

Proposal to remove Common Good status from sections of Hunter's Hall Park, establish a new non-denominational Primary School with Nursery and Early Years services (incorporating the existing Greengables Nursery) and close Greengables Nursery School.

Affecting Greengables Nursery, Brunstane Primary School, Castlevue Primary School, Newcraighall Primary School, Niddrie Mill Primary School, Castlebrae Community Campus, and Portobello High School.

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1. Introduction

1.1. The City of Edinburgh Council is proposing the following in the Craigmillar area of the city:

- The **establishment** of a new 14 class non-denominational primary school with an Early Learning and Childcare Centre (ELCC) in Hunter's Hall Park.
- The relocation of the existing Greengables nursery into the new ELCC and **closure** of Greengables Nursery School building.
- Redevelopment of the Jack Kane Centre to improve and expand the facilities and services offered by the Jack Kane Community Centre and the Jack Kane Sports Centre.
- A **catchment area** for the new primary school formed from sections of Castlevue, Newcraighall, and Niddrie Mill Primary Schools existing catchments.
- **Realignment of catchment boundaries** between Niddrie Mill and Brunstane Primary Schools, and Castlevue and Niddrie Mill Primary Schools.
- That the new primary school feed to Castlebrae Community Campus for secondary school provision.
- **Realignment of catchment boundaries** between Castlebrae Community Campus and Portobello High School.
- That **Common Good status be removed** from sections of Hunter's Hall Park to allow a new primary school, a competition standard BMX track and supporting infrastructure to be built.

- 1.2. This consultation paper sets out the reasons for, and implications of, the proposals. It also sets out the consultation process and the ways in which people can have their say.
- 1.3. A report capturing views on removal of Common Good status and views on the proposal for a BMX track in Hunter's Hall Park will be considered by the Culture and Communities Committee on Thursday, 12 February 2026.
- 1.4. A second report capturing views on the proposal to establish a new primary school, closing Greengables Nursery School and undertaking catchment change will be considered at a meeting of the full Council on Thursday, 19 March 2026.
- 1.5. If the Councillors agree that the proposals should progress, the Council would work with local organisations to seek views on the design of the new primary

school and how the Jack Kane Centre should be redeveloped. We would also ask people for their views on the name of the new school. If approved, we estimate that the new school would open in August 2029.

- 1.6. The implementation of these proposals would result in changes to the catchment areas of Brunstane, Castlevue, Newcraighall and Niddrie Mill Primary Schools; and Castlebrae Community Campus and Portobello High School. Appendix 2 shows existing school catchment areas. Appendix 3 shows the proposed catchment areas. Catchment areas would be effective in the November prior to the new school opening, in time for the P1 and S1 registration process.
- 1.7. All catchment changes would only apply to new pupils. Pupils already attending another school will not be required to transfer to the new school if they do not want to. A guarantee will be provided to pupils with siblings already attending another school that, if they wish, they may attend the same school as their sibling rather than the new school. Appendix 5 sets out how the proposed sibling guarantee would work.
- 1.8. Catchment proposals directly affect some addresses in the existing Castlevue Primary School, Newcraighall Primary School and Niddrie Mill Primary School catchment areas. A list of affected addresses is available in Appendix 7.
- 1.9. Comments on the proposals in this paper should be submitted no later than **17:00 on Tuesday 9 December 2025**. A response questionnaire can be completed online via the Council website:
www.edinburgh.gov.uk/huntershallproposals
- 1.10. Alternatively, a copy of the questionnaire is included in Appendix 9, and this can also be submitted by email to **huntershallproposals@edinburgh.gov.uk** or by post to the addresses set out in Section 9 of this paper.
- 1.11. Public meetings in relation to these proposals will be held as per below:

Date	Time	Venue
Thursday, 13 November 2025	18:30 – 20:30	Castlevue Primary School
Tuesday, 25 November 2025	18:30 – 20:30	Greengables Nursery

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

Date	Time	Venue
Thursday, 30 October 2025	16:30 – 19:00	Jack Kane Community Centre
Monday, 3 November 2025	16:30 – 19:00	Castlebrae Community Campus
Wednesday, 3 December 2025	14:30 – 17:00	Niddrie Mill & St Francis Primary Schools

2. Background and Context

Why are we consulting on these proposals?

- 2.1. We want to hear people's views about our proposals. The consultation will allow us to understand how our proposals meet the needs of the community which will help inform our decision making.
- 2.2. We also have a statutory duty to consult on some parts of the proposals. The Schools (Consultation) (Scotland) Act 2010, as amended by the Children and Young People (Scotland) Act 2014, says that statutory consultation is required if the Council wants to:
 - establish a new school;
 - make changes to school catchment areas; or
 - close a stage of education, such as a nursery.
- 2.3. The proposals include the Council building a new school and a BMX track on Hunter's Hall Park which is currently considered **Common Good**.

What is Common Good?

A property has Common Good status when it is owned by the Council and was bought by or gifted to the Burgh on or before 15 May 1975. It is land that has been used by the public for a long time, was dedicated for a specific public purpose and has conditions in its title deeds that ensure public use. It means that there are laws that restrict how this land can be used.

Hunter's Hall Park is currently open space that can be accessed by anyone at any time. Removing Common Good status from some areas of the park in order to develop new facilities would mean that those spaces are no longer open space that may be freely accessible by anyone. For example, a new school building would replace an area of open space, while a school playground alongside this may be open space, but there would be restrictions on who can access it and when they can access it. This means that a school playground cannot be Common Good.

You can find more information about Common Good land on the City of Edinburgh Council's website: www.edinburgh.gov.uk/commercial-property-sale-let/common-good-register

- 2.4. Section 104 in Part 8 of the Community Empowerment (Scotland) Act 2015 places a requirement on the Council to hold a public consultation before it can dispose of or change the use of a common good property. The proposals in this paper would require that Common Good status be revoked from some sections of Hunter's Hall Park. These sections and an indication of their proposed use are shown in Appendix 6.

What stage is this consultation at?

- 2.5. This consultation is the second phase in a three-part consultation. In the first phase of consultation in 2023 we asked people about Hunter's Hall Park and the Jack Kane centre. We asked what people think about the Jack Kane Centre and Hunter's Hall Park, how they use these spaces and facilities, and how they could be improved. You can find out more about the outcomes of the first phase of consultation on the Council website:
www.edinburgh.gov.uk/huntershallproposals.
- 2.6. In this second phase of consultation, we have put forward proposals that we think will allow us to respond to some of the feedback received in the first phase of consultation and invest in improving the services and facilities available to the local community.
- 2.7. The third phase of engagement will ask people for their views on initial designs developed for any new buildings, facilities or changes to Hunter's Hall Park that are approved as a result of this second phase of engagement. This means that if people agree that a new school is required and that Hunter's Hall Park is the right location for it, the Council will work with the community to develop a design for the new school. This design work would include consideration of improvements to the Jack Kane Centre.

Why Hunter's Hall Park?

- 2.8. The Revised Craigmillar Urban Design Framework (2013), which sets out a vision and planning principles for development of the Craigmillar area, proposed that a new primary school be built on the site of the existing Greengables Nursery School.
- 2.9. However, initial community engagement in 2023 suggested that an alternative location at the Jack Kane Centre in Hunter's Hall Park would be better and that Greengables Nursery could also move to the new school site. The map in Appendix 1 shows the proposed location of the new school and the site of the existing Greengables Nursery.
- 2.10. The Jack Kane Centre is an old building and needs investment. Building the new school and Early Years Centre at the Jack Kane Centre provides an opportunity to bring two projects together, improving value for money and expanding and improving services and facilities already offered at this site. The Council, the Jack Kane Community Centre Management Committee and Edinburgh Leisure are already working together to look at what improvements could be made.
- 2.11. The Council has also proposed that the local community and the city could benefit from a competition standard BMX track in Hunter's Hall Park. Further details of the BMX track and how it would operate are included in Appendix 7.

Why do we need a new Primary School?

- 2.12. The Craigmillar area is principally served by two non-denominational primary schools, Niddrie Mill Primary School and Castlevie Primary School. Between 2014 and 2024 the total number of primary school pupils living in these school's catchment areas increased from 1,026 to 1,444 pupils: an increase of over 40%. This compares with citywide growth of 5% in the number of primary school pupils over the same period.
- 2.13. This growth comes from new housing in the area. Craigmillar is identified as a Strategic Development Area in Edinburgh's former Local Development Plan (2016). This means that the area is, and has been, a focus for significant housing development. When completed, planned developments will have built more than 2,250 new homes in the area.
- 2.14. Approximately 430 additional pupils are still estimated from planned, approved and recently constructed new housing in the area.
- 2.15. Section 4 (below) provides more detail about the capacity of existing schools, growth in demand for school places and catchment change proposals.

Why close Greengables Nursery School?

- 2.16. Greengables Nursery provides a highly valued Early Years service. The proposals in this paper are that the staff, children and ethos of this successful nursery would move to a new Early Learning and Childcare Centre as part of a new primary school at the Jack Kane Centre. This will provide greater capacity so that more children can attend and families can access a greater range of services.
- 2.17. Modern facilities in a new building will support and enhance the services already offered at Greengables Nursery. Colocation with the primary school will improve pupils transition from nursery to primary. Colocation with the Community Centre and Sports Centre will provide opportunities for different learning experiences for children and health, wellbeing and social opportunities for families.
- 2.18. Greengables Nursery also currently operates across two buildings, the nursery and the Family Centre. Operating in a single, modern building shared with the new primary school will offer greater efficiencies in terms of running costs and carbon emissions. It will also reduce travel and be more convenient for parents with children at both nursery and primary school.

Why a BMX Track?

- 2.19. Planning permission for a cycling hub project was approved on 26 September 2018. On 8 August 2024, the Council's Culture and Communities Committee approved the progression of a competition standard BMX track at Hunter's

Hall Park to RIBA Stage 4 (Technical Design and Tender). However, when the opportunity to link the new BMX Track into a wider Community Hub was identified, the project was reprogrammed to allow its inclusion in the Spatial Strategy for Hunter's Hall Park and its development as part of a wider scheme.

- 2.20. Feedback from the community engagement process in 2023 has highlighted a lack of facilities in the area for young people. The inclusion of the BMX track in the development of a new primary school, the Jack Kane Centre and Hunter's Hall Park, provides an opportunity for young people in the community to take part in sport and physical activity.

3. New Primary School, ELCC and BMX Track

School and ELCC Site Location and Common Good

- 3.1. The Council are working with the Jack Kane Community Centre Management Committee and Edinburgh Leisure to develop proposals for the future of the Jack Kane Centre and Hunter's Hall Park. The aim is to develop, enhance and expand the facilities offered at the Jack Kane Centre. The proposed new school would share a site with the Jack Kane Centre. A design has not yet been developed for the new school but, provisionally, the area south of the Jack Kane Centre within the boundary line in *Figure 1* (below) would be most likely.

