribed in the School Premises (General Requirements and Standards) (Scotland) Regulations 1967 and the 1973 and 1979 amendments to those regulations. For a new primary school and nursery, the total site size should be 1.9 hectares comprising two elements for which the appropriate sizes are defined separately:
- A main school site on which the actual school buildings are located of not less than 1.3 hectares (of which 0.1 hectares relates to the nursery); and
 - An area for playing fields of not less than 0.6 hectares.
- 4.20 The proposed school site is 2 hectares. The school will be designed to accommodate at least three full streams of P1-P7 pupils (630 pupils) and a 120-space nursery, alongside an all-weather pitch.
- 4.21 The school will have a flexible design that will allow it to accommodate additional pupils if required. This is necessary as the number of pupils that are generated from new development is only an estimate and there is potential for additional primary school pupils to be generated from development within the 'International Business Gateway' (IBG) and from the long-term redevelopment of industrial areas at the eastern end of Turnhouse Road.
- 4.22 As it is expected to take more than 10 years to complete all the new housing in the area, the school will be designed so that it can be built in phases – for example it could initially be built as a double stream school with an expansion plan to take it to three streams. Phasing the delivery of the additional school capacity would minimise the risk of providing too much capacity and unnecessary capital and revenue expenditure.
- 4.23 Detailed planning permission will be required for the school building and grounds. Consideration will also be given to whether appropriate ancillary community uses could also be provided on the site.

Early Years Provision

- 4.24 It is proposed that nursery classes will be provided on the same site as the new primary school to make sure that there is additional capacity for Early Years provision in the area.
- 4.25 The proposed catchment area of the new school is currently sparsely populated and as such contains no Council operated or partner Early Years providers. The nearest existing provision would be at Corstorphine, Gylemuir, Hillwood and East Craigs Primary Schools. However, dedicated provision within the 'Maybury' development would be required to meet demand for Early Years provision and provide an accessible Early Years' service.
- 4.26 The Scottish Government is committed to increasing the early learning and childcare entitlement to 1140 hours per year by 2020 and the Council is now reviewing its Early Years Estate to identify what measures may be required to meet current and projected demand. It is expected that some of this demand can be met by increasing hours of the existing facilities however it is likely that additional provision, such as the nursery proposed as part of the proposed new school, will be required.

Staffing for the New School

- 4.27 In addition to additional teaching and support staff, there would be a requirement to create and fill all the management and non-teaching staff positions associated with running a separate primary school. These positions would include a Head Teacher, a Business Manager, admin/clerical staff, dining room staff and janitorial staff.
- 4.28 Research on practices adopted in other authorities leading up to the opening of an entirely new school has highlighted the value of appointing the Head Teacher at least six months before the new school opens. This would allow the Head Teacher to take time to appoint staff, oversee the completion and occupation of the building and take a leading role in establishing relationships within the new school community including with the potential parent body and promoting the school to its potential users and community. This could play a significant part in increasing the number of parents willing to transfer their child from existing schools to the new school.

Populating the New School

- 4.29 On the assumption that the proposal for a new school could be progressed, funded, constructed and opened by 2022 the catchment area for the new primary school would apply from the start of the P1 registration process in November 2021 prior to the opening of the new school in August 2022.
- 4.30 Pupils eligible to start school in August 2022 and living within the catchment area of the new school when registrations opened in November 2021 would be expected to make a non-catchment placing request if they wished to attend a school other than their new catchment school.
- 4.31 In Autumn 2021 the Council would write to the parents and guardians of all P1 to P6 pupils living in the catchment area of the new school, offering them the

opportunity to apply for a place at the new school for the start of the school year in August 2022.

- 4.32 Parents or carers may choose to refuse this offer of a place. There would be no mandatory transfer for pupils already attending another primary school.
- 4.33 In January 2022 a special meeting of the Communities and Families Working Group that meets in January each year as part of the annual P1 and S1 intake process would meet with the Head Teacher of the new school, and other schools directly affected by the proposal to establish class organisations for August 2022 based on the number of P1 registrations for each school and the number of pupils from upper stages accepting the offer of a place at the new school.
- 4.34 Standard processes for the placement of non-catchment pupils making a placing request to the new school for August 2022 would apply, however, places for catchment pupils would be reserved at each stage through the school year. The number of places to be reserved would be determined by the Working Group.
- 4.35 The experience of other local authorities who have opened an entirely new school would suggest that transfer on a voluntary basis is likely to result in an uneven distribution of pupils between year groups with a risk that some stages, especially from P4 to P7, are very small or altogether empty. Accordingly, it should be anticipated that the new school will not operate at its class capacity in the short to medium term and composite classes at upper stages may be necessary.

