

Proposal to establish a new non-denominational Primary School and Nursery Classes at Granton Waterfront and implement Catchment Changes

Affecting Craigroyston Primary School, Granton Primary School, Pirniehall Primary School, Broughton High School, and Craigroyston Community High School

Contents

1. Introduction	2
2. Background and Context	4
3. Catchment Data, Catchment Projections and Capacity Analysis.....	6
4. Details of Proposal.....	10
5. Implications for Affected Schools.....	17
6. Educational Benefits	19
7. Financial Considerations.....	20
8. Indicative Timescales.....	21
9. Consultation Process.....	22
10. Appendices	25
• Appendix 1 – Map of Existing Primary School (Non-denominational) Catchment Areas in the North of Edinburgh	
• Appendix 2 – Map of Existing Secondary School (Non-denominational) Catchment Areas in the North of Edinburgh	
• Appendix 3 – Map of Proposed Primary School (Non-denominational) Catchment Areas in the North of Edinburgh	
• Appendix 4 – Map of Proposed Secondary School (Non-denominational) Catchment Areas in the North of Edinburgh	
• Appendix 5 – List of Affected Addresses	
• Appendix 6 – Schools Catchment Pupils Change	
• Appendix 7 – Response Questionnaire	

1. Introduction

- 1.1. The Council is proposing the establishment of a new non-denominational primary school and nursery in the Granton Waterfront Development area in the north of Edinburgh.
- 1.2. A catchment area for the new school formed from sections of Pirniehall and Granton Primary Schools existing catchments is proposed. It is also proposed that the new primary school is aligned with Craigroyston Community High School.
- 1.3. The catchment changes proposed also include a realignment of catchments between Craigroyston Primary School and Pirniehall Primary School, including removing the current dual feeder primary school catchment area.
- 1.4. The implementation of this proposal would result in changes to the catchment areas of Craigroyston Primary School, Granton Primary School, Pirniehall Primary School, Broughton High School, and Craigroyston Community High School. Existing school catchment areas are set out in Appendices 1 and 2; proposed catchment areas are set out in Appendices 3 and 4.
- 1.5. This consultation paper sets out the rationale for, and implications of, the proposal which has been developed to address future demand for places from the redevelopment of the Granton Waterfront area and changes in demand across north Edinburgh.
- 1.6. The paper also sets out the consultation process and the means and timescales for making representations.
- 1.7. The new school would open in August 2028 at the earliest.
- 1.8. If the proposal is approved by The Council, the date from when the proposed catchments would be effective is the November prior to the new school opening, in time for the P1 and S1 registration process.
- 1.9. All catchment changes only apply to new pupils. There will be no mandatory transfer requirements for pupils already attending another school and there would be allowances for pupils with siblings already attending another school.
- 1.10. The proposals directly affect certain addresses in the existing Craigroyston Primary School, Granton Primary School, and Pirniehall Primary School catchment areas. A list of affected addresses is available in [Appendix 5](#).
- 1.11. Comments on the proposal should be submitted by no later than **end of Thursday 3 October 2024**. A response questionnaire can be completed online via the Council website: www.edinburgh.gov.uk/grantonwaterfrontps

1.12. Alternatively, a copy of the questionnaire is included in [Appendix 7](#), and this can also be submitted by email to grantonwaterfrontPS@edinburgh.gov.uk or by post to the address set out in Section 9 of this paper.

1.13. A public meeting in relation to these proposals will be held as per below:

Date	Time	Venue
Tuesday, 10 September 2024	18:30 – 20:30	Craigroyston Community High School

1.14. In addition, we will hold drop-in public information events at each of the affected schools where you can speak with a Council Officer, find out more about the proposals and share your views:

Date	Time	Venue
Wednesday, 4 September 2024	17:00 – 19:30	Broughton High School
Monday, 9 September 2024	14:30 – 17:00	Granton Primary School
Tuesday, 10 September 2024	14:30 – 17:00	Craigroyston Primary School
Thursday, 19 September 2024	14:30 – 17:00	Pirniehall Primary School

2. Background and Context

- 2.1. Granton and Edinburgh's Waterfront have been identified as a Strategic Development Area in the Edinburgh Local Development Plan (LDP). The current plans forecast that, when completed, the new developments will have delivered more than 5,000 new homes.
- 2.2. A new primary school in Granton Waterfront was included as an action in the Local Development Plan in 2016 (policy SCH-4). The indicative location was east from the former Gasholder; however, the proposals for the new neighbourhood have now developed further and a larger site within the main development zone has been made available for a new primary school and nursery.

Primary Schools

- 2.3. Granton Primary School and Pirniehall Primary School do not have capacity to accommodate the estimated 654 new non-denominational primary school age pupils expected to be generated by the new homes being built within these schools' catchment areas as part of the Waterfront Development and as part of a housing site included in the Council's City Plan 2030.
- 2.4. A further 109 non-denominational primary school age pupils are expected to be generated by other new homes being developed within Craigoyston Primary School catchment area.
- 2.5. Accordingly, it is estimated that 763 additional non-denominational pupils could be generated by new housing in the area.
- 2.6. The proposed new primary school at Granton Waterfront and the catchment changes proposed would provide the capacity to meet all this extra demand for school places. It would also provide an increase in nursery places in the area.

Secondary Schools

- 2.7. It is projected that the new Granton Waterfront housing development, housing sites under development and other housing sites included in the Council's City Plan 2030 could also generate 484 new non-denominational secondary school pupils, within the Broughton High School and Craigoyston Community High School catchment areas.
- 2.8. Broughton High School has capacity for 1,449 pupils and a roll of 1,276 pupils as of September 2023. Craigoyston Community High School has capacity for 854 pupils and a roll of 741 pupils as of September 2023. Neither school is projected to have spare capacity to meet demand for places from pupils generated by new housing developments.

- 2.9. Further information on catchment pupil population and capacity for schools in the area can be found in [Section 3](#) and [Appendix 6](#) of this paper.
- 2.10. Craigoyston Community High School is significantly closer to the new homes at the Granton Waterfront than Broughton High School and it is less than 1km from the proposed new primary school site. Accordingly, work is under way to review accommodation at Craigoyston Community High School and plan how the school can be expanded to meet demand from the new housing.
- 2.11. Completion of ongoing North Edinburgh Active Travel (NEAT) Connections project in the area and the Granton Waterfront Development itself would ensure that pupils attending both the new school and Craigoyston Community High School can easily access their local school by walking, wheeling, or cycling from all areas of the proposed new catchment.
- 2.12. The proposed catchment changes also include a realignment of catchments between Craigoyston Primary School and Pirniehall Primary School. This includes the removal of the dual feeder area shared between the two schools. At present, pupils living in the dual feeder area (which is made up of the homes immediately surrounding the Craigoyston Community High School site) are treated as catchment pupils for both Craigoyston Primary School and Pirniehall Primary School. It is one of the only dual feeder arrangements in the city. The Council has sought to remove dual catchment areas as the management of transition arrangements can be more complex and it is more difficult to predict and manage intake numbers.

3. Catchment Data, Catchment Projections and Capacity Analysis

Existing Primary Schools Capacities and Catchments

- 3.1. The proposals in this paper directly affect Craigroyston Primary School, Granton Primary School, Pirniehall Primary School and indirectly Forthview Primary School. Table 1 (below) shows that these schools' overall capacity is already below the number of non-denominational primary school age children currently living within their catchment area. This is currently not an issue because 27% of pupils attend schools outside the area.