Figure 1 – Jack Kane development area in Hunters Hall Park



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

- 3.2. The school building and its own enclosed, secure play area would be contained within the boundary shown in *Figure 1* (above). Accordingly, it is proposed that Common Good status be revoked from this area of the park.
- 3.3. The proposal to revoke Common Good status also includes an area to the north of the Jack Kane Centre which may be required to improve access and parking to the school, Community Centre, Leisure Centre and BMX facilities.

The play area would be retained either in its current location or moved to another area of the park depending on the final design solutions.

- 3.4. A further area to the north-east of the Jack Kane Centre which would be the site of a new competition standard BMX track would also require that Common Good status be revoked.
- 3.5. A map showing the areas where it is proposed Common Good status is revoked is provided in Appendix 6. It is possible that some of the space within these areas would continue to be public spaces and could be returned to Common Good status once the final design has been agreed.
- 3.6. It is proposed that the school will also make use of the existing playing fields in Hunter's Hall Park for sports activities. There is no requirement to revoke Common Good status in these spaces as they will not change under these proposals, continuing to be openly accessible to the public.
- 3.7. Some school accommodation, such as hall space may also be shared with the Sports Centre. The whole school site will exceed the requirements of the School Premises Regulations.

School Design

- 3.8. Should these proposals progress, further community engagement would be undertaken to develop a design for the new school and the redevelopment of the Jack Kane Centre. Detailed planning permission will also be needed for the school building and grounds which will provide the community with further opportunities to comment on the design of the school and its location.
- 3.9. The new school and nursery will be built to comply with Net Zero targets; this means that it would have very low 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.
- 3.10. The redevelopment of the Jack Kane Centre will focus on improving the energy efficiency of the existing building and take account of embodied carbon in the existing structure. Sustainability will be a key principle in the design of the new school, the redevelopment of the Jack Kane Centre, the development of the BMX track and the landscaping designs developed for the park.

Staffing for the New School and nursery

- 3.11. In addition to 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.
- 3.12. 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.

- 3.13. Greengables Nursery would be integrated into the new Early Years facility at the school. Staff would be given the opportunity to transfer to the new site.

Populating the New School

- 3.14. If the proposals in this paper are approved, then the catchment area for the new primary school shown in Appendix 3 would apply from the start of the P1 registration process in November 2028 prior to the opening of the new school in August 2029.
- 3.15. Pupils eligible to start school in August 2029 and living within the catchment area of the new school when registrations opened in November 2028 would be expected to make a non-catchment placing request if they wished to attend a school other than their new catchment school.
- 3.16. 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, subject to the conditions in Appendix 5.
- 3.17. All P1 to P6 pupils living in the catchment area of the new school in November 2028 could also apply for a place at the new school for the start of the school year in August 2029. 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 school.
- 3.18. Standard processes for the placement of non-catchment pupils making a placing request to the new school for August 2029 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.

BMX Track

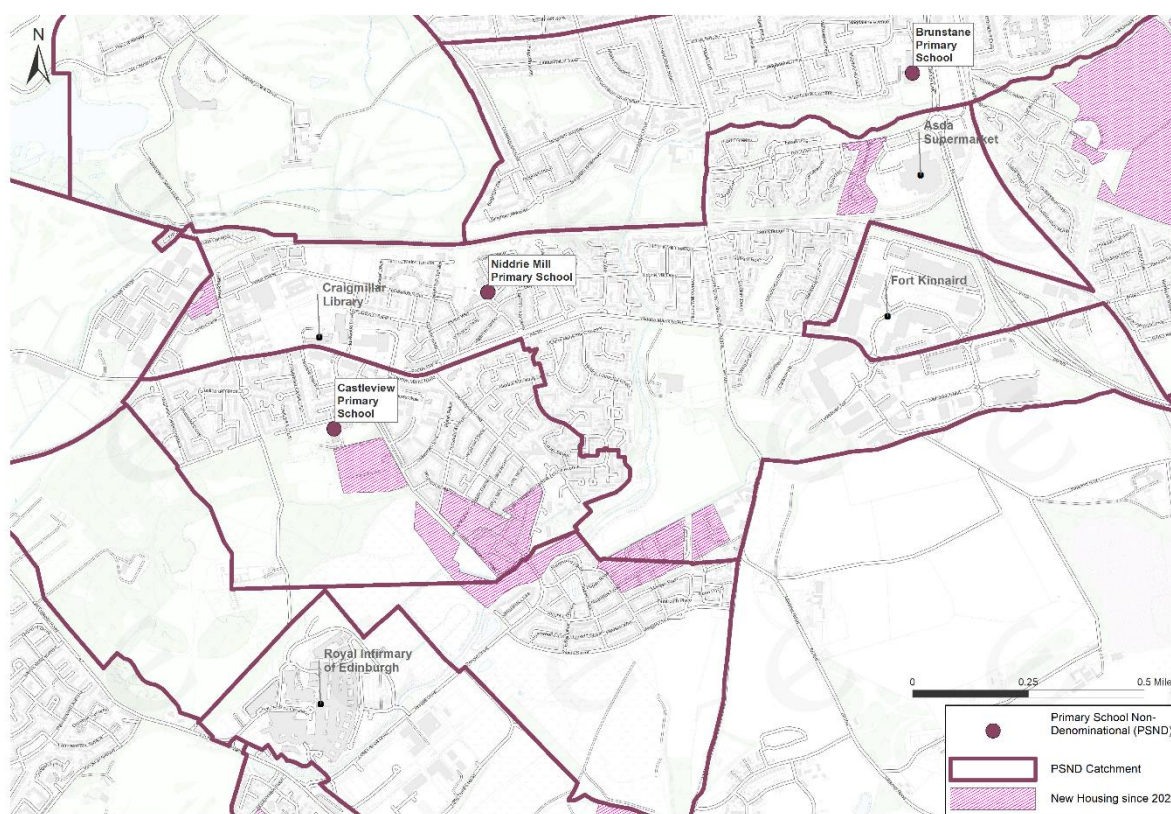
- 3.19. The BMX track would be competition standard meaning that it would be one of only a few in Scotland. It would complement the existing pump track and offer local people the opportunity to develop skills in a growing sport whilst also improving their health and wellbeing.
- 3.20. The track would be operated by Edinburgh Leisure as part of the Sport Centre facilities. A pricing structure to make it accessible for the local community would be put in place. Further details are available in Appendix 7.

4. Demand for School Places

Area Overview

- 4.1. The population in the Castleview Primary School and Niddrie Mill Primary School catchment areas are mostly physically separated from adjacent areas by the railway lines which form a boundary in the north and west. The retail park at Fort Kinnaird forms a boundary to the east.
- 4.2. The most significant areas of new housing are south of the two existing schools. Currently the majority of the new housing is within the catchment of Castleview Primary School. Pupils generated from new housing have made it necessary to extend Castleview Primary School by installing temporary classrooms. This means that the capacity of the school has temporarily increased from 16 classrooms to 21 classrooms.
- 4.3. Niddrie Mill Primary School shares a campus with St Francis RC Primary. While St Francis RC Primary School is not directly affected by the proposals in this paper, it does have an impact on pupil choices and capacity in the area.
- 4.4. *Figure 2* (below) shows the location of the new housing, the existing school locations and the existing catchment areas of Castleview Primary School and Niddrie Mill Primary School.

Figure 2 – Non-Denominational Primary Schools, Catchments and new housing in Craigmillar since 2022



4.5. An assessment of school accommodation requirements needs to consider three things:

- Demographics – i.e. what current trends might mean for future pupil populations?
- Capacity – i.e. what capacity is currently available and what might be required?
- Catchment Alignment – i.e. how can catchment areas be aligned in a way that makes best use of existing and future capacity, is socially inclusive and maintains logical boundaries and safe routes to school?

Demographics

4.6. There has been, and continues to be, considerable growth in the Craigmillar area. While primary school populations across the city as a whole have been falling as a result of a decreasing birth rate, this has not been the case in the combined catchment areas of Castlevie and Niddrie Mill Primary Schools:

- **Birth Rate:** The overall birth rate in Edinburgh has fallen by 25% since 2010. However, in the combined catchment areas of Castlevie and Niddrie Mill Primary Schools, the number of births has *increased* by over 30% during the same period.
- **Primary School rolls:** While Citywide primary school rolls reached a peak in 2018 and are now falling, the rolls at Castlevie and Niddrie Mill Primary Schools have continued to increase. Even greater growth can be seen in the roll of St Francis RC Primary School which serves the same area. The combined roll of the three schools has increased by 45% in the past 10 years.
- **Catchment Population:** In the catchment areas of Castlevie and Niddrie Mill Primary Schools the population continues to grow. In 2024 there were 1,444 primary school pupils living in the combined catchment areas of Castlevie and Niddrie Mill Primary Schools – 40% higher than in 2014.
- **Local Provision:** In 2024, 93% of pupils attending Castlevie, Niddrie Mill and St Francis RC Primary Schools lived in the Castlevie or Niddrie Mill Primary School catchment areas.

Capacity

4.7. In 2025 Niddrie Mill Primary School has a roll of 325 pupils and capacity for 434. This leaves 109 spare places at Niddrie Mill Primary School.

- 4.8. In 2025 Castleview Primary School has a roll of 445 pupils and capacity for 630. However, this capacity includes six temporary classrooms which will be removed when the new school is built. Castleview's permanent capacity is 462 pupils. This leaves 17 spare places at Castleview Primary School.
- 4.9. In 2025 St Francis RC Primary School has a roll of 309 pupils and capacity for 315. This leaves 6 spare places at St Francis RC Primary School.
- 4.10. This means that in 2025 there are 132 spare primary school places in the area. As an additional 430 primary school pupils are estimated from new housing, this would suggest an overall shortfall of approximately 298 primary school places in the area.

Catchment Alignment

- 4.11. The assessment above that there is a shortfall of 298 primary school places in the area assumes that the 109 spare places at Niddrie Mill Primary School can be accessed by the 430 primary pupils generated by new housing.
- 4.12. However, the majority of new housing is south of Castleview Primary School and the proposed site for the new school. This means that pupils from the new housing would be required to walk past Castleview Primary School or the new primary school, across Niddrie Mains Road in order to access Niddrie Mill Primary School. This is not practical.
- 4.13. Furthermore, in some cases the streets in Niddrie Mill Primary School's catchment area south of Niddrie Mains Road will be less than 200m from the proposed site of the new school. It therefore makes sense for these homes to be realigned with the proposed new school. This also means that the new school will not just include pupils from the new housing. This is important as it will provide an opportunity to promote stronger community ties and local connections.
- 4.14. Removing a section of Niddrie Mill Primary School's catchment area and adding it to the new school's catchment would reduce Niddrie Mills catchment population and eventually increase the number of spare places. Accordingly, it is proposed that an area of Castleview Primary School's catchment be realigned with Niddrie Mill Primary School. The section below describes the catchment changes proposed in more detail.
- 4.15. In addition to providing a catchment area for the new primary school, minor changes are also proposed affecting Newcraighall Primary School and Brunstane Primary School. These changes are proposed to reflect current patterns of attendance and remove catchment anomalies.

