

Edinburgh Local Development Plan

East of Millburn Tower Education Infrastructure Appraisal

January 2015

Pupil Generation

1. Table 1 shows the estimated pupil generation for the East of Millburn Tower Site based on the pupil generation ratios used for the Education Infrastructure Appraisal prepared for the Second Proposed Local Development Plan (LDP) in June 2014. It takes as its input a notional upper housing capacity of 1,540, minus 50 units to allow 2ha of land to be safeguarded for a primary school.

Table 1: Estimated Pupils from East of Millburn Tower housing site

	Higher End Capacity	House/Flat Ratio	ND primary school pupils	RC primary school pupils	ND secondary school pupils	RC secondary school pupils
East of Millburn Tower	1490	80/20	388	60	254	45

Primary School Provision

2. It is anticipated that approximately 388 additional non-denominational pupils and 60 RC pupils will be generated from this housing site.

Non-Denominational Primary School Provision

3. The site is currently covered by 3 Non-Denominational (ND) primary school catchment areas being Corstorphine Primary School to the North, Hillwood Primary School for the middle section of the site and Currie Primary School to the south. All of these schools have been subject to rising rolls or will require additional capacity due to the existing sites in the second proposed LDP. The location of the East of Millburn tower site also results in the pedestrian routes from the site being extremely limited as it is surrounded by major roads and motorways. Therefore, the only suitable education infrastructure to cater for the significant ND primary school pupil generation from this site would be a new 14 class double stream school. Catchment changes to the existing school catchment areas would be required to create a catchment area for the new school.

Denominational Primary School Provision

4. St Cuthbert's RC Primary School is the denominational primary school that serves most of the site with a small part to the north of the site in Fox Covert RC Primary School's catchment. The existing actions associated with the second proposed LDP include an action for a 2-class extension to Fox Covert RC Primary School. A similar 2-class extension to St Cuthbert's would therefore also be recommended as a result of this development.

Secondary School Provision

5. It is estimated that 254 non-denominational and 45 RC secondary school pupils will be generated from this housing site.
6. The majority of the proposed new housing site lies within the current Craigmount High School catchment area and the southern part of the site lies within the Currie High School site. Both of these schools are expected to fill up to capacity or beyond as a result of rising rolls, committed development and all the other proposed developments in the LDP. The whole site lies within the St Augustine's RC High School catchment area which again is predicted to be at capacity in the future for the same reasons.
7. Within the Education Infrastructure Appraisal associated with the LDP, contributions based on the new capacity required for both ND and RC pupil generation were identified based on the cost of providing the recommend m² per pupil. It was also identified that for the ND sector a feasibility study, to determine where best to provide the new capacity, would be required. If actions for this housing site require to be added to the action programme then the same approach would be adopted.

Summary

8. In summary, the education infrastructure required for the East of Millburn Tower site, which would be in addition the infrastructure required for all the other development already included in the second proposed LDP, would be:
 - A new double stream 14 class primary school (with a fully remediated and serviced site for its delivery)
 - A 2 class extension at St Cuthbert's RC Primary School
 - Additional ND High School capacity for 254 pupils with a feasibility study required to determine the best location for its delivery
 - Additional RC High School capacity for 45 pupils at St Augustine's RC High School
9. If this site were to be allocated in the LDP, these actions should be added to the West Edinburgh Cumulative Assessment area within the LDP Action Programme. The boundaries for this assessment area should be reworked to ensure the full development site is included and at the point where the action programme requires to be updated the estimated cost of the infrastructure based on the best market intelligence would be made available.