Table 1: North Edinburgh Non-denominational Primary School Catchment Populations and Capacities (as of September 2023)

School	Pupils in catchment (1)	School capacity	School roll
Craigroyston Primary School	529	434	315
Forthview Primary School	513	434	382
Granton Primary School	621	518 ⁽²⁾	474
Pirniehall Primary School	256	329	297
Total	1,878 ⁽³⁾	1,715	1,468

Changes to Primary Schools Capacities and Catchments

- 3.2. It is estimated that new housing developments could add a further 763 non-denominational primary school age children to the area. This would mean that current school capacity would only be able to accommodate 65% of the area's future resident catchment pupil population.
- 3.3. Extending Craigroyston, Forthview, Granton or Pirniehall Primary Schools to take such extra demand would be challenging due to site constraints and the suitability of core social spaces (such as dining). Extending existing schools would also be contrary to the Council's 'Live Well Locally' vision as it would deprive the new Granton Waterfront community of access to a local school.

¹ Non-denomination Primary School age pupils living in the catchment area in September 2023.

² Official capacity is 560 pupils. However, this is theoretical and a capacity of 518 is considered more realistic due to the small size of classrooms.

³ Exclude duplication in dual feeder area.

Table 2: Estimated Pupil Population in North Edinburgh Primary School Catchments and Capacities based on proposed new school and catchment changes

School	Estimated number of pupils in catchment assuming proposed changes ⁽⁴⁾	School capacity	Number of classes
Craigroyston Primary School	559	434	15
Forthview Primary Schools	513	434	15
Granton Primary School	632	518 ⁽⁵⁾	20
Pirniehall Primary School	366	329	13
New school	570	630	21
Total	2,640	2,345	

3.4. Table 2 (above) shows how the addition of a new 3-stream primary school with capacity for 630 pupils would allow 89% of the area's catchment population to be accommodated. Currently 73% of pupils within these catchments attend one these local schools. Accordingly, the above capacity is considered sufficient to meet required demand for places in the foreseeable future. This will continue to be monitored through the Council's school roll projections process.

⁴ Non-denomination Primary School age pupils living in the catchment area in September 2023 + estimated pupil generation from new housing combined with proposed catchment changes.

⁵ Official capacity is 560 pupils. However, this is theoretical and a capacity of 518 is considered more realistic due to the small size of classrooms.

Existing Secondary Schools Capacities and Catchments

- 3.5. The proposals in this paper directly affect Broughton High School and Craigroyston Community High School.
- 3.6. Table 3 (below) shows how these schools' planning capacity compares with the number of non-denominational secondary school age children currently living within their catchment. Table 3 also shows that 21% of Broughton High School's catchment population and 30% of Craigroyston Community High School's catchment population currently attend other schools.

Table 3: North Edinburgh Secondary School Catchments Population and Capacities, (as of September 2023)

School	Pupils in catchment ⁽⁶⁾	% of pupil attending their catchment school	School planning capacity
Broughton High School	1237	79%	1,449 ⁽⁷⁾
Craigroyston Community High School	899	70%	854
Total	2,136		2,303

- 3.7. Craigroyston Community High School's roll is currently 741 pupils. 85% of this roll is made up of pupils living in the school catchment area.
- 3.8. Broughton High School's roll is currently 1276. 77% of this roll is made up of pupils living in Broughton High School's catchment area. Broughton High School's roll includes between 150 and 180 pupils from across Edinburgh and beyond who attend specialist provision: The City of Edinburgh Music School, Dance School, and Scottish FA Football Performance School.

Changes to Secondary Schools Capacities and Catchments

- 3.9. The addition of 484 non-denominational secondary age school age children to the area would mean that Broughton High School and Craigroyston Community High School's combined capacity would only be able to accommodate 88% of the pupils within these catchments compared to the current 100%.
- 3.10. Pupils from the new catchment would feed into a Craigroyston Community High School which would be expanded to have capacity for 1,200 pupils.
- 3.11. The area within Broughton High School's catchment that would be realigned with Craigroyston Community High School currently has 51 secondary school

⁶ Non-denomination Secondary School age pupils living in the catchment area in September 2023.

⁷ Includes capacity required for specialist provision.

pupils. 55% of these pupils currently attend Broughton High School. If the proposals in this paper are progressed, the roll at Broughton High School would reduce over time.

- 3.12. Table 4 (below) shows how the expansion of Craigroyston Community High School capacity to 1,200 would allow the overall catchment population to be accommodated.

Table 4: Projected North Edinburgh Secondary School Catchments Population and Capacities based on proposed school expansion and catchment changes.

School	Estimated number of pupils in catchment assuming proposed changes ⁽⁸⁾	Proposed school planning capacity
Broughton High School	1,329	1,449 ⁽⁹⁾
Craigroyston Community High School	1,291	1,200
Total	2,620	2,649

⁸ Non-denomination Secondary School age pupils living in the catchment area in September 2023 + estimated pupil generation from new housing combined with proposed catchment changes.

⁹ Includes capacity required for specialist provision.

4. Details of Proposal

Summary

- 4.1. The previous sections of this paper have identified that there is a requirement to address growing capacity issues at Craigroyston, Granton and Pirniehall Primary Schools and Craigroyston Community High School arising from new housing developments.
- 4.2. To address this requirement, the proposal is as follows:
- Establish a new 420 capacity (14 class) non-denominational primary school and 128 places nursery on the allocated site within the Granton Waterfront development.
 - The new school will be built with a planning capacity for 420 pupils (two stream) but will be extendable up to 630 pupils (three stream) should that be necessary in future years.
 - The catchment area for the new school will be formed from sections of Pirniehall and Granton Primary Schools existing catchments and include the following:
 - All areas north from Forthquarter Park, including a section of Upper Granton and the totality of West Shore.
 - All areas north from the section of West Granton Road between Waterfront Broadway and Granton Park Avenue, including properties at Granton Park Avenue.
 - Granton Harbour area West from Chestnut Street / Hesperus Broadway, and the northwest section of the west side of Granton Harbour.
 - The new primary school will feed into Craigroyston Community High School which will be extended to accommodate up to 1,200 pupils at the appropriate time.
 - The catchment areas of Craigroyston Primary School and Pirniehall Primary School will be realigned so that:
 - Existing dual feeder area shared by Craigroyston and Pirniehall Primary Schools feeds solely to Pirniehall Primary School.
 - All areas north from Pennywell Gardens, south from Muirhouse Parkway, and east from Muirhouse View (section between Pennywell Gardens and Muirhouse Parkway) feed to Pirniehall Primary School.
 - Realign the catchment areas of Broughton High School and Craigroyston Community High School so that the new primary school's catchment area is included entirely within Craigroyston Community High School's catchment.

- 4.3. The plans of the proposed non-denominational primary and secondary school catchment areas are set out in Appendices 3 and 4.
- 4.4. Catchment changes will only apply to new pupils entering P1 or S1. There would be no mandatory transfer for pupils already attending any other school.
- 4.5. The new primary school could open in August 2028 at the earliest. If the proposals in this paper are approved by the Council, the earliest date from when the proposed catchment area for the new school would be effective is November 2027, in time for the P1 and S1 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 and Nursery

Site Location and Size

- 4.7. Figure 1 (below) shows where the new school in the Forth Quarter section of the development area would be built. The new school site is North from Forthquarter Park, north of the Edinburgh College (Granton Campus) car park.