Secondary Schools

- 4.16. The proposals in this paper include the realignment of the Jewel area of Castlebrae Community Campus's catchment with Portobello High School's

catchment. This area is geographically closer to Portobello High School. Currently 27 pupils from the Jewel area attend a non-denominational secondary school, of which 18 attend Portobello High School and 8 attend Castlebrae Community Campus (1 attends another school). Accordingly the impact of the change on either secondary school is very limited.

Summary

- 4.17. There is a shortfall of approximately 298 places and current trends suggest that this is not likely to reduce. However, the site for the new school and the position of the existing schools means that some realignment of existing catchment areas will be required to take advantage of existing capacity.

5. Details of Catchment Change Proposals

Summary

- 5.1. The previous section of this paper has identified that there is a requirement to address a shortfall in school places within the area.
- 5.2. To address this requirement, the proposal is as follows:
 - a. Revoke Common Good status from the areas of Hunter's Hall Park shown in Appendix 6 to allow the establishment of a new 420 capacity (14 class) non-denominational primary school with the Jack Kane Centre in Hunters Hall Park.
 - b. Close the existing Greengables nursery, moving staff and pupils into a new Early Learning and Childcare Centre with 128 places for 3-5 years old pre-school children and 9 babies at the new primary school.
 - c. Form a catchment area for the new primary school from sections of Castleview, Newcraighall and Niddrie Mill Primary Schools existing catchments to include the following:
 - i. All areas within the Castleview Primary School catchment south-east of Pringle Drive (taking in Milligan Road and surrounding streets);
 - ii. All areas within the Castleview Primary School catchment east of Greendykes Road, and south from Castlegreen Care Home and properties on the north side of Gulliver Street (including all properties at Gulliver Street and Niddrie House Park nos. 16,18,20, 30, 32, 34 and 36).
 - iii. All areas within Niddrie Mill primary school catchment south from Niddrie Mains Road/ Newcraighall Road, except certain addresses at Niddrie House Park, Niddrie Mains Road, and Niddrie Marischal Place.
 - iv. All areas within Newcraighall Primary School catchment west from Portobello Junction to Millerhill South Junction (NDE1) rail line.
 - d. The new primary school will feed to Castlebrae Community Campus which will be extended in planned phases to meet growing demand for places and increasing catchment numbers.
 - e. The catchment areas of Niddrie Mill and Brunstane Primary Schools will be realigned so that:
 - i. The Jewel, including all areas north from the Edinburgh South Suburban (Sub2) rail line, south from Niddrie Burn, west from Portobello Jn to Millerhill South Jn (NDE1) rail line, and east from Duddingston Park South feed to Brunstane Primary School.

- f. The catchment areas of Castleview and Niddrie Mill Primary Schools will be realigned so that:
 - i. All areas within Castleview Primary School catchment and east from Greendykes Road (east section), south from Niddrie Mains road, north from Castlegreen Care Home and properties on the north side of Gulliver Street (excluding all properties at Gulliver Street), and west from the current catchment boundary feed to Niddrie Mill Primary School.
 - g. Realign the catchment areas of Castlebrae Community Campus and Portobello High School so that the primary school's catchment changes between Niddrie Mill and Brunstane Primary Schools are reflected in the High School catchments.
- 5.3. The catchment change proposed at (e) above between Niddrie Mill Primary School and Brunstane Primary School is proposed to reflect the fact that only 3 of the 25 pupils living in this area attend Niddrie Mill Primary School. This is because Brunstane Primary School is both closer and easier to access. It will also align the non-denominational catchment boundaries better with those of the denominational schools. Currently pupils in Niddrie Mill Primary School's catchment are also mostly also in the catchment of St Francis RC Primary School, but those in the jewel area are in the catchment of St John's RC Primary School.
- 5.4. The proposed non-denominational primary and secondary school catchment areas are set out in Appendix 3.
- 5.5. 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. Appendix 5 sets out the conditions for the proposed siblings guarantee.
- 5.6. The new primary school could open in August 2029 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 2028, in time for the P1 and S1 registration process.

Catchment Changes Proposals in Detail

- 5.7. The catchment changes proposed in this paper are consistent with and shaped by the Council's Living Well Locally and Prevention lead approaches. The proposals follow three key principles:
- 1. Make efficient use of existing and proposed school capacity;
 - 2. Create catchment areas with diverse populations;
 - 3. Ensure pupils can safely access their catchment school by walking, wheeling, and cycling.

5.8. High level maps showing the catchment changes proposed are provided in Appendix 3. The next sections consider the individual changes proposed.

Proposals for New Primary School Catchment Area

Figure 3 – Areas proposed to be realigned to the catchment of the new Primary School.

