

Education, Children and Families Committee

10.00am, Tuesday, 11 June 2024

Statutory Consultations proposing new primary schools at Granton Waterfront and Gilmerton Station Road

Executive/routine
Wards

Executive
01, 04, 16

1. Recommendations

- 1.1 That Education, Children and Families Committee:
 - 1.1.1 Delegate authority to the Executive Director of Children, Education and Justice Services to issue two separate statutory consultation papers according to the requirements of the schools (Consultation) (Scotland) Act 2010 as amended proposing the following:
 - 1.1.1.1 The establishment of a new primary school at Gilmerton Station Road with associated catchment changes; and
 - 1.1.1.2 The establishment of a new primary school at Granton Waterfront with associated catchment changes.
 - 1.1.2 Note the intention to share draft copies of the consultation papers with Committee members and affected ward members for their input in advance of publication in August 2024.

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Executive Director of Place

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Statutory Consultations proposing new primary schools at Granton Waterfront and Gilmerton Station Road

2. Executive Summary

- 2.1 This report seeks approval to progress two separate statutory consultations proposing new primary schools at Gilmerton Station Road and Granton Waterfront. Both have been subject to previous engagement and the outcomes of the latest informal engagement process in Gilmerton are provided in Appendix 1.
- 2.2 Changes to the school estate are governed by the Schools (Scotland) (Consultation) Act 2010 as amended and both consultations would be conducted according to the requirements of the Act. If agreed, the outcomes of the consultation will be reported to Council in January 2025.

3. Background

- 3.1 The Council's 2016 Local Development Plan and the emerging City Plan 2023 both highlight the need for new primary schools as part of significant housing developments at Granton Waterfront in the north of the city and at Gilmerton Station Road in the south of the city. Sites for both schools have been secured and the necessary land transfers progressed.
- 3.2 Informal engagement in the south of the city has highlighted a high degree of public support for a new primary school due to the amount of new housing already completed or underway. A summary of the engagement undertaken to date is attached as Appendix 1.
- 3.3 There have been several engagement processes undertaken as part of the plans for the development of the wider Granton Waterfront. This has included the production of a "[Learning Estate Strategy for Granton](#)" which also highlighted the need for a new primary school. A link to this document is also available in Section 10.
- 3.4 The provision of new schools in these two areas of the city provides the opportunity to consider how catchment areas can best be aligned to ensure that capacity is available where it is required. It also provides the opportunity to consider how a

significant new community asset in these areas of the city might contribute to the provision of facilities and services beyond education.

4. Main report

Gilmerton Station Road

- 4.1 The Gilmerton area including Gilmerton Station Road, Drum and North of Lang Loan are identified as part of the Southeast Strategic Development Area in the Edinburgh Local Development Plan (LDP). A significant amount of new housing has already been delivered in these areas with more being built and others yet to begin on site. As a result, demand for school places in the southeast of the city is growing quickly.
- 4.2 A new primary school in the Gilmerton Station Road development was included as an action in the Local Development Plan in 2016 (policy SCH-7) and a site has been made available for a new primary school and nursery. This site is west of Carter Drive.

Primary Schools

- 4.3 Current analysis suggests that, at its peak, the non-denominational pupil population between Craighour Park, Gilmerton, Frogston and Gracemount primary schools will exceed the capacity of these schools by 350 places. This is the equivalent of a double stream (14 class) primary school.
- 4.4 However, this estimated 350 place shortfall excludes the impact of City Plan 2030. This is currently estimated to generate a further 314 primary school pupils in the area. Accordingly, the proposed new primary school at Gilmerton Station Road and associated catchment changes would provide the capacity to meet all planned demand but would also include an expansion strategy to increase capacity to three stream (21 classes) should that prove necessary in future years.
- 4.5 The new school would also provide an increase in Early Years places in the area. The delivery of other services from the school or the school site is being explored and will be the subject of continuing engagement with the community and other service providers.

Secondary Schools

- 4.6 The City Plan 2030 Education Appraisal seeks contributions from developers for additional capacity at Gracemount High School and Liberton High School to mitigate the impact of new housing development. It identifies a shortfall at Gracemount High School of 172 places and a shortfall at Liberton High School of 358 places.
- 4.7 The City Plan 2030 Education Appraisal was prepared in 2021 when the capacity of Liberton High School was listed as 1,000 pupils and the capacity of Gracemount High School was 650 pupils.
- 4.8 However, Liberton High School is scheduled to reopen in a new building in 2025 with increased capacity for 1,200 pupils. Additionally, an ongoing review of

secondary school capacity currently suggests that Gracemount High School may be able to accommodate 847 pupils within its existing accommodation.

- 4.9 It is proposed that the best alignment for the new primary school at Gilmerton Station Road would be with Gracemount High School and providing greater capacity in this area will deliver flexibility to meet the needs of any unplanned future development. It would also mean that, like Liberton High School, Gracemount High School would have three feeder primary schools.
- 4.10 Accordingly, a statutory consultation is required to allow the establishment of a new primary school at Gilmerton Station Road and to realign catchment boundaries in the area to alleviate current pressures and provide additional capacity to meet estimated peak demand in future years.

Granton Waterfront

- 4.11 The Granton and Waterfront areas 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.
- 4.12 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 of 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

- 4.13 The new developments fall within the catchment areas of Granton Primary School and Pirniehall Primary School. Neither school has capacity to accommodate the estimated 654 new non-denominational primary school age pupils expected to be generated by the new homes.
- 4.14 A further 109 non-denominational primary school age pupils are expected to be generated by other new homes being developed within Craigroyston Primary School's catchment area. Accordingly, it is estimated that 763 additional non-denominational pupils could be generated by new housing in the area.
- 4.15 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 Early Years places in the area.