Figure 1: New Primary School Site at Granton Waterfront



Background aerial image by: Bluesky International Ltd. / Getmapping PLC.

- 4.8. The proposed school site is over two hectares. This size meets the requirements of the School Premises (General Requirements and Standards)

(Scotland) Regulations 1967 and the 1973 and 1979 amendments to those regulations. It includes an area for school playing fields.

School Design and Capacity

- 4.9. Detailed planning permission will be needed for the school building and grounds which will provide the community with further opportunities to comment on the design of the school.
- 4.10. The new school and nursery will be built to Passivhaus standard or equivalent; this means that it would have very efficient energy use. The choice of materials used in the construction of the new school would also be carefully considered to help with to the Council's ambitions to be a net-zero city.
- 4.11. The new school would be future proofed by designing it initially with 420 pupil capacity (2 streams) but would be extendable up to 630 pupil capacity (3 streams). This may be needed to respond to the number of pupils generated from new developments in future years. This requirement will remain under review.
- 4.12. In addition to primary school classes, the school would include nursery classes in a purpose-built Early Learning and Childcare Centre (ELCC) offering 128 pre-school spaces for children between 2 and 5 years old.
- 4.13. If the proposals in this consultation paper are approved the new school could open in August 2028 at the earliest.
- 4.14. The new school's name would be decided later as part of a separate consultation process.

Staffing for the New School and nursery

- 4.15. In addition to more 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 school. These positions would include a Head Teacher, a Business Manager, admin/clerical staff, dining room staff and janitorial staff.
- 4.16. The Head Teacher for the new school would be appointed 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 establish relationships within the new school community. This would include forming a parent body and promoting the school to its potential users and community.

Populating the New School

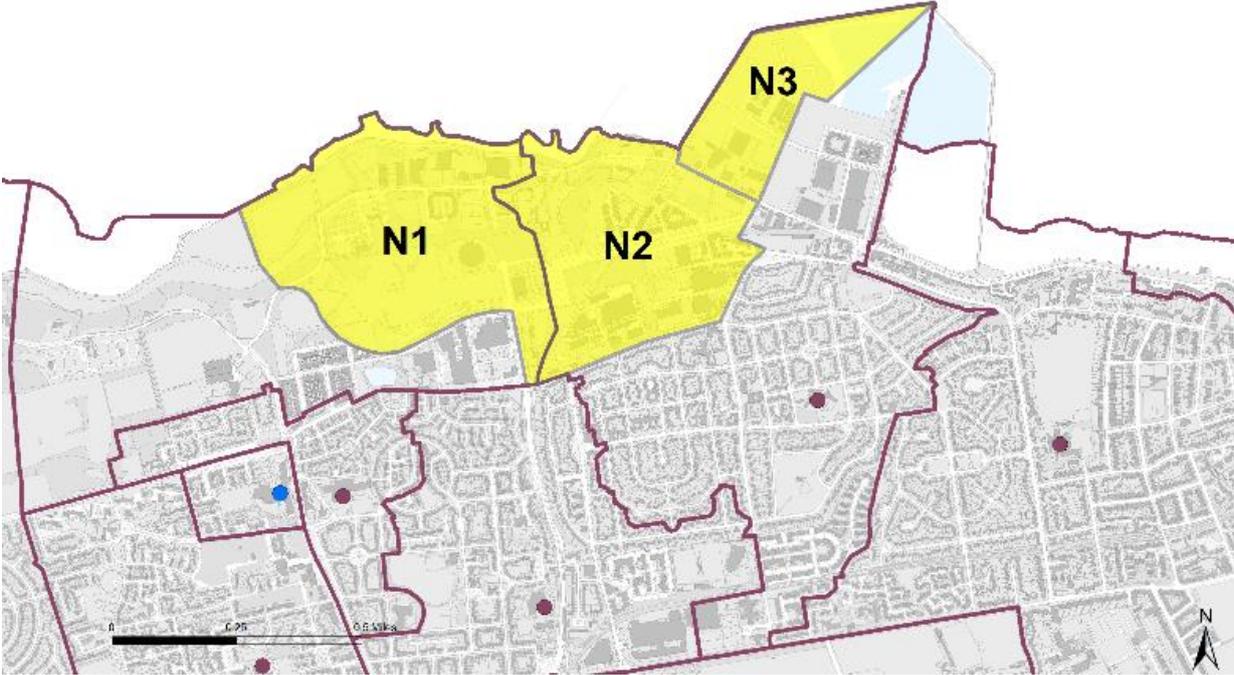
- 4.17. If the proposals in this paper are approved, then the catchment area for the new primary school would apply from the start of the P1 registration process in November 2027 prior to the opening of the new school in August 2028.

- 4.18. Pupils eligible to start school in August 2028 and living within the catchment area of the new school when registrations opened in November 2027 would be expected to make a non-catchment placing request if they wished to attend a school other than their new catchment school.
- 4.19. If pupils in the new school's catchment area have a sibling in a different school, they can make a non-catchment placing request to that other school. They will be given priority over other non-catchment requests.
- 4.20. All P1 to P6 pupils living in the catchment area of the new school in November 2027 could also apply for a place at the new school for the start of the school year in August 2028. However, classes in upper year groups will only be created where there is sufficient demand. Further information on this will be available closer to the opening of the new school. There would be no mandatory transfer for pupils already attending another primary school.
- 4.21. Standard processes for the placement of non-catchment pupils making a placing request to the new school for August 2028 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 decided by a Working Group according to predicted housing completions for that year.

Proposal for the New School's Catchment Area

- 4.22. Figure 2 (below) shows the different geographical areas included as part of the proposed catchment area. The geographical areas are:
- N1 - All areas north from Forthquarter Parker, including a section of Upper Granton and the totality of West Shore area.
 - N2 - All areas north from the section of West Granton Road between Waterfront Broadway and Granton Park Avenue, including properties at Granton Park Avenue.
 - N3 - Granton Harbour area West from Chestnut Street / Hesperus Broadway, and the northwest section of the west side of Granton Harbour.

Figure 2: Proposed primary school catchment sectors



© Crown Copyright and database right 2024. All rights reserved. Ordnance Survey Licence number 100023420.

- 4.23. The new catchment would be aligned to Craigroyston Community High School.
- 4.24. More detailed catchment maps showing the proposed catchment areas are provided in Appendices 3 and 4. A list of the addresses affected by these proposals is available in [Appendix 5](#).

Accessing the new School

- 4.25. The new catchment is to be well serviced by active travel routes allowing pupils to access their catchment schools by walking, wheeling, and cycling. Figure 3 (below) shows the existing and proposed active travel routes planned as part of the new waterfront development.
- 4.26. Lothian Buses have confirmed that bus services from the zones N1, N2 and the southern part of N3 (see Figure 2, above) will link these areas with the new primary school and Craigroyston Community High School. It is anticipated that these services will be in place before the new primary school and revised secondary school catchment areas are in effect.

Figure 3: Diagram indicating existing and proposed active travel routes



Mobility Hub

A Mobility Hub will be included within the Phase 1 development located adjacent to existing and proposed public transport stops. This is proposed to include: EV car charging, Car Club provision, cycle storage including for non-standard bikes, electric bike charging, and cycle repair facilities.

