

City Plan 2030: Supplementary Guidance on Developer Contributions and Infrastructure Delivery Draft for Consultation 2024

Type of intervention	Education infrastructure additional capacity to meet forecast demand from allocated City Plan sites. Level of intervention depends on contribution zone and sub-zones – can be additional classrooms in extended school premises or whole new schools.
Origin of the intervention	City of Edinburgh Education Appraisal September 2021
Contribution Zone details	The proposed education contribution zones in Appendix 1 use the current non-denominational secondary school catchment areas, with current non-denominational primary school catchment areas as sub-zones. This is a reasonable basis as pupils from new housing development will be accommodated in the secondary and primary schools of the catchment area in which the development lies.
Cost / Delivery information	Costs are based on recently completed projects with indexation to apply from Q4 2022. Land value costs will be added where relevant using the conclusions of a report by the district valuer (2024). Servicing and remediation costs associated with the transfer of land to the education authority to deliver new schools or school extensions will also be borne by development.
Circular Tests:	
Necessity	The legislative requirements to provide adequate school provision is set out in the Education Appraisal. Education infrastructure is a key community infrastructure as set out in City Plan policy Inf 3.
Planning purpose	Contributions towards mitigating the impact of new development on the education capacity is set out in City Plan policy Inf 3 Infrastructure Delivery and Developer Contributions criterion b).
Relationship to proposed development	The education appraisal explains the methodology for assessing where spare capacity in the education estate exists, or where new capacity is required. In addition, the model and assumptions of expected housing output within each zone and how much additional capacity is required to accommodate expected pupil generation within a zone, is set out in our background information published alongside this consultation.
Scale and kind	Developers are expected to contribute towards mitigating the cumulative impact of development. They are not expected to mitigate the impact of baseline projections. The proportionate cost is based on a per unit (house and flat) rate based on expected pupil generation. This ensures each development only pays for its impact.
Reasonableness	The above methodology ensures a reasonable and fair approach to setting out the expected impact, and the likely costs based on the best and most up to date information available. Further assessments may be required to test the assumptions at the point an application is submitted, and the ‘reasonable test’ will apply at this point and through the detailed clauses in legal agreements.