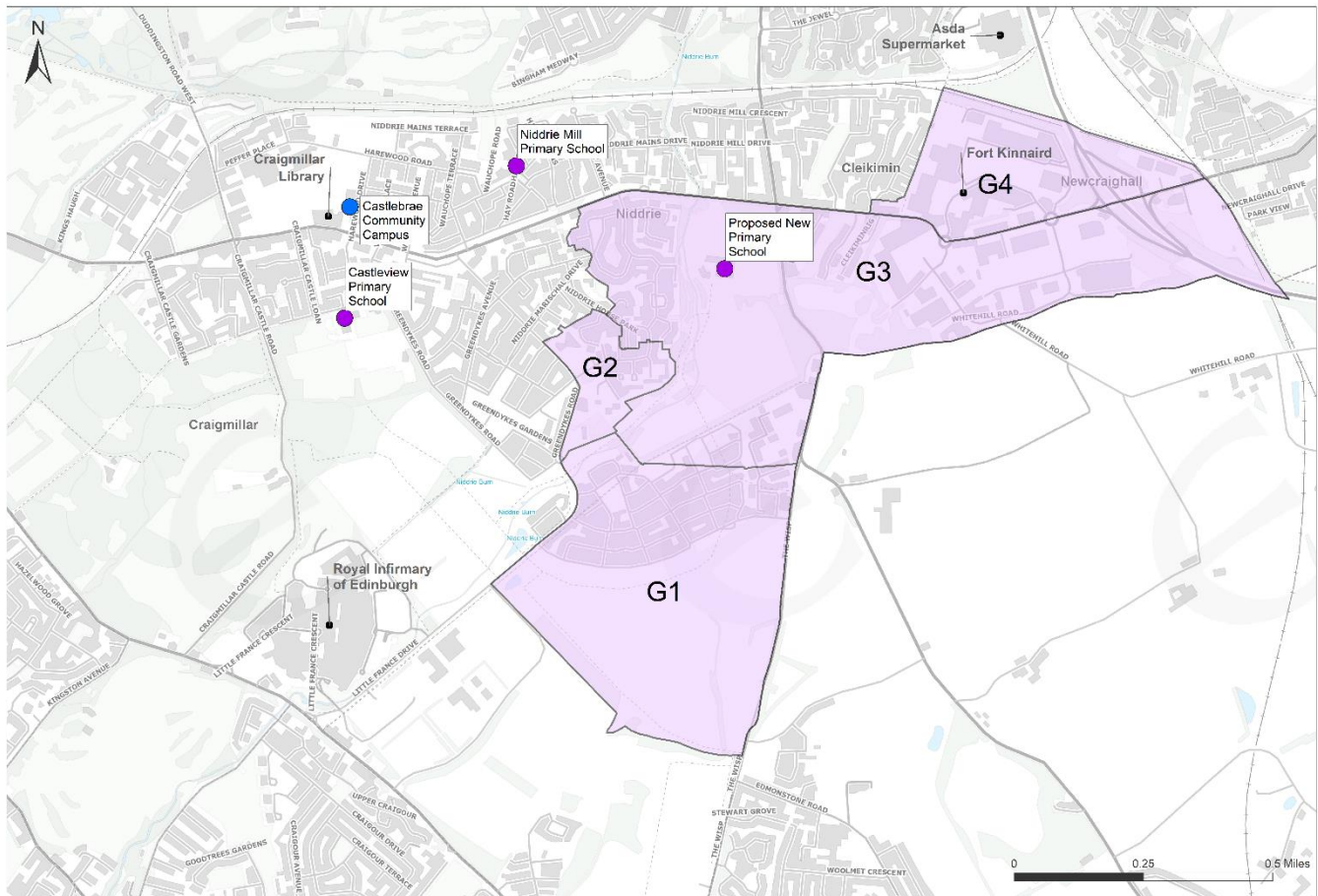


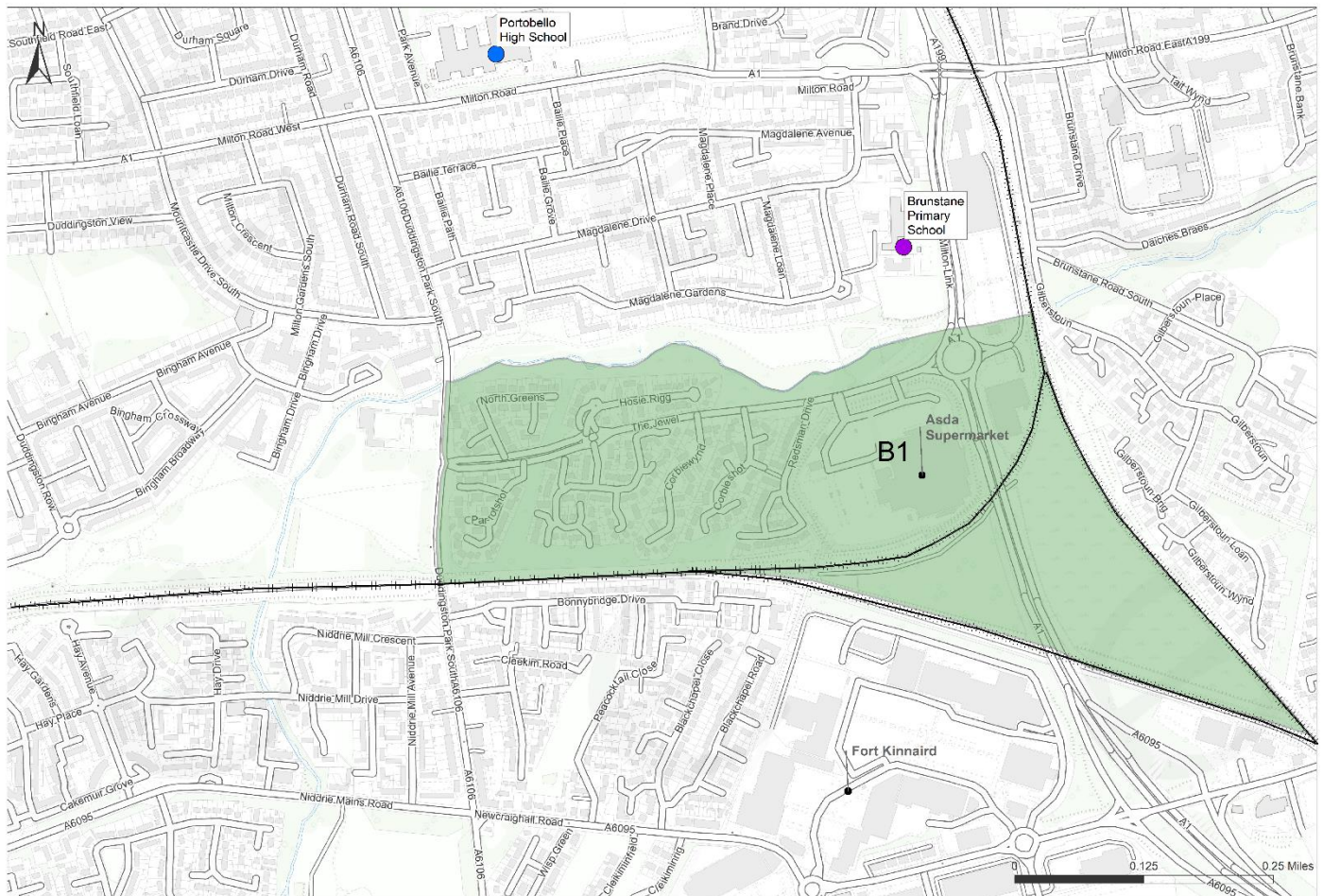
Figure 3 (above) shows the different geographical areas included as part of the proposed catchment area for the new school in more detail. The geographical areas are:

- G1 - All areas within the Castleview Primary School catchment and south-east from Pringle Drive.
- G2 - All areas within the Castleview Primary School catchment east from Greendykes Road, and south from Castlegreen Care Home and properties on the north side of Gulliver Street (including all properties at Gulliver Street and Niddrie House Park nos. 16, 18, 20, 30, 32, 34 and 36).
- G3 - All areas within Niddrie Mill primary school catchment and south from Niddrie Mains Road/ Newcraighall Road, except properties within N2 and N3 areas.
- G4 - All areas within Newcraighall Primary School catchment and west from Portobello Junction to Millerhill South Junction (NDE1) rail line.

- 5.9. A full list of all the individual addresses affected by the proposed catchment changes is provided in Appendix 4.
- 5.10. The new primary school's catchment would be aligned to Castlebrae Community Campus.

Proposal for Niddrie Mill and Brunstane Primary Schools Catchment Changes

Figure 4 – Area proposed to be realigned to the catchment of Brunstane Primary School



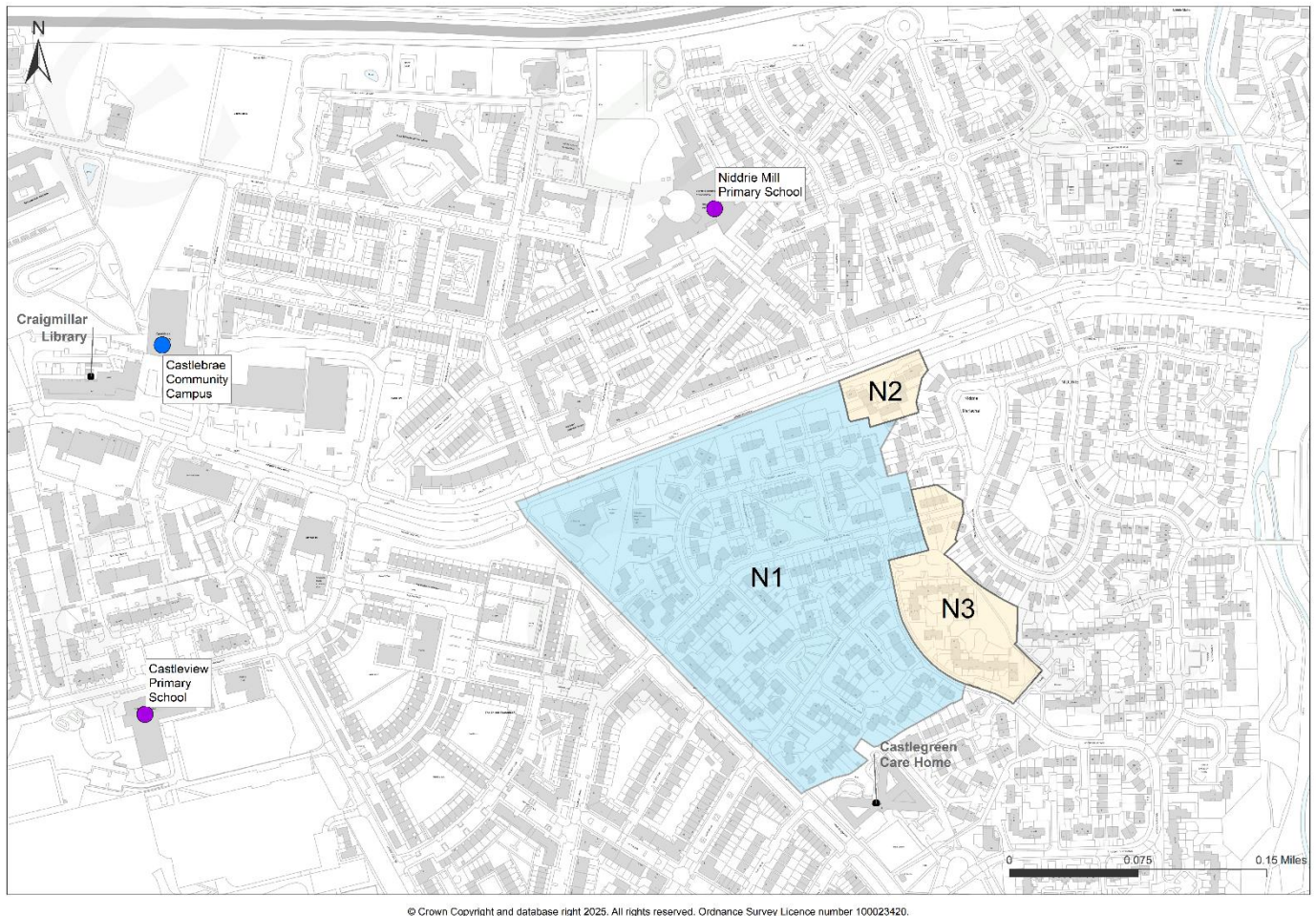
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- 5.11. *Figure 4 (above) shows the area it is proposed be realigned from the catchment of Niddrie Mill Primary School to the catchment of Brunstane Primary School.*
- 5.12. The area in Figure 3 would also transfer *from* the catchment of Castlebrae Community Campus catchment *to* Portobello High School's catchment area. The geographical area is:
- B1 - The Jewel, including all areas north from the Edinburgh South Suburban (Sub2) rail line, south from Niddrie Burn, west from Portobello Jn to Millerhill South Jn (NDE1) rail line, and east from Duddingston Park South feed to Brunstane Primary School.

5.13. A full list of all the individual addresses affected by the proposed catchment changes is provided in Appendix 4.

Proposal for Castlevue and Niddrie Mill Primary Schools Catchment Changes

Figure 5 – Area proposed to be realigned to or kept in the catchment of Niddrie Mill Primary School



5.14. Figure 5 (above) shows the area it is proposed be realigned *from* the catchment of Castlevue Primary School *to* the catchment of Niddrie Mill Primary School. The geographical area is:

- N1 - All areas within Castlevue Primary School catchment and east from Greendykes Road (east section), south from Niddrie Mains road, north from Castlegreen Care Home and properties on the north side of Gulliver Street (excluding all properties at Gulliver Street), and west from the current catchment boundary feed to Niddrie Mill Primary School.

5.15. *Figure 5* (above) also shows the areas south of Niddrie Mains road which would remain in Niddrie Mill Primary School catchment area:

- N2 – Properties at Niddrie Mains Road even nos. 236 to 252
- N3 – Properties at Niddrie Marischal Place nos. 1 to 8, except no 7, and Niddrie House Park odd nos, 15 to 55

- 5.16. A full list of all the individual addresses affected by the proposed catchment changes is provided in Appendix 4

6. Implications for Affected Schools

Brunstane Primary School

- 6.1. The proposed adjustment in the catchment areas set out in this paper would have a limited impact on the Brunstane Primary School roll. Of the 251 pupils in the area realigned from Niddrie Mill Primary School, 56% already attend Brunstane Primary School. Only 3 attend Niddrie Mill Primary School. The area's proximity to Brunstane Primary School means it is a more logical choice for most parents.

Castlevue Primary School

- 6.1. Castlevue Primary School's roll in October 2025 was 453 pupils. The school's capacity is 462 pupils, with temporary accommodation increasing it to 630.
- 6.2. In 2024, 676 primary school pupils were resident in Castlevue Primary School's catchment area and new areas aligned with the school. Under the proposed changes this population would reduce to 401 pupils. However, an additional 175 pupils are expected to be generated by new housing in Castlevue's proposed catchment area.
- 6.3. The proposals in this paper would mean that the temporary accommodation at Castlevue Primary School could eventually be removed and the school would revert to its original capacity of 462 pupils (16 classes).

Newcraighall Primary School

- 6.4. The proposed adjustment to the catchment areas set out in this paper would have limited impact on the Newcraighall Primary School roll. Only 7 primary school pupils currently live in the area of Newcraighall Primary School's catchment that would be realigned with the new primary school.

Niddrie Mill Primary School

- 6.5. Niddrie Mill Primary School's roll in October 2025 was 319 pupils. The school's capacity is 434 pupils.
- 6.6. In 2024, 768 primary school pupils were resident in Niddrie Mill Primary School's catchment area. Under these proposals this population would reduce to 607 pupils. An additional 30 pupils are expected to be generated by new housing in Niddrie Mill Primary School's proposed catchment area.
- 6.7. St Francis RC Primary School shares a campus with Niddrie Mill Primary School and is reaching capacity. This may mean that it is necessary to prioritise baptised Roman Catholic pupils applying for a place at St Francis RC Primary School, reducing the percentage of pupils living in Niddrie Mill Primary School's catchment area but attending St Francis.