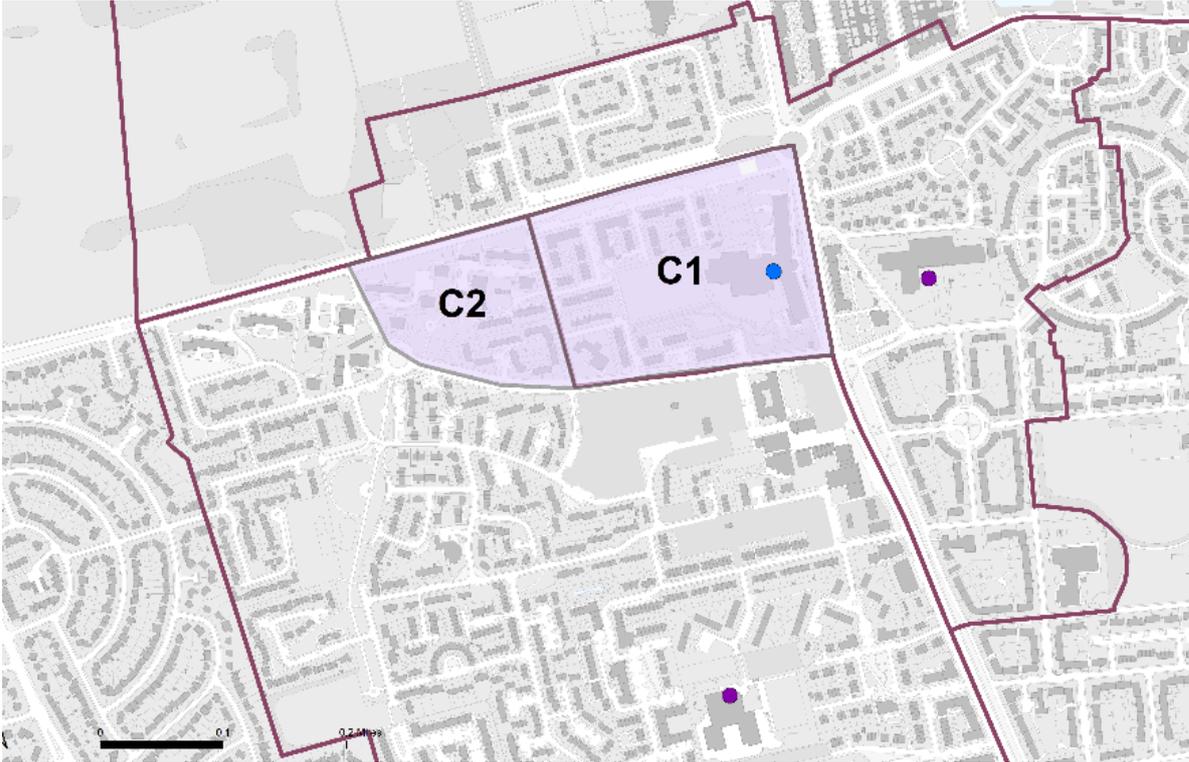


Proposal for Craigroyston and Pirniehall Primary Schools Catchment Changes

4.27. Figure 4 (below) shows the two geographical areas that it is proposed be realigned from Craigroyston Primary School catchment to Pirniehall Primary School catchment. The geographical areas are:

- C1 - Existing dual feeder area shared by Craigroyston and Pirniehall Primary Schools.
- C2 - All areas north from Pennywell Gardens, south from Muirhouse Parkway, and east from Muirhouse View (section between Pennywell Gardens and Muirhouse Parkway).

Figure 4: Areas proposed are realigned from Craigroyston Primary School to Pirniehall Primary School



© Crown Copyright and database right 2024. All rights reserved. Ordnance Survey Licence number 100023420.

5. Implications for Affected Schools

Craigroyston Primary School

- 5.1. The proposed adjustment in the catchment areas set out in this paper would have a limited impact on the Craigroyston Primary School roll. 25% of pupils from these areas already attend Pirniehall Primary School and a further 40% attend schools outwith the area. It is estimated that Craigroyston Primary School's peak catchment population would eventually be reduced by 78 pupils based on the changes proposed.

Granton Primary School

- 5.2. Granton Primary School's estimated roll in August 2024 is 407 pupils. The school's capacity is 518⁽¹⁰⁾ pupils. The proposals in this paper would mean that Granton Primary School could continue to operate within its capacity for the foreseeable future.

Pirniehall Primary School

- 5.3. Pirniehall Primary School's estimated roll in August 2024 is 276 pupils. The school's capacity is 329 pupils. It is projected that the school will exceed its available capacity by 2029. The proposals in this paper would mean that Pirniehall Primary School could continue to operate within its capacity for the foreseeable future.

Broughton High School

- 5.4. Broughton High School's estimated roll in August 2024 is 1,286 pupils. The school's provisional planning capacity is 1,449 pupils. The proposals in this paper would allow the school to continue to operate within its available capacity for the foreseeable future.
- 5.5. The current pupil projections for Broughton High School do not include any pupils from potential developments included in the City Plan 2030. It is estimated that this could generate a further 101 pupils.

Craigroyston Community High School

- 5.6. Craigroyston Community High School's estimated roll in August 2024 is 753 pupils. The school's provisional planning capacity is 854 pupils. It is currently projected that with the proposed catchment changes the school could increase to a roll of 1,005 pupils by August 2036. However, improved facilities and pressure on other schools is expected to mean Craigroyston Community High School attracts a higher percentage of its catchment population. Accordingly, the roll at the school may exceed projections. Increasing the capacity of the

¹⁰ Official capacity is 560 pupils. However, this is theoretical and a capacity of 518 is considered more realistic due to the small size of some classrooms.

school to 1,200 pupils will provide flexibility and allow it to meet demand from its catchment population.

- 5.7. Work is currently under way to review accommodation at Craigroyston Community High School and plan how the school can be expanded to meet demand from the new housing. The extension would be required to accommodate pupils from the new catchment area.

6. Educational Benefits

- 6.1. The principal educational advantage of the proposal is that it addresses future sufficiency issues at Craigroyston Primary School, Granton Primary School, and Pirniehall Primary School, and will enable the Council to continue to provide catchment school places for catchment children.
- 6.2. The catchment proposed will mean that Granton Primary School will have less pupils once the new school is operational than they otherwise would have. This will reduce pressure on school facilities and allow more flexible usage of spaces. This could also provide greater scope to provide extra support spaces and improve break out, general purpose and social spaces.
- 6.3. The catchment changes proposed also ensure that, in the long-term, Craigroyston Primary School, Pirniehall Primary School and Broughton High School can meet demand for places.
- 6.4. The catchment proposal provides the opportunity to distribute the pressure arising from new housing development more evenly across primary schools in the North of Edinburgh. 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 of Excellence.
- 6.5. The delivery of a solution to the accommodation pressures these new housing developments represent will also provide those moving into the new developments with certainty about the schooling options available to them.
- 6.6. 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.
- 6.7. Craigroyston Community High School's catchment currently includes some of the most deprived areas of Edinburgh. The new catchment would contribute to the enrichment of the socio-economic diversity of Craigroyston Community High School's catchment area.