5 Implications for Existing Schools

Existing Primary Schools

- 5.1 Establishing the proposed catchment area for the new primary school will mean that the catchment boundaries of Cramond Primary School, Corstorphine Primary School, and Hillwood Primary School will be realigned.
- 5.2 No currently existing houses within the Cramond catchment area will be moved to the new primary school catchment area. However, the proposed catchment for the new primary school will include the 'Cammo' housing site which is currently within the catchment area of Cramond Primary School. This will mean that once the new primary school is operational Cramond Primary School will not be required to address the accommodation pressures that would otherwise arise from the additional pupils expected to be generated by this development. The 'Cammo' housing site is expected to generate 122 non-denominational primary school pupils.
- 5.3 The proposed catchment for the new primary school will include the 'Maybury' housing site which is currently within the catchment area of Corstorphine

Primary School. This will mean that Corstorphine Primary School will not be required to address the accommodation pressures that would otherwise arise from the additional pupils expected to be generated by this development. The 'Maybury' housing site is expected to generate 483 non-denominational primary school pupils.

- 5.4 The residential properties within Corstorphine Primary School's existing catchment area that would be realigned with the new primary school under these proposals are set out in Appendix 3. In August 2018 there were 32 non-denominational primary school pupils living in these homes. Aligning these properties with the new school will free up some space at Corstorphine Primary School to accommodate additional pupils from smaller areas of new housing development that are proposed for elsewhere within its catchment area, for example the new homes proposed within the Council's LDP for a site at Edinburgh Zoo.
- 5.5 The proposed catchment for the new primary school will include the 'International Business Gateway' which is currently within the catchment area of Corstorphine Primary School and Hillwood Primary School. This is an area for international business development and ancillary uses, hotel and conference facilities and potentially housing and education. As it will be part of the 'Maybury' primary school catchment area, if any new homes in this area are delivered, the existing catchment primary schools will not face the accommodation pressures that would come from any additional pupils generated by the development.
- 5.6 The proposed catchment area for the new primary school will include part of the potential 'East of Millburn Tower' housing site which is currently within the catchment area of Corstorphine Primary School and Hillwood Primary School. As it will be part of the 'Maybury' primary school catchment area, if any new homes in this area are delivered, the existing catchment primary schools will not face the accommodation pressures that would come from any additional pupils generated by the development. As set out in Appendix 3, there are eight existing residential properties in this area which will move from the catchment area of Hillwood Primary School to the new 'Maybury' Primary School catchment area but this will not have a significant impact on the roll at the current school.

Existing Secondary Schools

- 5.7 The proposed catchment for the new primary school includes areas currently within the catchment area of The Royal High School and Craigmount High School.
- 5.8 The new primary school will be a feeder school aligned to Craigmount High School. The catchment boundary of Craigmount High School will be redrawn so that it covers the new primary school catchment area in its entirety.
- 5.9 The benefit of having the primary school feeding to one secondary school is that transition management can be focused on Craigmount High School and friends

are more likely to stay together. The proposal to give Craigmount High School a larger catchment area will also mean that once the catchment changes are in place The Royal High School will not face accommodation pressures arising from additional pupils expected to be generated by the ‘Cammo’ new housing development.

5.10 Table 4 sets out the new housing sites identified within the Council’s LDP that will be within the proposed catchment area for Craigmount High School and the number of additional non-denominational secondary school pupils that each is expected to generate (using the [pupil generation ratios](#) approved by Education, Children and Families Committee in May 2019).

Table 4: Estimated Number of Additional ND Secondary School Pupils from New Housing within the Proposed Craigmount High School Catchment Area

New Housing Site	Units	Secondary School Pupils (ND)
Cammo	655*	69
Maybury	1,700	286
Hillwood Road	75	15
Edinburgh Zoo	80	13
Overall Total		383

**as proposed in planning application 18/01755/FUL*

5.11 In addition, there is potential for additional secondary school pupils to be generated from development within the ‘International Business Gateway’ (IBG) and from the long-term redevelopment of existing industrial areas at the eastern end of Turnhouse Road. It is therefore anticipated that more than 400 additional secondary school pupils could be generated by new housing development within the revised Craigmount High School catchment area.

5.12 Most of the additional pupils are from housing sites that are already within the Craigmount catchment area, but by realigning the ‘Cammo’ housing site to the school there could come to be 69 extra non-denominational secondary school pupils living within its catchment area.

5.13 Craigmount High School has capacity to support growth in the number of catchment pupils, having a high non-catchment population (in August 2018 the non-catchment population was 29%). However, school roll projections from December 2018 indicate that accommodation pressures at the school will be apparent from 2024.

5.14 A long-term solution to providing significant additional secondary school capacity in West Edinburgh is required to address the anticipated accommodation pressures expected at Craigmount High School, regardless of whether the proposal to move the ‘Cammo’ housing site into the Craigmount High School catchment area is implemented.