- 6.8. Accordingly, the proposed changes maintain a population to sustain Niddrie Mill Primary School.

Castlebrae Community Campus

- 6.9. The proposed adjustment in the catchment areas set out in this paper would have a limited impact on Castlebrae Community Campus's roll. Of the 27 non-denominational pupils in the area realigned from Castlebrae Community Campus to Portobello High School, 18 already attend Portobello High School.

Portobello High School

- 6.10. The proposed adjustment in the catchment areas set out in this paper would have a limited impact on Portobello High School's roll. The school's estimated roll in August 2025 is 1438 pupils. The school's provisional planning capacity is 1582 pupils.

7. Educational Benefits

Establish a New Primary School

- 7.1. The principal educational benefit of the proposal is that it addresses future sufficiency and sustainability issues at Castleview Primary School and Niddrie Mill Primary School, enabling the Council to continue to provide catchment places for catchment children.
- 7.2. The catchment proposed will mean that Castleview 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 removal of the temporary accommodation.
- 7.3. The catchment changes proposed also ensure that, in the long-term, Niddrie Mill Primary School can have a sustainable number of pupils to keep a significant cohort within the school.
- 7.4. The catchment proposal provides the opportunity to distribute the pressure arising from new housing development more evenly across primary schools in the east 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.
- 7.5. 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.
- 7.6. 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.
- 7.7. Castleview and Niddrie Mill primary schools catchment areas currently include some of the most deprived areas of Edinburgh. The new school catchment would allow a better distribution of pupils between the three schools whilst maintaining the socio-economic diversity of each of the catchment areas.

Greengables Nursery

- 7.8. It is assumed children attending Greengables Nursery when the new school opens would also transfer to the relocated nursery at the new school along with the current staff. However, parents would have a right to make choices about their nursery, subject to availability of places elsewhere.

- 7.9. Moving to the new school site will provide children from Greengables Nursery with opportunities for more varied experiences and a larger peer group that can contribute to a quality learning experience.
- 7.10. It is anticipated that the children and families of Greengables Nursery would benefit from the close working relationship between the nursery and primary school, including the use of additional spaces within the school (e.g. the gym hall) and the adjacent facilities in the Jack Kane Community Centre and Jack Kane Sports Centre. This increase in the availability of space and access to facilities would enhance opportunities for children's experiences across the curriculum. This strong working relationship would also result in positive transition arrangements as children prepare to move on to Primary 1.
- 7.11. Greengables Nursery currently benefits from a high quality outdoor space and recreating this quality and enhancing it to meet the standards achieved in new settings such as the new Maybury Primary School will be a focus for the design team.

8. Financial Considerations

Capital Works Required

- 8.1. Cost estimates based on similar new school projects suggest that a new school in Greendykes would cost in the region of £28.0m. These costs do not include any alteration and improvements to the Jack Kane Centre. A feasibility study would be necessary to produce more accurate cost estimates for the full project.
- 8.2. 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.
- 8.3. The creation of a new school building would also result in additional building running, maintenance, and repair costs for the school estate.
- 8.4. 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	£1,534,153
	Support Staff	£357,555
	Nursery Support Staff	£1,202,784
	Non-teaching Staff	£37,507
	Staffing Total	£3,131,999
Estimated Additional Premises Costs (based on BCIS standard rates)	<i>Includes: Services; Utilities, Repairs & Maintenance</i> Premises Cost Total	£ 353,951
Estimated Additional Revenue Costs	£3,485,950	

School Funding

- 8.5. The proposal for a new primary school in Greendykes is mostly unfunded. Most of the planning permissions granted to housing developers in the area pre-date the 2018 Developer Contribution Guidance and only sought contributions for an extension to Castlevue Primary School rather than a new primary school.
- 8.6. The first LDP Action Programme to identify a requirement for a new primary school was in December 2021. This follows increases in the numbers of pupils generated from new housing.
- 8.7. Accordingly, should this consultation lead to a commitment to a new school on the site proposed, a Business Case would be developed for this project. The

Business Case would be presented to the appropriate Council Committees once finalised to seek approval for the necessary funding to be identified in the Council's Capital Investment Programme.

BMX Track

- 8.8. The Council has funding of £0.868m within its capital programme for cycling facilities at Hunter's Hall Park and the project was awarded (in principle) £0.475M from sportscotland's Cycling Facilities Fund. It is anticipated that there will be significant efficiencies in terms of development and construction fees by linking these projects together. For example, the costs of supporting infrastructure such as street lighting, parking and drainage could be shared as they will be necessary for both projects.

Jack Kane Centre Redevelopment

- 8.9. Following the conclusion of this consultation, further design and engagement work will be undertaken to agree a final proposal for the works required at the Jack Kane Centre. This will allow a Business Case to be developed based on the estimated costs of the final solution. This Business Case will then be progressed through the Council's governance structures with the aim of securing the necessary capital funding from appropriate building improvement budgets.

9. Indicative Timescales

- 9.1. This project has three key construction elements to it: the design and construction of a new school, redevelopment of the Jack Kane Centre and the delivery of the BMX track.
- 9.2. The design and construction of a new school and redevelopment of the Jack Kane Centre are interconnected. It is an aim of the project to keep the services provided from the Jack Kane Centre operational during the redevelopment work. Subject to decisions about the final design of the new school and the work to be undertaken at the Jack Kane Centre, it may be possible, for example, to construct the new school building first providing a space into which the Jack Kane Centre's services could be decanted while redevelopment takes place.
- 9.3. The final design solution will be the subject of a further engagement process with key stakeholders and the local community. Accordingly, in the absence of a final design solution and the need to secure funding through the Council's governance processes, exact timescales for the various stages of the project are difficult to estimate. However, the target for completion of the school remains August 2029 and Table 6 (below) sets out the key milestones that should be achieved to meet that target.
- 9.4. Table 6 (below) also includes indicative timescales for the delivery of the BMX track. This is more advanced in its development than other parts of the project having already secured Planning permission and a budget established as part of the Council's Capital Programme.

Table 6: Indicative Construction Timescales

Milestone	New School	BMX Track
Council approval to progress following conclusion of consultation	March 2026	March 2026
Conclude design team appointments and early engagement	May 2026	June 2026
Conclude concept design work and engagement	November 2026	
Conclude final design and Planning approval	September 2027	August 2026*
Complete construction contract tender process and award contract	February 2028	October 2026
Start Construction Works	April 2028	November 2026
Complete Construction of New Build	June 2029	
Estimated Opening Date	August 2029	December 2026

*The BMX track has already secured Planning permission.

Greengables Nursery Closure

- 9.5. If the City of Edinburgh Council approves the relocation of the existing Greengables nursery into the new ELCC and closure of the Greengables Nursery building at its meeting on 19 March 2026 following the consultation period, it must notify the Scottish Government. A notice of the decision will appear on the Council's website with links for stakeholders wishing to make representations to the Scottish Ministers.
- 9.6. The Scottish Government can 'call in' a closure decision made by the Council for review. This could result in a delay in a final decision being made by 9 weeks up to a maximum of 17 weeks. This would not impact on the timelines set out in Table 6 (above).
- 9.7. Scottish Ministers can approve, approve with conditions, refuse the decision or potentially ask the Council to repeat the consultation with measures taken to address any concerns in the process.
- 9.8. Full information on the closure process can be found here:
<https://www.gov.scot/publications/schools-consultation-scotland-act-2010-statutory-guidance/pages/4/>

10. Consultation Process

- 10.1. 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.
- 10.2. The prescribed consultees vary for each of the above, however the requirement for a closure encompasses the following consultees:
- 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.
- 10.3. People and organisations who contributed to the engagement process in 2023 will also be added to the list of consultees.
- 10.4. 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.
- 10.5. The consultation period will run for an 8-week (excluding midterm holidays) period from **Tuesday 7 October 2025 to Tuesday 9 December 2025** 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 Craigmillar Library, at the Jack Kane Centre, at Greengables Nursery and at the schools affected by the proposals.

- 10.6. Public meetings will be held in respect of the proposals 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
Thursday, 13 November 2025	18:30 – 20:30	Castleview Primary School
Tuesday, 25 November 2025	18:30 – 20:30	Greengables Nursery

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

Date	Time	Venue
Thursday, 30 October 2025	16:30 – 19:00	Jack Kane Community Centre
Monday, 3 November 2025	16:30 – 19:00	Castlebrae Community Campus
Wednesday, 3 December 2025	14:30 – 17:00	Niddrie Mill & St Francis Primary Schools

- 10.8. 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.
- 10.9. The Council website will contain information on the consultation, and this will be updated as necessary **www.edinburgh.gov.uk/huntershallproposals**
- 10.10. Respondents are encouraged to use the response questionnaire which has been produced and is provided in Appendix 9. The response questionnaire can be completed online at **www.edinburgh.gov.uk/huntershallproposals**. Responses can also be e-mailed directly to: **huntershallproposals@edinburgh.gov.uk** or posted to the following address:

Hunter's Hall Park Proposals
City of Edinburgh Council
Waverley Court, 1.6
4 East Market Street
Edinburgh EH8 8BG

- 10.11. All responses, whether by letter, e-mail or using the online questionnaire should be received by **no later than 5pm on Tuesday 9 December 2025**.
- 10.12. 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.

- 10.13. Following the conclusion of the consultation period and after consideration of the representations received a report on the Common Good aspect of the consultation will be considered by the Council's Culture and Communities meeting on Thursday, 12 February 2026. This Committee will decide whether the recommendations made by Council officers in relation to the Common Good should be approved.
- 10.14. An Outcomes of the Consultation report will also be presented to the Full Council on 19 March 2026 for consideration. This report will include consideration of the representations received as well as a response to the findings of the report from Education Scotland.
- 10.15. Both the above reports will be made publicly available, and notification will be given to those individuals or groups that have made representations during the consultation period. The reports will include a summary of written representations received during the consultation period and representations made at the public meeting along with the Council responses to representations made and to any issues raised by Education Scotland.

11. Appendices

Appendix 1: Map of Hunter's Hall site showing proposed new school location and existing Greengables Nursery.

Appendix 2: Existing school catchment areas.

Appendix 3: Proposed catchment areas.