7. Financial Considerations

Capital Works Required

- 7.1. Costs estimates based on the Council's feasibility studies indicate that the school would cost in the region of £35.0m. These costs are based on the fourth quarter of 2023 and inflation included to mid construction and exclude site acquisition and remediation.
- 7.2. It is anticipated that the school would be funded from developers' contributions. There would be a requirement for the Council to front fund this investment and recoup the cost as contributions are made.
- 7.3. A new primary school would lead to an increase in revenue costs. 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.
- 7.4. The creation of a new school building would also result in additional building running, maintenance, and repair costs for the school estate.
- 7.5. The estimated additional revenue costs are set out in Table 5 (below). 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 5: Annual Revenue Cost Summary

Estimated Additional Staffing Costs (based on 2024/25 salary levels)	Teaching Staff	£1,346,819
	Non-teaching staff	£1,166,783
	Non-staffing	£36,863
	Staffing Total	£2,550,420
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		£2,877,470

Funding

- 7.6. The new school and extension of Craigroyston High School will require to be funded through developer contributions and the Council's Capital Investment Programme. Contributions from developers will be requested as new applications for housing are received.

8. Indicative Timescales

- 8.1. The timescales for the delivery of the new primary school at the Granton Waterfront development site are dependent on the necessary funding being approved and provided to deliver the project.
- 8.2. Table 6 (below) sets out the indicative design and construction timescale, based on an assumed date of initiation after Council approval on 19 December 2024. This timescale is subject to the site being available prior to the start of construction.

Table 6: Indicative Construction Timescales

Conclusion of consultation and approval of solution to be progressed	January 2025
Complete Design Development to RIBA Stage 2	July 2025
Complete Design Development to RIBA Stage 3 (Planning)	December 2025
Complete Design Development to RIBA Stage 4 and planning	August 2026
Complete construction contract tender process and award contract	November 2026
Mobilisation	January 2027
Complete Construction RIBA Stage 5: Construction	June 2028
Estimated Opening Date	August 2028

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 requirement for a closure encompasses 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 (excluding mid-term holiday) from **Thursday 22 August 2024 to Thursday 3 October 2024** and the paper will be made available electronically and in paper format and copies will be available for inspection at the Council Offices at City Chambers and

Waverley Court, at Granton Library 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. The Council will take a record of each public meeting.

Date	Time	Venue
Tuesday, 10 September 2024	18:30 – 20:30	Craigroyston Community High School

- 9.6. In addition, we will hold drop-in public information events at each of the affected schools where you can speak with a Council Officer, find out more about the proposals and share your views:

Date	Time	Venue
Wednesday, 4 September 2024	17:00 – 19:30	Broughton High School
Monday, 9 September 2024	14:30 – 17:00	Granton Primary School
Tuesday, 10 September 2024	14:30 – 17:00	Craigroyston Primary School
Thursday, 19 September 2024	14:30 – 17:00	Pirniehall Primary School

- 9.7. 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.

- 9.8. The Council website will contain information on the consultation, and this will be updated as necessary www.edinburgh.gov.uk/grantonwaterfrontps

- 9.9. Respondents are encouraged to use the response questionnaire which has been produced and is provided in Appendix 7. The response questionnaire can be completed online at www.edinburgh.gov.uk/grantonwaterfrontps Responses can also be e-mailed directly to: grantonwaterfrontPS@edinburgh.gov.uk or posted to the following address:

Granton Waterfront Primary School Consultation
City of Edinburgh Council
Waverley Court,1.6
4 East Market Street
Edinburgh EH8 8BG

- 9.10. All responses, whether by letter, e-mail or using the online questionnaire should be received by **no later than end of Thursday 3 October 2024.**

- 9.11. 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.

- 9.12. 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 committee 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.
- 9.13. It is anticipated that the consultation report, setting out recommendations, will be presented to a Meeting of the Council on 19 December 2024. The report will be published three weeks in advance of the Council meeting.

10. Appendices

Appendix 1 – Map of Existing Primary School (Non-denominational) Catchment Areas in the North of Edinburgh

Appendix 2 – Map of Existing Secondary School (Non-denominational) Catchment Areas in the North of Edinburgh

Appendix 3 – Map of Proposed Primary School (Non-denominational) Catchment Areas in the North of Edinburgh

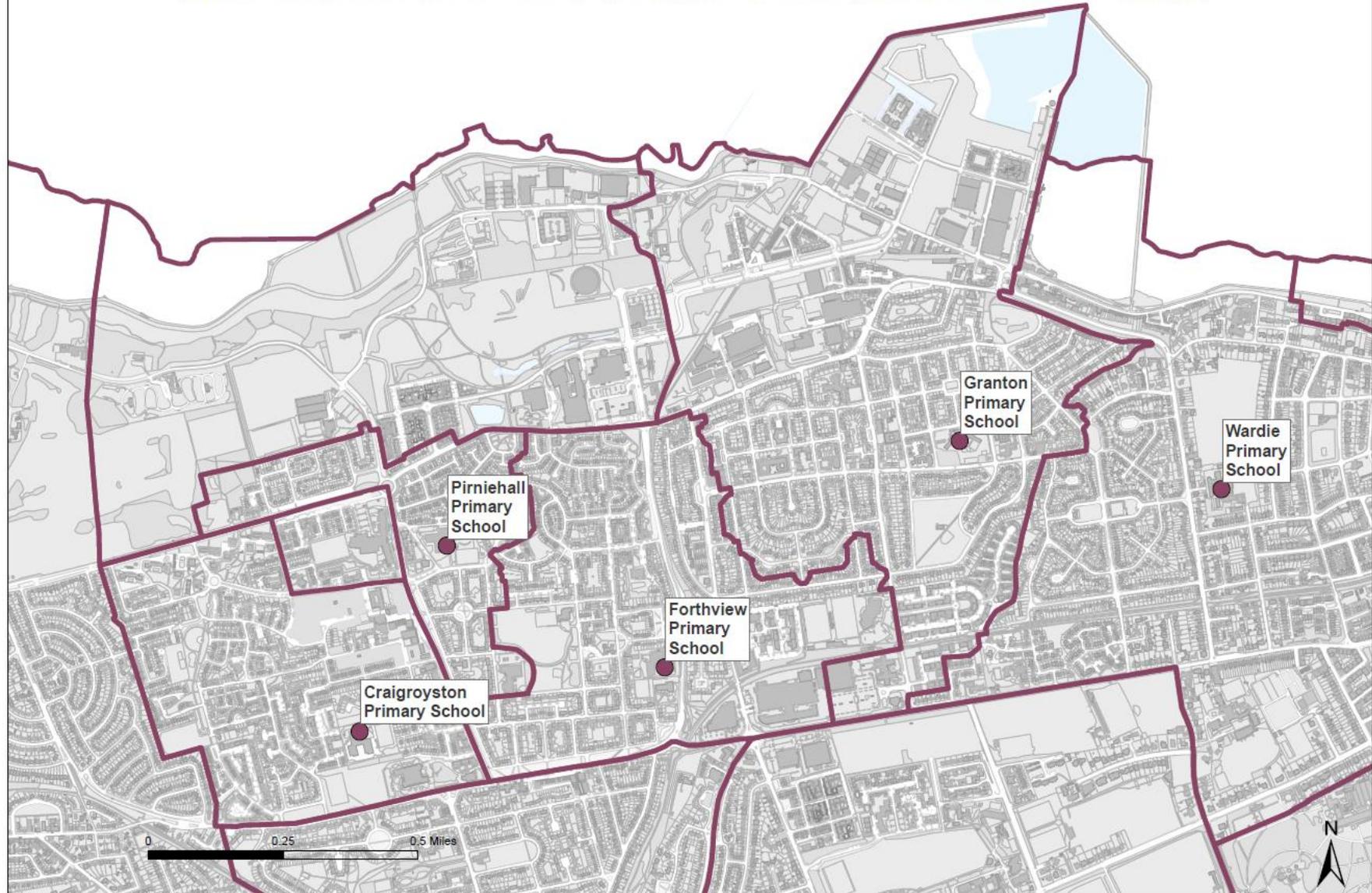
Appendix 4 – Map of Proposed Secondary School (Non-denominational) Catchment Areas in the North of Edinburgh