5.15 The catchment proposals published as part of the West and South West Edinburgh Review proposed that a new primary school at Maybury should feed to a new West Edinburgh High School with two potential sites identified. However, the Education, Children and Families Committee also approved that negotiations for a secondary school site in Kirkliston should progress and that consultation on a final site for a new secondary school in West Edinburgh should only progress “when practical”. As no site for a new secondary school has been secured and the production of a spatial strategy for West Edinburgh as part of City Plan 2030 is outstanding, the point at which it would be practical to begin a statutory consultation for secondary provision in this area of the city has not been reached. Consideration will also be given to how Craigmount High School could be permanently extended should a new secondary school in West Edinburgh no longer be required to be built in an area convenient to serve the ‘Maybury’ and ‘Cammo’ housing developments.

6 Educational Benefits

- 6.1 The principal educational advantage of the proposal is that it addresses future sufficiency issues at Cramond Primary School and Corstorphine Primary School and will enable the Council to continue to provide catchment school places for catchment children.
- 6.2 The proposal will mean that the existing primary schools will have less pupils once the new school is operational than they otherwise would have had, reducing pressure on school facilities and allowing more flexible lesson timetabling.
- 6.3 Despite the catchment areas of the existing primary schools being reduced, the proposal will ensure that all schools in the area have a viable and sustainable school roll with flexibility to support a variety of learning and teaching approaches aligned to the Curriculum for Excellence. The proposed catchments will allow teacher staffing levels and year group classifications to be effective, and children will be able to learn within a variety of peer group opportunities.
- 6.4 The delivery of a solution to the accommodation pressures these new housing developments represent will also provide those moving into the new developments with some certainty about the schooling options available to them.
- 6.5 The educational benefit to pupils attending the proposed new school will be that they will experience a modern, state-of-the-art learning environment designed to be accessible to all, creating a sense of pride in the learners and staff alike and helping to build a positive ethos in the new school. The new environment will promote creative and engaging teaching approaches and offer facilities that will encourage health and wellbeing, participation in sport, and outdoor learning.

The provision of nursery accommodation on the site would allow for a seamless progression in learning from nursery to P1.

- 6.6 The principal educational disadvantage of the proposal is that it includes significant catchment changes to schools which have received positive assessments when they have been evaluated against Quality Indicators. However, the number of existing properties affected is small and until the new school is operational a comparison of its Quality Indicators against those of the schools these few properties would otherwise attend is not possible.
- 6.7 The proposal also has the disadvantage of increasing accommodation pressures on Craigmount High School, however a long-term solution to providing additional secondary school capacity in the area is required regardless of the changes proposed in this paper.

7 Financial Considerations

Capital Works Required

- 7.1 A construction cost estimate for a 21-class primary school and a nursery for 120 children on the identified site is set out in Table 5. This is based on the Scottish Future Trust metric for new primary schools and shows an indicative capital cost of £26,150,000. This includes an estimated cost of site acquisition and remediation but does not take account of future cost inflation beyond Q4 2017.

Table 5: Cost Summary

Capital Construction (based on Q4 2017 prices)	£18,150,000
Site Acquisition	£4,750,000
Site Remediation and Other Abnormals	£3,250,000
Estimated Total Capital Costs	£26,150,000

- 7.2 A new school would lead to an increase in revenue costs for Communities and Families. This is because, in addition to the additional teaching and support staff, there would be a requirement to create and fill all the management and non-teaching staff positions associated with running a separate primary school. These positions would include a Head Teacher, a Business Manager, admin/clerical staff, dining room staff and janitorial staff.
- 7.3 The creation of a new school building would also result in additional building running, maintenance and repair costs for the school estate.
- 7.4 The additional revenue costs are set out in Table 6. These figures include an estimated average annual repair spend based on BCIS standard rates. The

maintenance burden for the new building is likely to be low in the short to medium term but would increase over time.

Table 6: Annual Revenue Cost Summary

Estimated Additional Staffing Costs (based on 2016 salary levels)	Management	£348,668
	Teaching	£1,195,763
	Other (business and support staff)	£687,886
	Staffing Total	£2,232,317
Estimated Additional Premises Costs (based on BCIS standard rates)	<i>Includes: Rates & Services; Utilities; Repairs & Maintenance</i> Premises Cost Total	£327,050
Estimated Additional Revenue Costs	£2,559,367	

Funding

- 7.5 If, on completion of the consultation, it is agreed by Council that the new school should progress, the identification and approval of the required additional capital and revenue funding would require to be established by Council as part of future budget processes in order for the school to be delivered by August 2022.
- 7.6 The financial implications on future capital and revenue budgets of the adopted LDP Action Programme, which includes the proposed new school, were reported to the Finance and Resources Committee on [1 February 2019](#). This report identifies the risks associated with securing developer's contributions for LDP education infrastructure and requested that the initial budgets required to progress this new school project are established in the Capital Investment Programme through the Council's budget setting process.