Appendix 4: Affected Addresses

Appendix 5: Sibling Guarantee

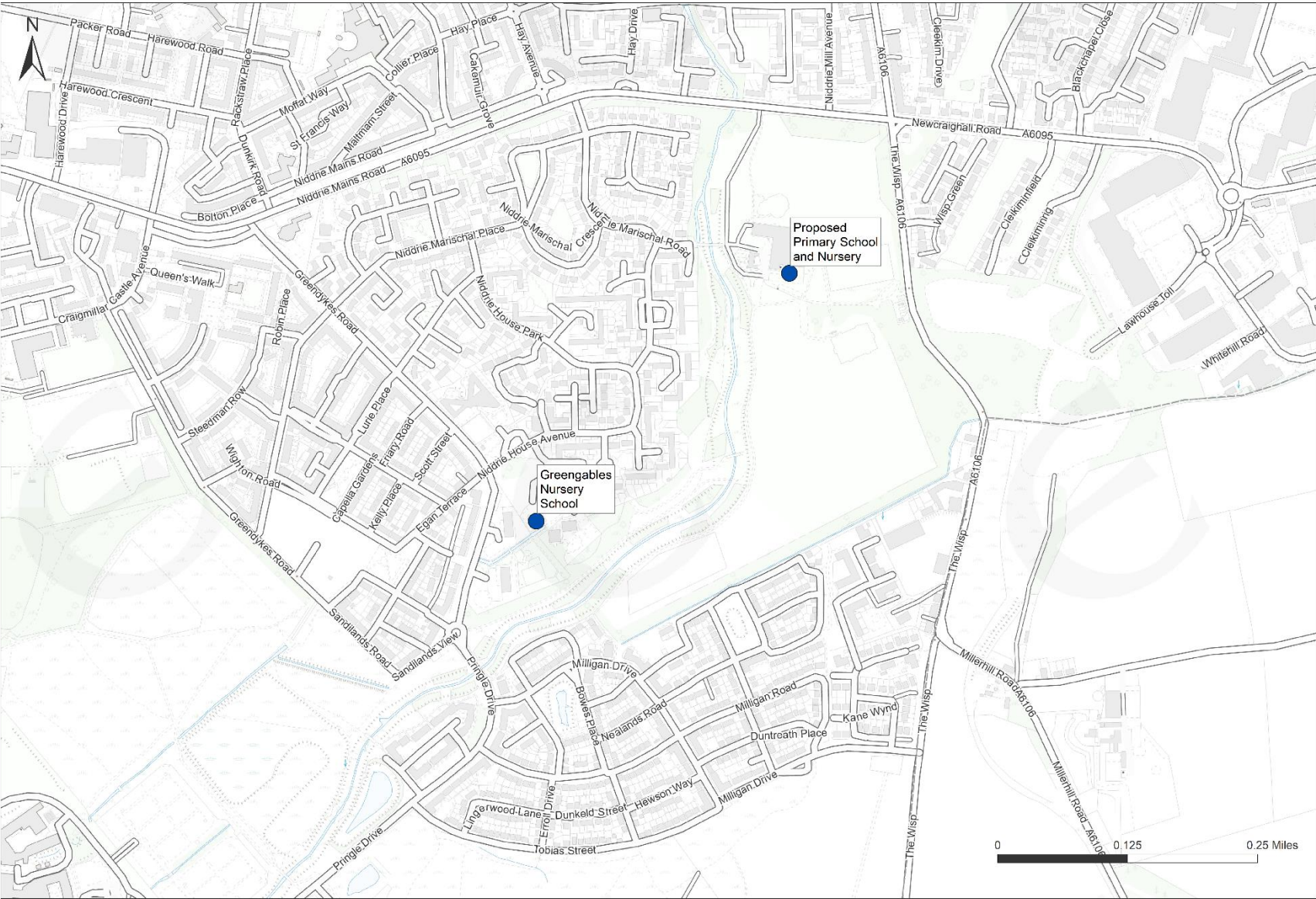
Appendix 6: Areas of Hunter's Hall Park for Common Good to be Revoked

Appendix 7: Details of proposed BMX track

Appendix 8: Questions and Answers

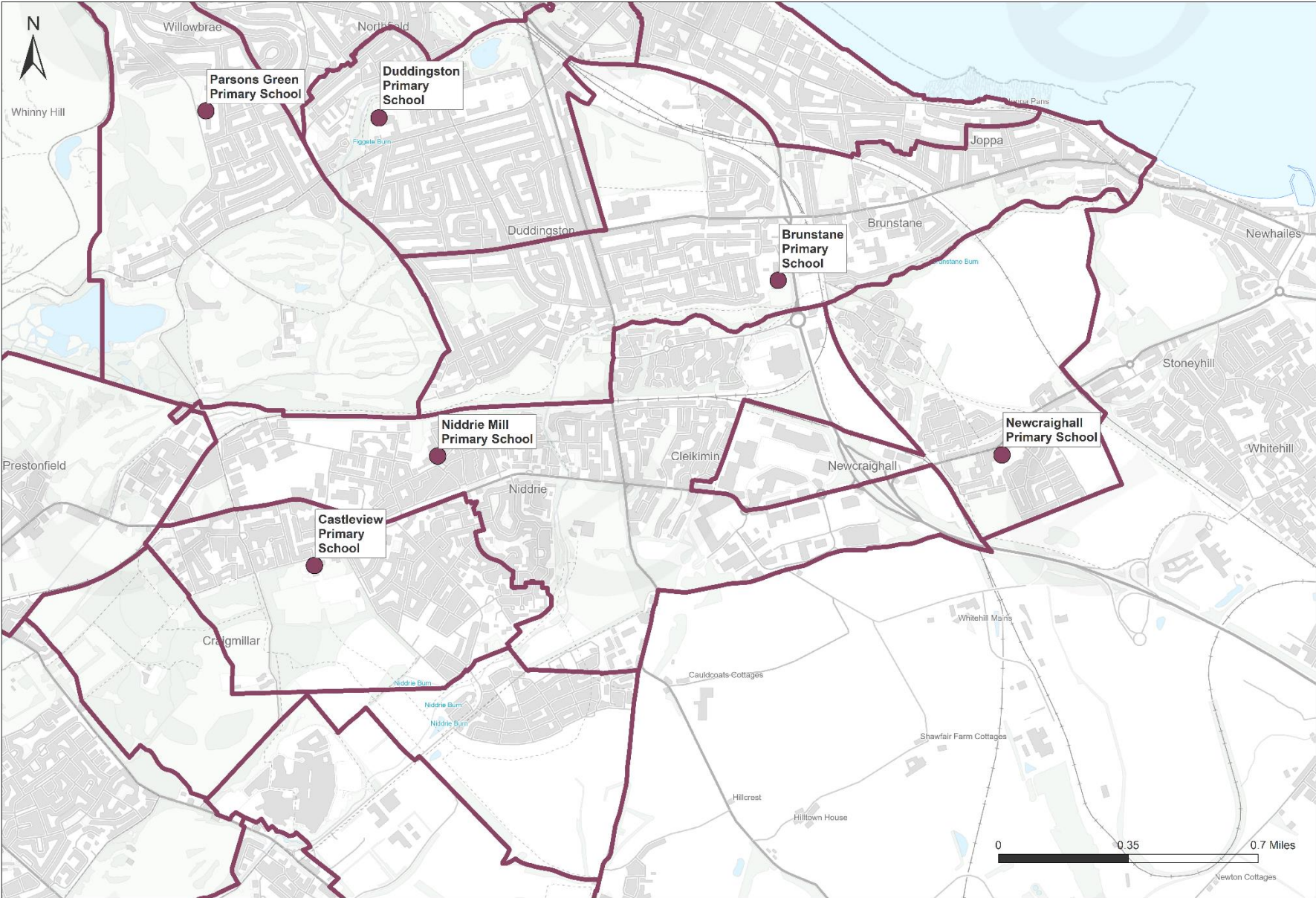
Appendix 9: Questionnaire

APPENDIX 1: Map of Hunter’s Hall site showing proposed new school and Early Years location and existing Greengables Nursery.



APPENDIX 2: Existing school catchment areas

Existing Primary Schools (Non-Denominational) Catchment Areas in East of Edinburgh

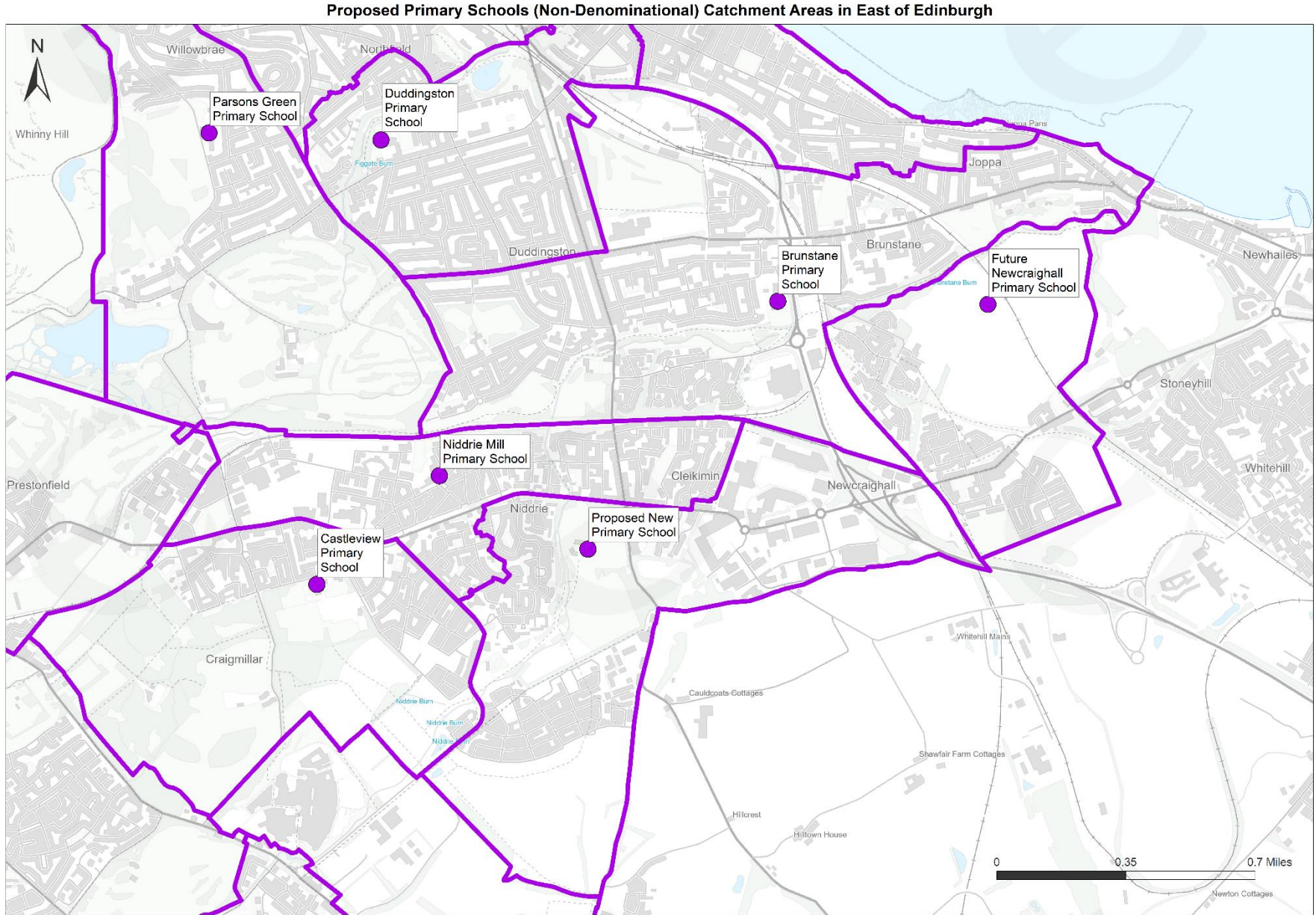


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APPENDIX 3: Proposed catchment areas.