Appendix 5 – List of Affected Addresses

Appendix 6 – Schools Catchment Pupils Change

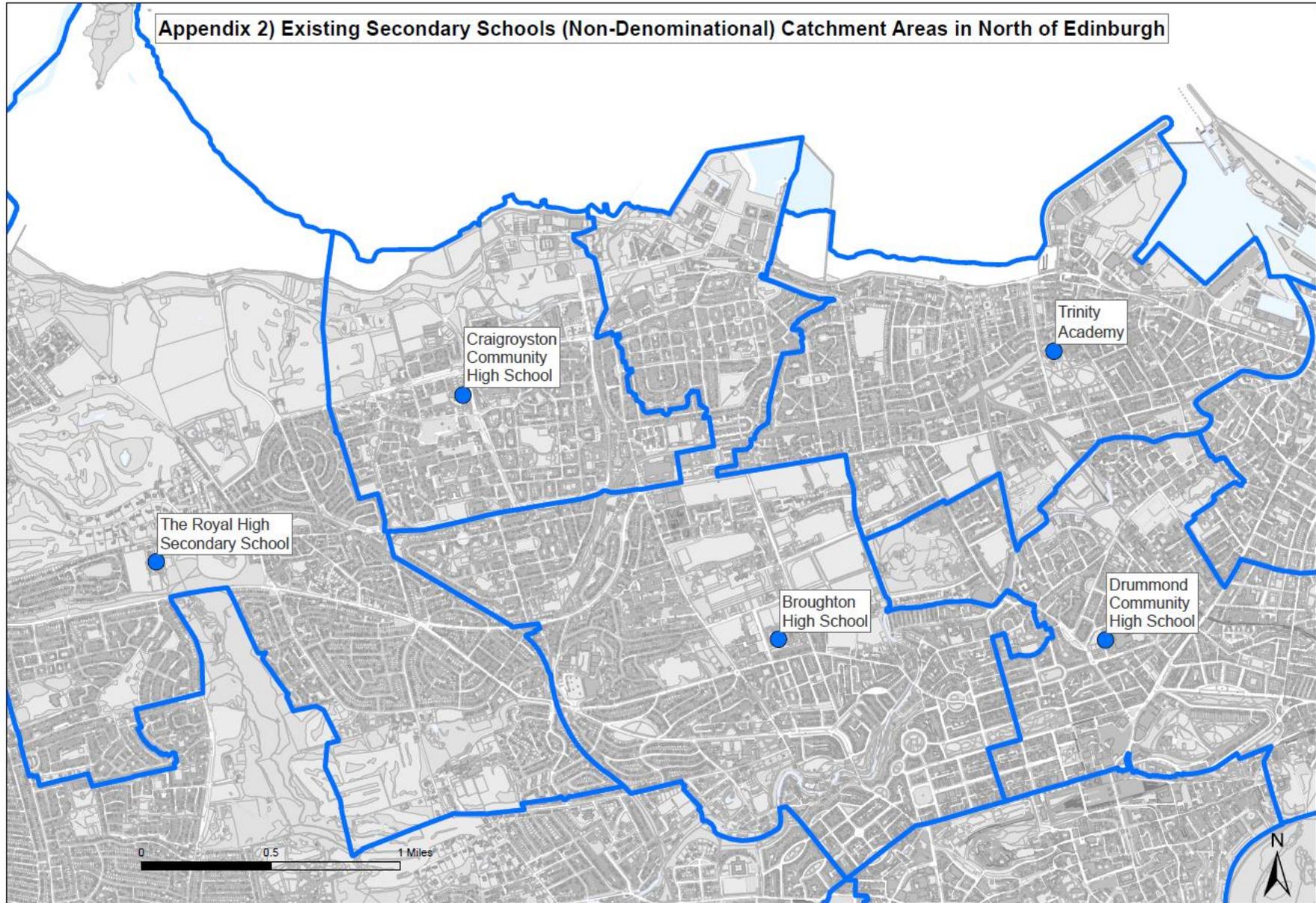
Appendix 7 – Response Questionnaire

Appendix 1) Existing Primary Schools (Non-Denominational) Catchment Areas in North of Edinburgh



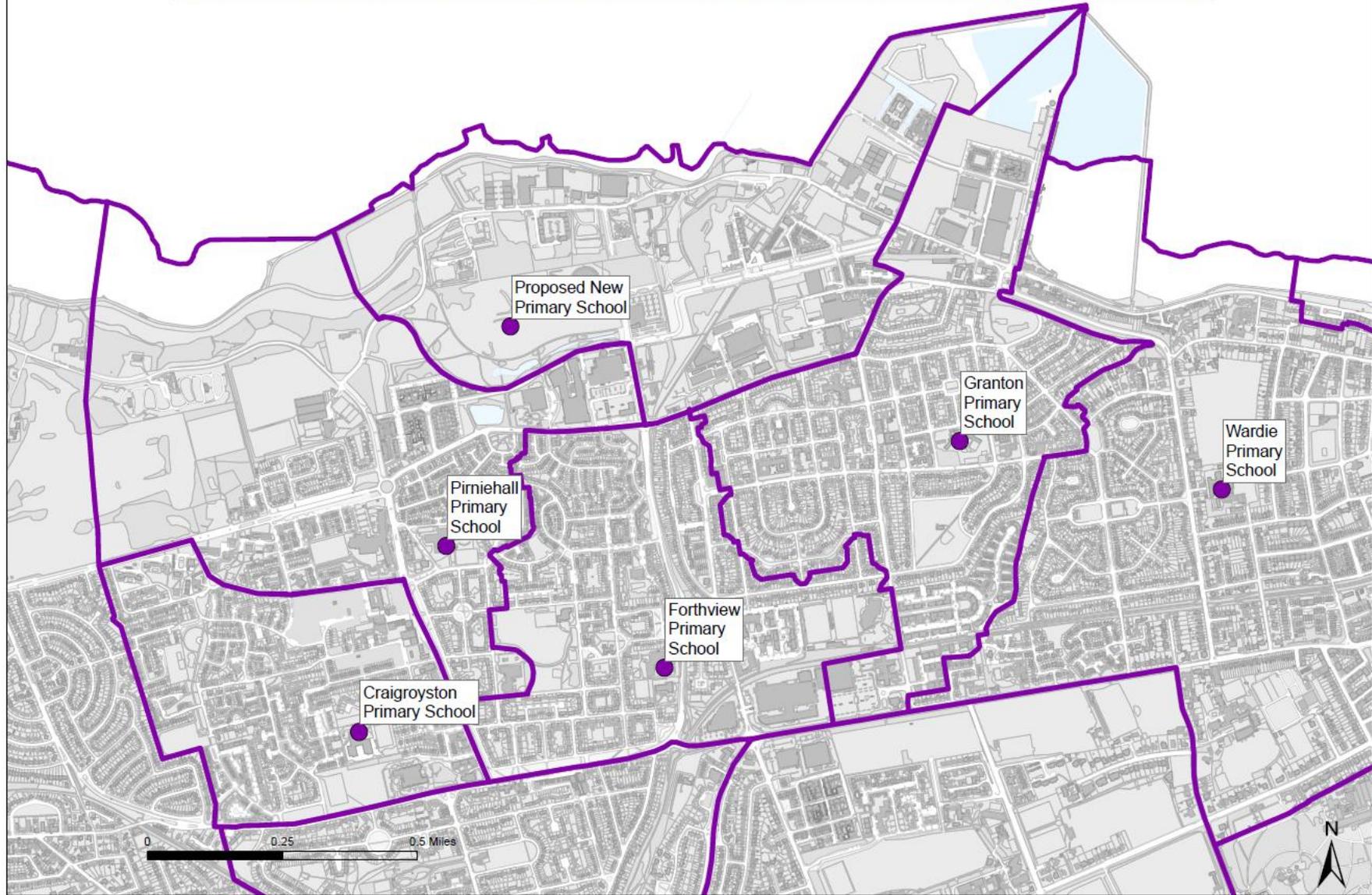
Map Reproduced by permission of Ordnance Survey on behalf of HMSO.
© Crown Copyright and database right 2024. All rights reserved.
Ordnance Survey Licence Number 100023420.