8 Indicative Construction Timescales

- 8.1 The timescales for the delivery of the new facilities are dependent on the necessary funding being approved and provided to deliver the project.
- 8.2 Table 7 sets out the indicative design and construction timescale, based on an assumed date of initiation after Council approval in March 2020. This timescale is subject to the site being available prior to the start of construction.

Table 7: Indicative Construction Timescales

Conclusion of consultation and approval of solution to be progressed	March 2020
Design Development to RIBA Stage 2	+3 months
Design Development to RIBA Stage 3 (submit for Planning)	+3 months
Design Development to RIBA Stage 4 and completion of planning	+4 months
Complete construction contract tender process and award contract	+5 months
Construction Completion of New Build	+14 months
Estimated Opening Date	August 2022

9 Consultation Process

9.1 The Schools (Consultation) (Scotland) Act 2010, as amended by the Children and Young People (Scotland) Act 2014, sets out the statutory consultation requirements for:

- The establishment of a new school;
- The relocation of a stage of education;
- Changes to existing admission arrangements (such as catchment change); and
- The closure of a stage of education.

9.2 The prescribed consultees vary for each of the above. Although a closure is not proposed, the requirements for a closure encompass all the necessary consultees and it is this process that will be followed to ensure full compliance with all the requirements of the Act. Accordingly, consultees will be as follows (where relevant):

- the Parent Council of any affected school;
- the parents of the pupils at any affected school;
- the parents of any children expected to attend any affected school within two years of the date of publication of the proposal paper;
- the pupils at any affected school (in so far as the education authority considers them to be of a suitable age and maturity);
- the staff (teaching and other) at any affected school;
- any trade union which appears to the education authority to be representative of the staff (teaching and other) at any affected school;
- the community councils (if any);

- the Roman Catholic Church;
- any other education authority that the education authority considers relevant;
- any other users of any affected school that the education authority considers relevant.

9.3 The extent of the consultation with pupils at the affected schools and the appropriate means of engaging with those pupils will be discussed in detail with each school's management team.

9.4 The consultation period will run for a 6 week period from Monday 26 August 2019 to Monday 7 October 2019 and the paper will be made available electronically and in paper format and copies will be available for inspection at the Council Offices at Waverley Court, at Corstorphine Library, Drumbrae Library Hub and at the schools affected by the proposals.

9.5 A public meeting will be held in respect of the proposal which will give interested parties a more formal opportunity to express their views. Representatives of the Council will be present at the meeting to outline the proposals, assist discussions and answer questions. A record of each public meeting will be taken by the Council.

Venue	Date	Time
Craigmount High School	Wednesday 11 September	6.30pm – 8.30pm

9.6 All comments received will be recorded and represented in the final report regarding the outcomes of the consultation, along with the Council's response to those comments. Individual responses will not be provided to submissions made during the consultation.

9.7 The Council website will contain information on the consultation and this will be updated as necessary www.edinburgh.gov.uk/newmayburyschool.

9.8 Respondents are encouraged to use the response questionnaire which has been produced and is provided in Appendix 5. The response questionnaire can be completed online at www.edinburgh.gov.uk/newmayburyschool.