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Proposed Secondary Schools (Non-Denominational) Catchment Areas in East of Edinburgh



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APPENDIX 4: Affected Addresses

The addresses listed below are properties which were registered with the Council at the time of writing and will be directly affected by the proposals. However, as new housing is built, new addresses may not be included. For confirmation of which catchment area will apply to properties not listed below please refer to the proposed catchment area maps in Appendix 3 or email:

huntershallproposals@edinburgh.gov.uk

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

- 1) Castlevew Primary School catchment area to the New Primary School proposed catchment area.
- 2) Castlevew Primary School catchment area to Niddrie Mill Primary School catchment area.
- 3) Newcraighall Primary School catchment area to the New Primary School proposed catchment area.
- 4) Niddrie Mill Primary School catchment area to the New Primary School proposed catchment area.
- 5) Niddrie Mill Primary School catchment area to Brunstane Primary School proposed catchment area; Castlebrae Community Campus to Portobello High School.

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

Street	Properties
Aspen Road	Even numbers 2 to 12
Bowes Place	All numbers 1 to 20, odd numbers 21 to 43
Darnley Terrace	All numbers 1 to 8, odd numbers 9 to 19
Dunkeld Street	All numbers 1 to 15
Duntreath Crescent	1
Duntreath Place	All numbers 1 to 9, 11, 13
Duntreath Road	All numbers 1 to 6, all numbers 8 to 15, 17
Erroll Drive	All numbers 1 to 16, 18, 20
Galvane Road	All numbers 1 to 8, odd numbers 9 to 15
Goldenrod Street	All numbers 1 to 8
Greendykes Road	14 (Greendykes House), 16 (Wauchope House)
Gulliver Street	All numbers 1 to 18
Hammond Place	All numbers 1 to 20
Hewson Way	All numbers 1 to 17, 19
Kane Wynd	All numbers 1 to 14, all numbers 16 to 40
Knight Crescent	Even numbers 2 to 20, all numbers 21 to 35, even numbers 36 to 48
Lingerwood Lane	All numbers 1 to 20, even numbers 22 to 34
Milligan Drive	All numbers 1 to 46, all numbers 48 to 57, 57A, 58, odd numbers 59 to 139
Milligan Road	All numbers 1 to 46, even numbers 48 to 54
Nealands Road	All numbers 1 to 15

Niddrie House Avenue	All numbers 1 to 28, even numbers 30 to 56,
Niddrie House Drive	All numbers 61 to 69, odd numbers 71 to 107
Niddrie House Gardens	Even numbers 1 to 45
Niddrie House Park	Even numbers 16 to 36
Pringle Drive	Odd numbers 1 to 33
Raith Drive	All numbers 1 to 14, 16, 18
Raith Gait	All numbers 3 to 7, 9, 11
Raith Gardens	All numbers 1 to 11, even numbers 12 to 20
Smeaton Gait	Odd numbers 1 to 15
Smeaton Gardens	All numbers 1 to 8, 10
Smeaton Wynd	All numbers 1 to 10, even numbers 12 to 26
Tobias Street	All numbers 2 to 34

2) Castleview Primary School catchment area to Niddrie Mill Primary School catchment area.

Street	Properties
Greendykes Road	Even numbers 164 to 184
Niddrie House Park	Even numbers 6 to 12
Niddrie Marischal Drive	1, 2, 3, even numbers 4 to 10, all numbers 11 to 39, 41, 43, even numbers 46 to 76
Niddrie Marischal Gardens	3A, 3B, 3C, 6, 8, 9A, 9B, 9C, 9D, 10, 11A, 11B, 11C, 11D, 12, 13 ^a , 13B, 13C, 13D, all numbers 14 to 30
Niddrie Marischal Green	Odd numbers 31 to 47, all numbers 48 to 55
Niddrie Marischal Loan	All numbers 1 to 9
Niddrie Marischal Place	7, 9, 11, even numbers 14 to 24, 27, 28, 29A, 29B, 29C, 30, 31A, 31B, 31C, 32, 33A, 33B, 33C, 33D, 34, 35A, 35B, 35C, 36, 37, 38, 39A, 39B, 39C, 40, 41, 42, odd numbers 43 to 65
Niddrie Marischal Street	Even numbers 2 to 30, all numbers 31 to 35

3) Newcraighall Primary School catchment area to the New Primary School proposed catchment area.

Street	Properties
Blackchapel Road	60
Niddrie Cottages	All numbers 9 to 20
Quarry Cottages	All numbers 1 to 10

4) Niddrie Mill Primary School catchment area to the New Primary School proposed catchment area.

Street	Properties
Cleikiminfield	All numbers 3 to 10, 12, 15, all numbers 17 to 23, all numbers 25 to 32,
Cleikiminrig	All numbers 1 to 16, all numbers 21 to 42
Duntreath Crescent	All numbers 2 to 21, odd numbers 23 to 31, all numbers 32 to 37, 39
Duntreath Terrace	All numbers 1 to 15, 17
Great Carleton Place	All numbers 1 to 14
Great Carleton Square	All numbers 1 to 13
Kane Neuk	All numbers 1 to 13
Newcraighall Road	60
Niddrie House Drive	2A, 2B, 4A, 4B, 4C, 6A, 6B, 6C, 8A, 8B, 10A, 10B, 12A, 14, 15, all numbers 17 to 24, even numbers 26 to 46, odd numbers 49 to 57, 58, 59, 60
Niddrie House Park	Even numbers 64 to 80, all numbers 81 to 100
Niddrie House Square	All numbers 101 to 117
Niddrie Marischal Crescent	All numbers 1 to 64, even numbers 66 to 124
Niddrie Marischal Grove	All numbers 1 to 78, even numbers 80 to 102
Niddrie Marischal Road	All numbers 1 to 29, 30A, 30B, 31, 32, 32A, 32B, 33, 34A, 34B, 35, 36A, 36B, all numbers 37 to 58, even numbers 60 to 66
Raith Drive	20, 22
The Wisp	Cloverfoot Cottages (All numbers 1 to 6), even numbers 4 to 10, 24, 26
Wisp Green	All numbers 1 to 44, 44A, all numbers 45 to 51, 51A, 52, 52A, all numbers 53 to 64, 64A, 65, 66, 67

5) Niddrie Mill Primary School catchment area to Brunstane Primary School proposed catchment area; Castlebrae Community Campus to Portobello High School.

Street	Properties
Corbieshot	All numbers 1 to 5, all numbers 7 to 10, all numbers 12 to 19, all numbers 21 to 30, all numbers 32 to 39, all numbers 41 to 54, all numbers 56 to 66, all numbers 68 to 79
Corbiowynd	All numbers 1 to 46
Duddingston Park South	55, 57, 59

Hosie Rigg	All numbers 1 to 11, all numbers 13 to 24, all numbers 26 to 45, all numbers 47 to 51, 51A, all numbers 52 to 58
North Greens	All numbers 1 to 13, all numbers 15 to 35, 37, 38, 39, all numbers 42 to 55
Parrotshot	All numbers 1 to 28
Redsman Drive	Even numbers 2 to 36
Redsman Place	All numbers 1 to 9
Redsman Street	All numbers 1 to 20, even numbers 22 to 36
South Parrotshot	All numbers 1 to 7
Vexhim Park	All numbers 1 to 11, 13, 14, 15, all numbers 17 to 37, all numbers 39 to 48, all numbers 54 to 61, all numbers 66 to 77, 79, 80, 81, 82, all numbers 85 to 143, all numbers 173 to 192

APPENDIX 5 – Sibling Guarantee

A sibling guarantee is a guarantee that a pupil living in an area of catchment that has been realigned with a different primary school or secondary school; but who wishes to attend their original catchment school because they have a sibling already attending that school; will be afforded the same rights as a pupil living in the catchment area of their original schools if:

- they can demonstrate that they were resident in the realigned catchment area at the time the catchment changes were implemented; and
- that they continue to reside in the area of realigned catchment area; and
- that they have an older sibling who will be attending the school they wish to attend at the time they would start in P1 or S1 at that school; and
- the older sibling was placed in the school as a catchment pupil; or received a place due to an older sibling attending that school.

Additionally, it should be noted that:

- a sibling guarantee only applies to pupils entering school at P1 or S1 stages;
- any requests for places at stages other than P1 or S1 will be subject to standard placing processes and will be dependent on the requested stage being offered at that school;
- all other requests for places not covered by the criteria above will be subject to standard placing processes.

APPENDIX 6: Areas of Hunter's Hall Park for Common Good to be Revoked

Hunter's Hall Public Park - Common good changes proposal



APPENDIX 7: Details of proposed BMX track

BMX Operation Plan

Greendykes PS / Hunter's Hall Park Consultation Paper

A BMX track in Edinburgh will supply a unique resource and access to a sporting activity that is different to most sports taking place within traditional settings such as sports halls, pitches, and swimming pools.

The Council's vision is to ensure the BMX track is accessible to all. BMX bikes and safety equipment will be available on-site for any user to access and the pricing policy and programming will be tailored so that all communities from across the city have an opportunity to participate.

A competition standard BMX track is typically 300 metres in length, built to British Cycling requirements and standards and made from compacted soil. Features include a starting ramp, jumps, bends and obstacles.

Edinburgh Leisure manage Jack Kane Sports Centre and access to the sport pitches within Hunter's Hall Park. Opening hours are currently 4pm to 10pm Monday to Thursday, 3pm to 9pm Friday and 9am to 4pm on Saturday and Sunday.

The competition standard BMX track would be a formal sports facility (i.e. a booking / payment would be required to access) managed by Edinburgh Leisure as part of their overall operation of the sports centre and pitches.

Edinburgh Leisure will be responsible for administration of access, maintenance of the track and organisation of a range of BMX activities. The type of sessions that could take place on the track include:

- Accreditation sessions
- Coached / development sessions
- Age / gender specific sessions
- Club sessions
- Open sessions
- Active schools
- Holiday camps
- Scottish Cycling programmes e.g. Rock Up and Ride

All track users would need to complete and pass the accreditation process before being allowed to participate in any other type of track session. The degree of supervision required for each session will be determined through the risk assessment, but accreditation and coached sessions would require at least one member of Edinburgh Leisure staff to be present.