Appendix 2) Existing Secondary Schools (Non-Denominational) Catchment Areas in North of Edinburgh



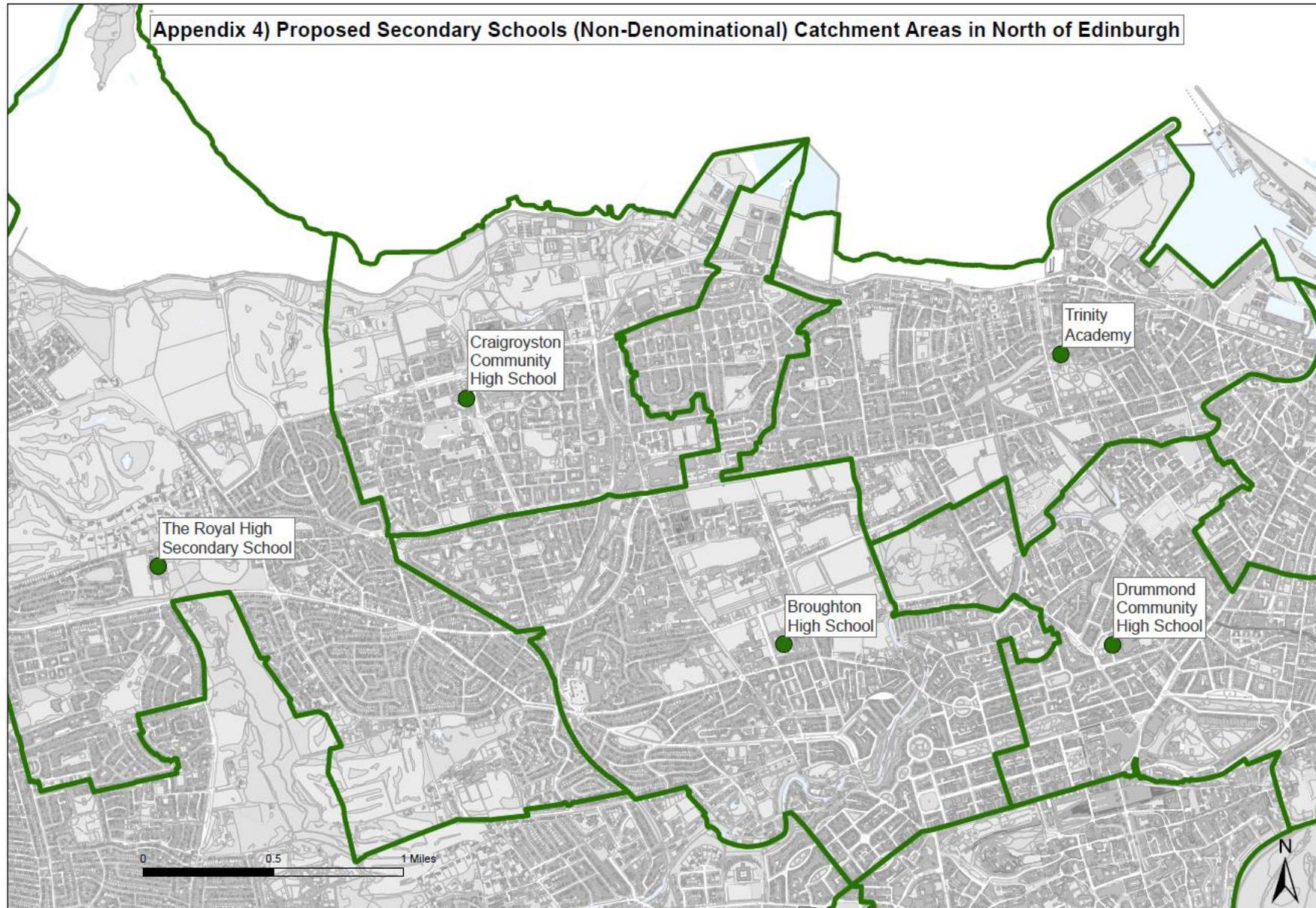
Map Reproduced by permission of Ordnance Survey on behalf of HMSO.
© Crown Copyright and database right 2024. All rights reserved.
Ordnance Survey Licence Number 100023420.

Appendix 3) Proposed Primary Schools (Non-Denominational) Catchment Areas in North of Edinburgh



Map Reproduced by permission of Ordnance Survey on behalf of HMSO.
© Crown Copyright and database right 2024. All rights reserved.
Ordnance Survey Licence Number 100023420.

Appendix 4) Proposed Secondary Schools (Non-Denominational) Catchment Areas in North of Edinburgh



Map Reproduced by permission of Ordnance Survey on behalf of HMSO.
© Crown Copyright and database right 2024. All rights reserved.
Ordnance Survey Licence Number 100023420.

APPENDIX 5 – List of Affected Addresses

The addresses listed below are properties which were registered with the Council as of April 2024 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 in Appendices [3](#) and [4](#) or email grantonwaterfrontPS@edinburgh.gov.uk

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

- 1) Pirniehall Primary School catchment area to the New Primary School proposed catchment area.
- 2) Granton Primary School catchment area to the New Primary School proposed catchment area; Broughton High School to Craigoyston Community High School.
- 3) Craigoyston and Pirniehall Primary Schools dual feeder catchment area to Pirniehall Primary School
- 4) Craigoyston Primary Schools catchment area to Pirniehall Primary School

1) Pirniehall Primary School catchment area to the New Primary School proposed catchment area.

Street	Properties
Granton Station Square	1
Long Craig Rigg	All numbers 1 to 14
Marine Drive	25, 35, 35A, 36, 37
Waterfront Avenue	1
Waterfront Broadway	2, 12
West Shore Road	11, 20, 23, 23A, 23B, 23C, 23D, 23E, 23F, 23G, 24, 26-32, 36, 38A, 38B, 38C, 38D, 40A, 40B, 40C, 40D, 50

2) Granton Primary School catchment area to the New Primary School proposed catchment area; Broughton High School to Craigoyston Community High School.