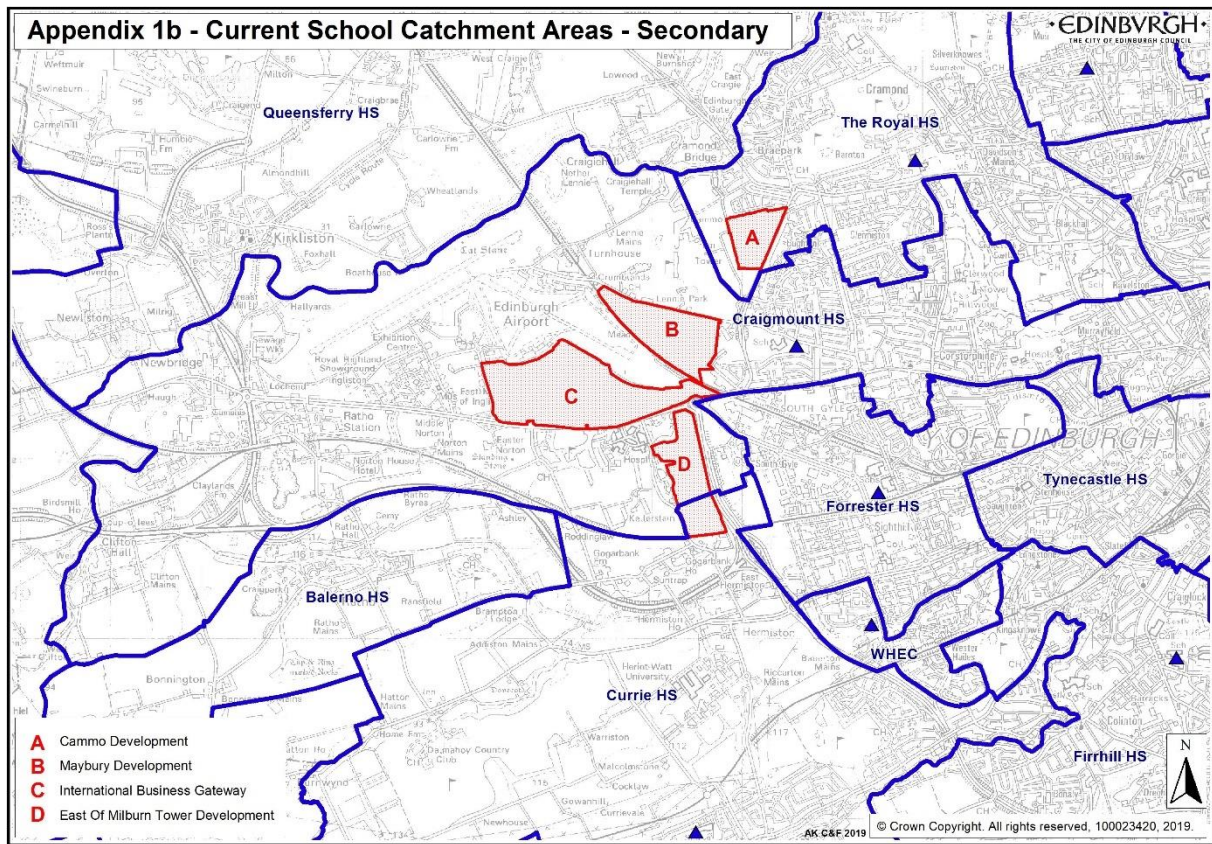
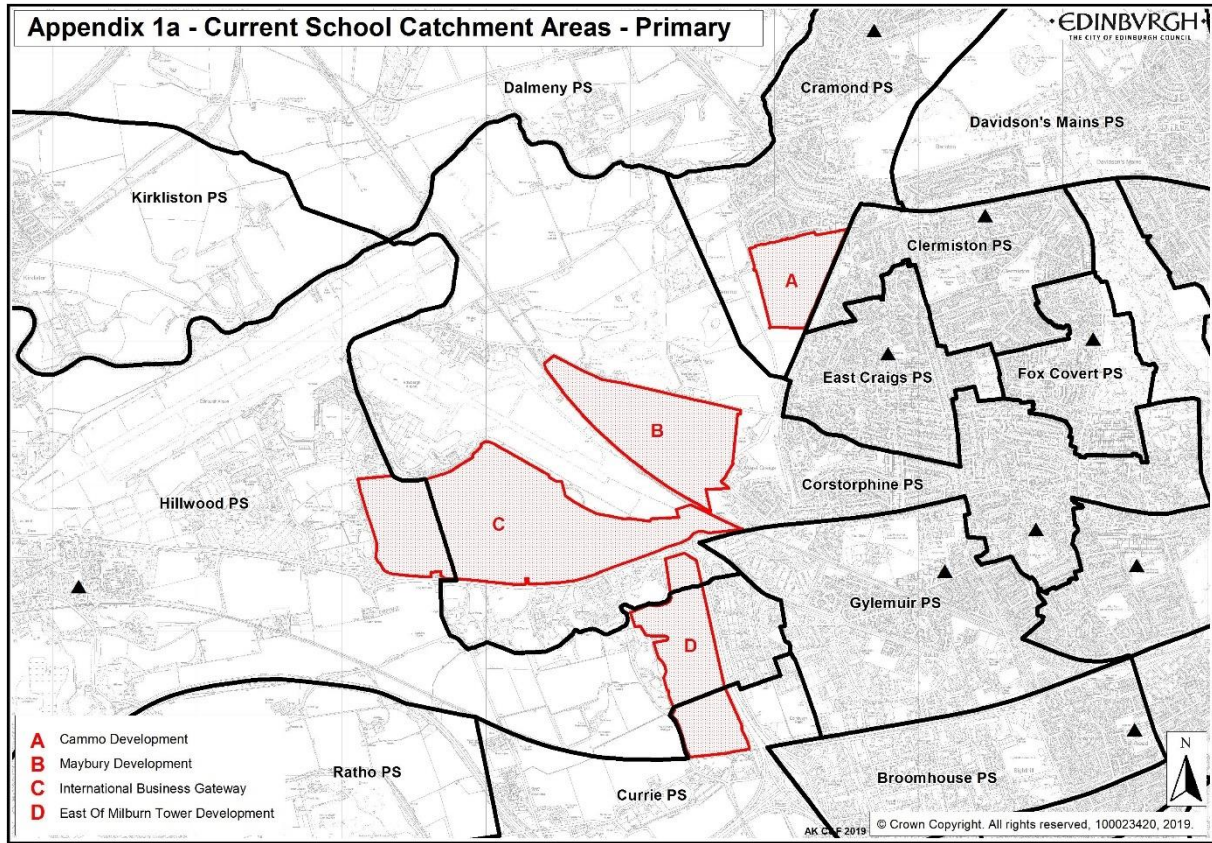
Responses can also be e-mailed directly to newmayburyschool@edinburgh.gov.uk or posted to the following address:

Alistair Gaw
 Executive Director of Communities and Families
 City of Edinburgh Council
 Council Headquarters
 Waverley Court
 Level 1:2
 4 East Market Street
 Edinburgh EH8 8BG

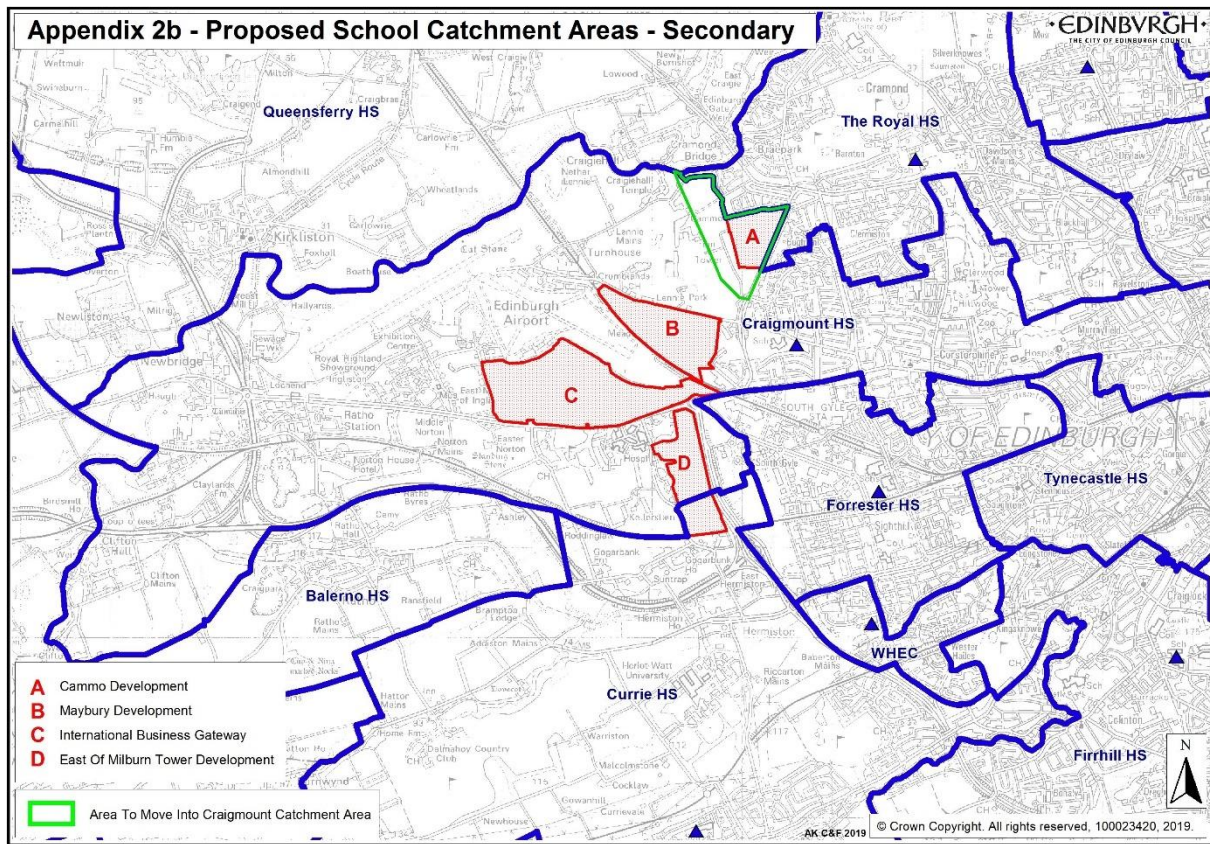
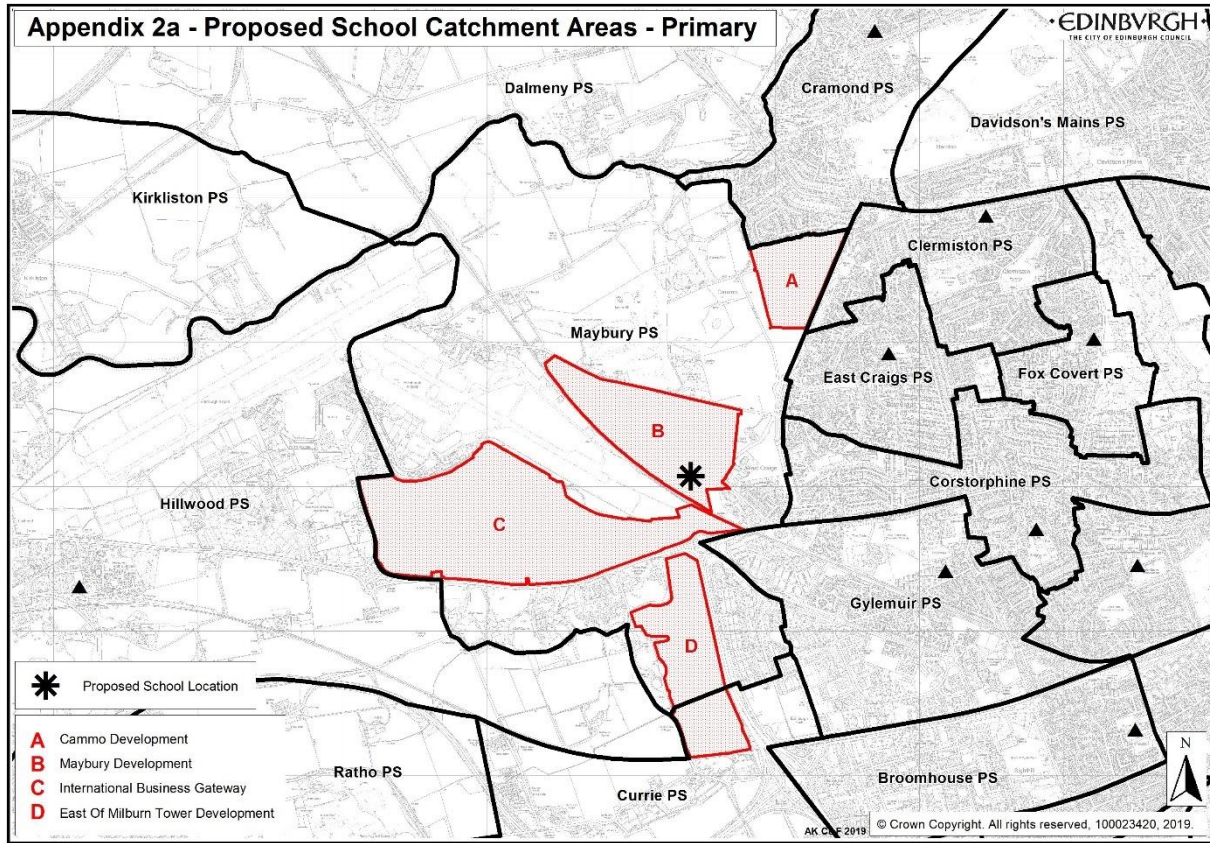
9.9 All responses, whether by letter, e-mail or using the online questionnaire should be received by no later than close of business on Monday 7 October 2019.