Club sessions would be staffed by their own coaches and would not require Edinburgh Leisure staff supervision.

The track will have an all-weather surface and could be used all year round. Extreme weather such as high winds, ice and snow may require the track to be closed.

Edinburgh Leisure will develop and implement a pricing structure with a menu of options to ensure the track is inclusive and accessible to all. The Council and Edinburgh Leisure will create a bank of bikes and safety equipment for customers and will work to support those who may not traditionally have access to the sport to have opportunities to participate.

Regional and national competitions will take place through the year facilitated by the governance of Scottish Cycling.

Examples of BMX track design





APPENDIX 8: Response Questionnaire

Proposal to remove Common Good status from sections of Hunter's Hall Park, establish a new non-denominational Primary School with Nursery and Early Years services (incorporating the existing Greengables Nursery) and close Greengables Nursery School.

Introduction

Significant housing development is taking place in the Craigmillar area, and more development is expected by 2030. 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. The consultation also proposes that Greengables Nursery and Family Centre be relocated with the new primary school resulting in the closure of the existing buildings.

A site within Hunter's Hall Park has been identified for a new school but the Council is required to consult on the removal of Common Good status. Removal of Common Good status is also necessary to allow the delivery of a BMX track previously proposed for Hunter's Hall Park.

A catchment area for the new primary school is proposed which would result in changes to the catchment areas of Castleview Primary School, Niddrie Mill Primary School, Brunstane Primary School and Newcraighall Primary School, Castlebrae Community Campus and Portobello 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/huntershallproposals** and copies are available at the Council Offices at City Chambers and Waverley Court, at Craigmillar 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 in order to establish a new school, make changes to catchment areas or close a nursery. Furthermore, changes to Common Good land or property require consultation under the terms of the Community Empowerment (Scotland) Act 2015.

The proposals put forward will have implications for families and the wider community and we want to hear the views of anyone affected.

Comments made during the statutory consultation period in relation to the removal of Common Good status will be recorded and represented in a report to the Council's Culture and Communities Committee on Thursday, 12 February 2026.

Comments made during the statutory consultation period in relation to the school and education elements of the proposals will be recorded and represented in a report to full Council on Thursday, 19 March 2026.

This questionnaire should be completed and returned by no later than 5pm on Tuesday 9 December 2025. The questionnaire can be completed online at the following link:

www.edinburgh.gov.uk/huntershallproposals;

or can be completed in the following pages and returned to the following address:

Hunter's Hall Park Proposals
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: **huntershallproposals@edinburgh.gov.uk**

HUNTER'S HALL PARK PROPOSALS QUESTIONNAIRE

Part 1 – ABOUT YOU

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.

All personal information in the questionnaire is for internal use only but may be reflected either in whole, or in part, in the report to Council on an anonymised basis. The Council will not publish individual names, email addresses or postcodes. We might publish the names of organisations.

Your email address will be used to contact you to let you know the outcomes 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 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?

Please select (tick) only one item.

Yes ☐ No ☐

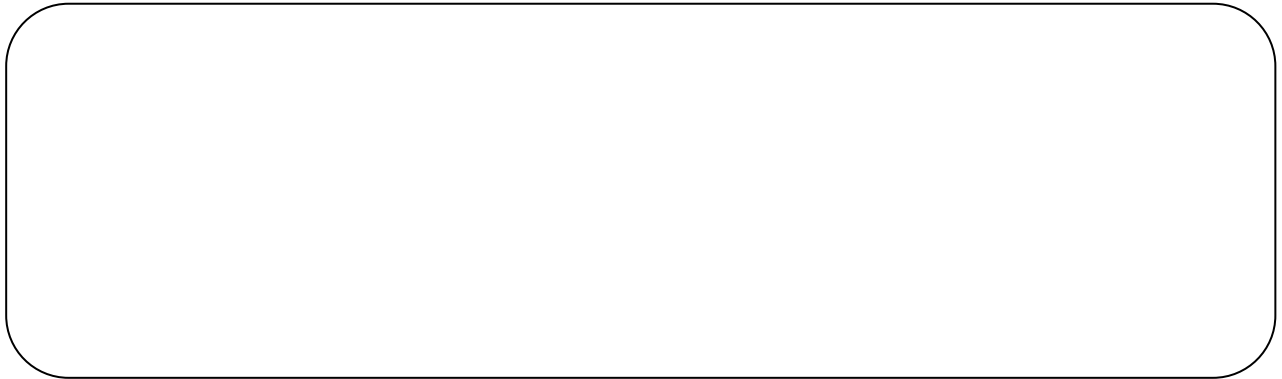
If yes, please tell us the name(s) of their school or nursery classes.

- | | |
|---|--|
| ☐ Brunstane Primary School | ☐ Brunstane Primary School <u>Nursery Class</u> |
| ☐ Castleview Primary School | ☐ Castleview Primary School <u>Nursery Class</u> |
| ☐ Newcraighall Primary School | ☐ Newcraighall Primary School <u>Nursery Class</u> |
| ☐ Niddrie Mill Primary School | ☐ St Francis' RC Primary School |
| ☐ Moffat Early Years Campus | ☐ Greengables Nursery School |
| ☐ Greendykes Early Years Centre | ☐ Castlebrae Community Campus |
| ☐ Portobello High School | ☐ Other(s) - Please specify below |

PART 2 – YOUR VIEWS

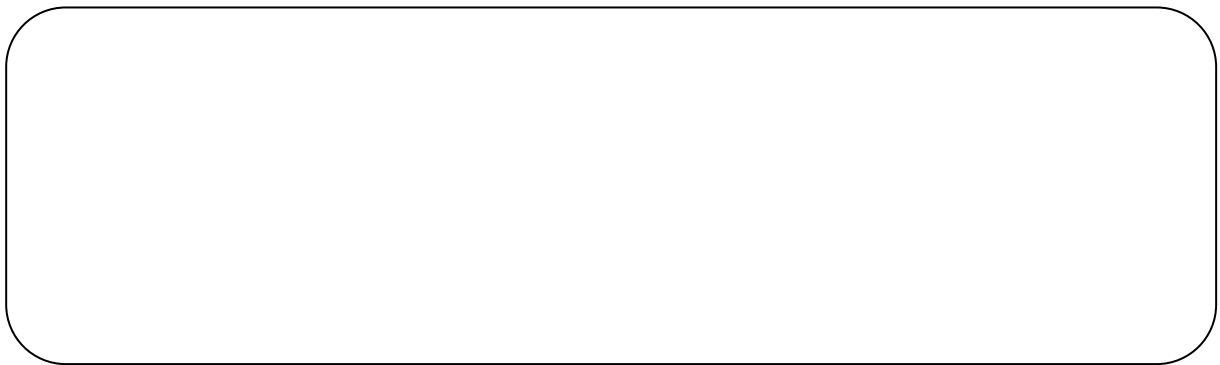
Question 6

Give us your views on removing Common Good status from Hunter's Hall Park to allow us to build a new primary school and a BMX track.



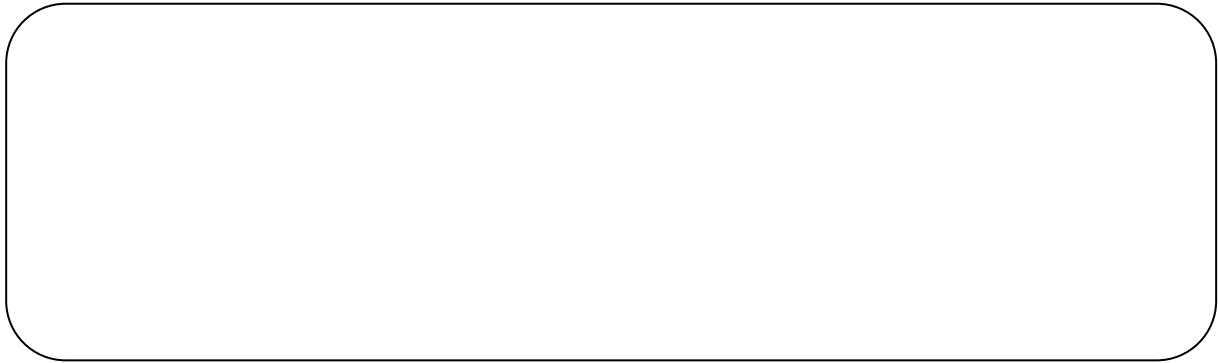
Question 7

Give us your views on the proposal to establish a new primary school and nursery in Hunter's Hall Park.



Question 8

Give us your views on the proposal to close and relocate Greengables Nursery and Family Centre to the new school.



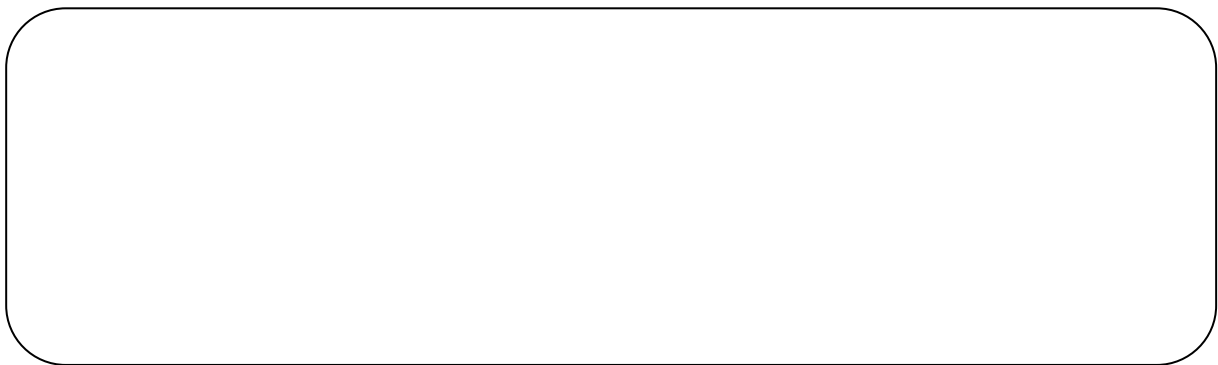
Question 7

Give us your views on the proposed school catchment changes

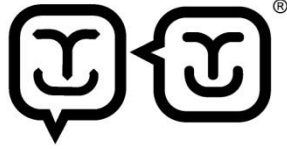


Question 7

Do you have any further comments on these proposals?



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



HAPPY TO TRANSLATE

আনন্দের সঙ্গে অনুবাদ করব ترجمہ کے لئے حاضر
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 **25-1287a**