Street	Properties
Caroline Park	East Wing, West Wing, Coach House, Royston House, Caroline Park House, 2
Granton Park Avenue	Suites 1 to 3 Madelvic House, odd numbers 1 to 25, all numbers 27 to 33, 35, 37
Granton Park Avenue North	Even numbers 2 to 20
Hesperus Broadway	57, 59
Hesperus Crossway	20, 22, 24, 26
Kingsburgh Crescent	Even numbers 2 to 24, 25, Even numbers 26 to 44
Madelvic Square	1
Merlin Avenue	1, 2
Merlin Crescent	1, 2, 3, 4
New Broompark	1, 2, 4-5, 6, 7-8, 9-10, all numbers 11 to 19, 20-22, 23, 24, 25, 26
Saltire Square	All numbers 1 to 5, all numbers 7 to 14

Street	Properties
Saltire Street	2, 3, 4, 5, 7, 9, 11, 12, 14, 16, 18, 20, 21, 22, 24, 26, 28, 30
Sealcarr Street	23, 27, 29, 31, 37
Upper Strand Walk	Even numbers 2 to 36
Waterfront Avenue	5, 5A, 5B, 5C, odd numbers 7 to 57, even numbers 60 to 70
West Granton Road	68, 70, 80E, 80F, 114, 116, 120, 120A, 120B, 122-124, 126, 128, 130, 132, 134, 134-136, 136, 138, 140, 142, 144, 146, 148, 150-152, 154, 160, 162, 242, 242B, 298-304, 306, 306A, 306B, 310-312, even numbers 316 to 330
West Harbour Road	28, 38, 42, 42A, 42B, 50, 50A, 51, 52B, 57, 57A, 57B
West Shore Road	1B, 4A, 4B, 4C, 4D, 14, 23H, 23J, 23K, 23L

3) Craigroyston and Pirniehall Primary Schools dual feeder catchment area to Pirniehall Primary School catchment area.

Street	Properties
Ashlar Road	1
Marrow Street	All numbers 1 to 13, 15
Mayall Road	All number 1 to 7, even numbers 8 to 22
Muirhouse Parkway	Odd numbers 1 to 25
Pennywell Gardens	Even numbers 20 to 42
Pennywell Grove	All numbers 1 to 6, odd numbers 7 to 15, even numbers 36 to 46
Pennywell Medway	1, 3, 5, 7
Pennywell Place	All numbers 1 to 11, 13
Pennywell Road	67
Reynolds Road	All numbers 1 to 7
Sharp Street	1, 2, 3, even numbers 4 to 16

4) Craigroyston Primary Schools catchment area to Pirniehall Primary School catchment area.

Street	Properties
Muirhouse View	2, 4 and 6 Gunnet Court
Pennywell Gardens	Even numbers 44 to 50, 52A, 52B, 54A, 54B, even numbers 56 to 74
Pennywell Medway	Fidra Court, May Court, 64, even numbers 82 to 132

APPENDIX 6 – Schools Catchment Pupils Change

Craigroyston Primary School	
Catchment non-denominational primary school age children (Sep. 2023)	529
New developments at Pennywell Road	+109
Areas to Pirniehall Primary School Catchment	-79
Estimated Catchment non-denominational primary school age children	559

Granton Primary School	
Catchment non-denominational primary school age children (Sep. 2023)	621
New developments at Granton Harbour	+85
Areas to New Primary School at Granton Waterfront Catchment	-74
Estimated Catchment non-denominational primary school age children	632

Pirniehall Primary School	
Catchment non-denominational primary school age children (Sep. 2023)	256
New developments at Forth Quarter and City Plan (Silverlea)	+73
Areas from Craigroyston Primary School Catchment	+37
Estimated Catchment non-denominational primary school age children	366

New Primary School at Granton Waterfront	
Areas from Granton Primary School Catchment	+74
New developments at Granton Harbour, Waterfront, and West Shore Road	+496
Estimated Catchment non-denominational primary school age children	570

Craigroyston Community High School	
Catchment non-denominational secondary school age children (Sep. 2023)	899
New developments at Granton Harbour, Pennywell Road, Waterfront, West Shore Road, and City Plan (Silverlea)	+341
Areas from Broughton High School Catchment	+51
Estimated Catchment non-denominational secondary school age children	1291

Broughton High School	
Current Catchment non-denominational secondary school age children	1237
New development at Granton Harbour, at City Plan (Belford Road, Crewe Road South, Eyre Place, Eyre Terrace, Groathill Road South, Orchard Brae, Orchard Brae Avenue, Royal Victoria Hospital, Shandwick Place)	+143
Areas to Craigroyston Community High School Catchment	-51
Estimated Catchment non-denominational secondary school age children	1329

APPENDIX 7 – Response Questionnaire

Statutory Consultation on a new non-denominational Primary School and Nursery Classes at Granton Waterfront and implement Catchment Changes

Introduction

Significant housing development is taking place in the Granton Waterfront area and more development is expected by 2040. 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 Granton Waterfront housing development has been identified. A catchment area for the new primary school is proposed which would result in changes to the catchment areas of Craigmoynton Primary School, Granton Primary School and Pirniehall Primary School, Broughton High School, and Craigmoynton Community 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/grantonwaterfrontps and copies are available at the Council Offices at City Chambers and Waverley Court, at Granton Library and at the schools affected by the proposals.

Why we are consulting?

The Council has a legal obligation to conduct 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 on 19 December 2024.

This questionnaire should be completed and returned by no later than 11.59 pm on Thursday 3 October 2024. 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/grantonwaterfrontps or can be completed in the following pages and returned to the following address:

Granton Waterfront Primary School Consultation
City of Edinburgh Council
Waverley Court
Level 1:6, 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 : grantonwaterfrontPS@edinburgh.gov.uk

Why we need this information and how it will be used?

The Council uses this information to ensure responses to consultations are genuine and that each person is submitting only one response.

The Council will publish all responses received to this consultation, but will not publish individual names, email addresses or postcodes. We will publish the names of organisations.

We will use your email address to contact you to let you know the results of this consultation and the actions we are taking because of the consultation.

Question 1

What is your name?

Name

Question 2

What is your email address?

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 age child
- Parent/Carer of school age child with younger sibling/s
- Parent/Carer of pre-school age 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?

Please select (tick) only one item.

Yes

No

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

- | | |
|---|---|
| <input type="radio"/> Craigroyston Primary School | <input type="radio"/> Craigroyston Primary School <u>Nursery Class</u> |
| <input type="radio"/> Granton Primary School | <input type="radio"/> Granton Primary School <u>Nursery Class</u> |
| <input type="radio"/> Pirniehall Primary School | <input type="radio"/> Pirniehall Primary School <u>Nursery Class</u> |
| <input type="radio"/> St David's RC Primary School | <input type="radio"/> St David's RC Primary School <u>Nursery Class</u> |
| <input type="radio"/> Craigroyston Early Years Centre | <input type="radio"/> Craigroyston Community High School |
| <input type="radio"/> Broughton High School | <input type="radio"/> Other(s) - Please specify below |

Question 6

To what extent do you support or object to the proposal as detailed in the statutory consultation paper?

Please select (tick) only one item.

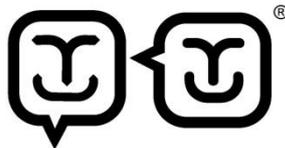
- Strongly support Support Neither support nor object Object Strongly object

Please give your reasons below:

Question 7

Do you have any other comments or suggestions?

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



HAPPY TO TRANSLATE

ترجمہ کے لئے حاضر আনন্দের সঙ্গে অনুবাদ করব
يسعدنا توفير الترجمة MOŻEMY PRZETŁUMACZYĆ 很樂意翻譯

If you would like this document in another format such as Braille, large print or translation, please contact the Interpretation and Translation Service email its@edinburgh.gov.uk quoting the unique reference **24-1128**