- 9.10 Once the public consultation phase finishes, details of the representations received will be issued to Education Scotland for their consideration of the educational effects of the proposals. Education Scotland will issue a report on their findings which will be included in the final Council report on the consultation.
- 9.11 Following the conclusion of the consultation period and after consideration of the representations received and the views of Education Scotland on the educational benefits of the proposal, a report on the Outcomes of the Consultation will be presented to the Council for consideration. The report will be made publicly available and notification will be given to those individuals or groups that have made representations during the consultation period. The report will include a summary of written representations received during the consultation period and representations made at the public meeting along with the Council response to representations made and to any issues raised by Education Scotland.
- 9.12 It is anticipated that the consultation report, setting out recommendations, will be presented to a Meeting of the Council in March 2020. The report will be published three weeks in advance of the Council meeting.

APPENDIX 1 – Current School Catchment Areas – Primary and Secondary



APPENDIX 2 – Proposed School Catchment Areas – Primary and Secondary



APPENDIX 3 – List of Affected Addresses

The addresses listed below are properties which were registered with the Council as at April 2018 and will be directly affected by the proposals. For confirmation of which catchment area will apply to properties not listed below please refer to the proposed catchment area maps or email newmayburyschool@edinburgh.gov.uk.

The addresses are grouped according to the school catchment change that will directly affect them:

- 1) Corstorphine Primary School to New Maybury Primary School;
- 2) Hillwood Primary School to New Maybury Primary School.

Note – there are no existing properties within the Cramond Primary School or The Royal High School catchment areas that will be affected by the proposed catchment changes.

1) Corstorphine Primary School to New Maybury Primary School

Street Name	Address Points
Cammo Road	No.66,72,76,84,85,87
Castle Gogar Rigg	No.1,2,3,4,6,7,8,9,11,12
Craigs Road	No.85,91,93,120
Glasgow Road	No.167A,167B,180,200,210
Gogar Mains Farm Road	No.1,2,3,4,5,6,7,8,10
Gogarstone Road	No.21,23,25
Lennie Cottages	No.1,2,3,4,5,6,7,9,10,11,12
Lennymuir	No.1,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25
Maybury Road	No.81,83,85,87
Nether Lennie	No.1,2,3, Nether Lennie Farm
South Maybury	No.11,12,14,16,17
Turnhouse Farm Road	No.1,2,3,5
Turnhouse Road	No.15,17,19,21,23,25,37,40,46,48,50,52,54,56,58,60,62,64,66,68,70,72,74,76,78,80,82,84,86,88,90,92,94,96,124,126,140,142,148,154
West Craigs Avenue	No.1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,38,40,42,44,46
West Craigs Crescent	No.1,3,5,6,7,8,9,10,11,12,13,14,15,16,17,17A,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,36,38,40,42,44,46,48,50,52,54,56,58,60

2) Hillwood Primary School to New Maybury Primary School

Street Name	Address Points
Eastfield Road	No.19 East Mains Of Ingliston
Glasgow Road	No.2 East Mains Of Ingliston
Gogar Station Road	No.30, 2 Millburn Tower, 3 Millburn Tower ,3A Millburn Tower, Millburn Lodge, Nursery Cottage

APPENDIX 4 – ‘Maybury’ LDP Development Brief and Indicative Site Layout

Maybury and Cammo Site Brief

- site boundary
- tram line
- bus route
- junction improvement
- street improvement & frontage
- housing
- long term redevelopment opportunity
- proposed school
- commercial / retail opportunities

Green network:

- green corridor
- new woodland
- high point of site
- pedestrian / cycle bridge
- existing footpath / cyclepath
- new footpath / cyclepath



APPENDIX 5 – Response Questionnaire

Statutory Consultation on new non-denominational primary school in West Edinburgh, to be located within the ‘Maybury’ housing development site.

Introduction

Significant new housing development is proposed within west Edinburgh. As school roll projections show that the additional pupils from the new housing will lead to school accommodation pressures, it is necessary to progress a statutory consultation in order that a new primary school in the area can be delivered. A site within the ‘Maybury’ housing development site to the south west of Turnhouse Road has been identified. There are also proposed changes to the catchment areas of Cramond Primary School, Corstorphine Primary School, Hillwood Primary School, The Royal High School and Craigmount High School.

The full details of the proposal are available in the statutory consultation paper which you should read before completing this questionnaire. The statutory consultation paper is available online at www.edinburgh.gov.uk/newmayburyschool and copies are available in the affected schools and local libraries.

Why we are consulting?

The Council has a legal obligation to carry out a statutory consultation under the Schools (Consultation) (Scotland) Act 2010 as amended by the Children and Young People (Scotland) Act 2014. The proposal put forward will have implications for families and we want to hear the views of anyone affected. All comments made during the statutory consultation period will be recorded and represented in a final report anticipated to be considered by Council in March 2020.

This questionnaire should be completed and returned by no later than 5pm on Monday 7 October 2019. All personal information in the questionnaire is for internal use only and will not be made public however the responses to questions 6 and 7 may be reflected either in whole, or in part, in the report to Council but on an anonymised basis. The questionnaire can be completed online at the following link www.edinburgh.gov.uk/newmayburyschool or can be completed in the following pages and returned to the following address:

Alastair Gaw
Executive Director of Communities and Families
City of Edinburgh Council
Council Headquarters
Waverley Court
Level 1:2, 4 East Market Street
Edinburgh EH8 8BG

Responses can also be made in writing to the address above or by e-mail to the following address newmayburyschool@edinburgh.gov.uk.

Question 1

What is your name?

Name

Question 2

What is your email address? (Optional)

Email

Question 3

What is your postcode?

Postcode

Question 4

What is your main interest in the consultation?

Please select (tick) all items that apply:

- Parent/Carer of school child
- Parent/Carer of school child with younger sibling/s
- Parent/Carer of pre-school child
- School Staff
- Pupil
- Local resident
- Local organisation
- Other

If you are answering on behalf of an organisation, or for other reasons, please explain below.

Question 5

Do you have a child or children in a nursery or school at the moment?

Please select (tick) only one item.

Yes

No

If yes, please tell us the name(s) of their school or nursery classes.

Cramond Primary School

Corstorphine Primary School Nursery Class

Corstorphine Primary School

Hillwood Primary School Nursery Class

Hillwood Primary School

Craigmount High School

Other (please specify below)

The Royal High School

Question 6

Do you support the proposal as detailed in the statutory consultation paper?

Please select (tick) only one item.

Yes

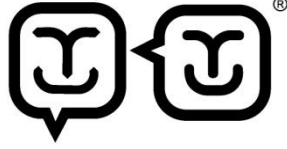
No

If you do not support the proposal, please give your reasons below:

Question 7

Do you have any other comments or suggestions?

Comments or suggestions can also be emailed to newmayburyschool@edinburgh.gov.uk.



HAPPY TO TRANSLATE

আনন্দের সঙ্গে অনুবাদ করব ترجمہ کے لئے حاضر

يسعدنا توفير الترجمة MOŻEMY PRZETŁUMACZYĆ 很樂意翻譯

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