Secondary Schools

- 4.16 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 Craigroyston Community High School catchment areas. Neither school is projected to have spare capacity to meet demand for places from pupils generated by new housing developments.

- 4.17 Craigroyston Community High School is significantly closer to the new homes at the Granton Waterfront than Broughton High School and it is less than one km from the proposed new primary school site. Accordingly, work is 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.
- 4.18 Completion of the 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 Craigroyston Community High School can easily access their local school by walking, wheeling, or cycling from all areas of the proposed new catchment.

5. Next Steps

- 5.1 If Committee approve the recommendations in this report, work to prepare draft consultation papers will take place over the school summer break 2024. This will allow these two consultations to begin quickly after the summer break and meet with achievable reporting timescales once the consultation closes. These consultation papers would be prepared according to the requirements of the Schools (Consultation) (Scotland) Act 2010 as amended.
- 5.2 The draft consultation papers would be shared with members of the Committee and affected ward Councillors prior to their publication in August 2024.
- 5.3 Provisionally, the statutory consultation process for both new schools is scheduled to run from August to October. The consultations will adhere to the requirements of the Schools (Consultation) (Scotland) Act 2010 as amended and will include public meetings and information sessions. Reports setting out the outcomes of the consultations will be prepared for the Council meeting in January 2025.

6. Financial impact

- 6.1 This paper seeks approval to progress consultations only. The decisions taken by Education, Children and Families Committee in approving the recommendations in this report do not commit the Council to any one course of action. Accordingly, there are no financial impacts arising directly from this report, beyond the cost of carrying out the consultation itself.
- 6.2 Should these consultations ultimately lead to a commitment or commitments to infrastructure investment, a Business Case would be developed for each project. Both of the proposed new schools would be funded from developers' contributions although additional funding may be required to address any budgetary shortfall.
- 6.3 Business Cases for these projects will be presented to the appropriate Executive Committee(s) once finalised.

7. Equality and Poverty Impact

- 7.1 Should Committee approve the recommendations in this report, an Integrated Impact Assessment (IIA) will be undertaken as part of both consultation processes. The consultation will elicit the views of a wide range of stakeholders including staff, parents, young people and the wider communities affected. These will be fed into the IIA process.
- 7.2 The outcomes of the IIA will help inform the consultation Outcomes Report to Council in January 2025. This will allow the Council to consider whether the process followed has met the appropriate equality standards, policies and legislation and how the recommendations made have considered these requirements.

8. Climate and Nature Emergency Implications

- 8.1 This report seeks approval to progress consultations only. The decisions taken by Education, Children and Families Committee in approving the recommendations in this report do not commit the Council to any one course of action. Accordingly, there are no Climate and Nature Emergency implications arising directly from this report. However, in the long-term, any new infrastructure required as an outcome of the consultation process would be constructed according to the Council's Net Zero principles, including Passivhaus or equivalent standard for any new build.

9. Risk, policy, compliance, governance and community impact

- 9.1 This report seeks approval to progress consultations that will allow local communities to have their say on the delivery of infrastructure in their area and school catchment areas. Accordingly, the recommendation that these consultations be approved to progress is consistent with the Council's commitment to ensuring that everyone's voices are heard and listened to.
- 9.2 Both consultations will be conducted according to the requirements of The Schools (Consultation) (Scotland) Act 2010, as amended by the Children and Young People (Scotland) Act 2014. This 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.
- 9.3 The prescribed consultees vary for each of the above. Although a closure is not proposed in any of these consultations, the requirements for a closure encompass all the necessary consultees and it is this process that will be followed to ensure full compliance with all the requirements of the Act.

- 9.4 While this paper recommends that statutory consultations be progressed, these consultations are shaped by previous planning, informal engagement and reporting.

10. Background reading/external references

10.1 [City Plan 2030 Education Appraisal, September 2021.](#)

10.2 [Granton Waterfront: A Learning Strategy for Granton.](#)

11. Appendices

Appendix 1: Summary of Informal Engagement undertaken regarding the Proposed Gilmerton Station Road Primary School

Gilmerton Station Road Proposed Primary School Provision

RESPONSE SUMMARY

Purpose of this paper

The [Local Development Plan 2016](#) highlighted the requirement for a new primary school at Gilmerton Station Road. Increased housing and pressures on existing primary schools in the area has led to this requirement.

We asked people in the area to give us their views on what they thought proposed services and community services the school could offer as well as the proposed catchment area for the new primary school.

The online survey ran from 1 April 2024 until 20 May 2024 and we received X responses. [143 responses at time of writing on 6 May 2024]. We also received comments from our in-person engagement events.

This paper summarises the responses we received.

Contents

1.0 Summary

- 1.1 Key messages about community facilities
- 1.2 Key messages about catchment area
- 1.3 What would make people want to use community facilities within the new school

2.0 Measures of Success

3.0 Engagement Events

1. Summary

1.1 Key Messages

These are the key messages that we took from the responses we received [Note that all figures are as of 6 May 2024 and therefore may be subject to change]:

a) Community facilities in the new school

From the online answers received the majority of people reported that they are likely or extremely likely to use a café at the school (95%), sports facilities (90%), a public library (87%), community space (77%) and outdoor space (70%).

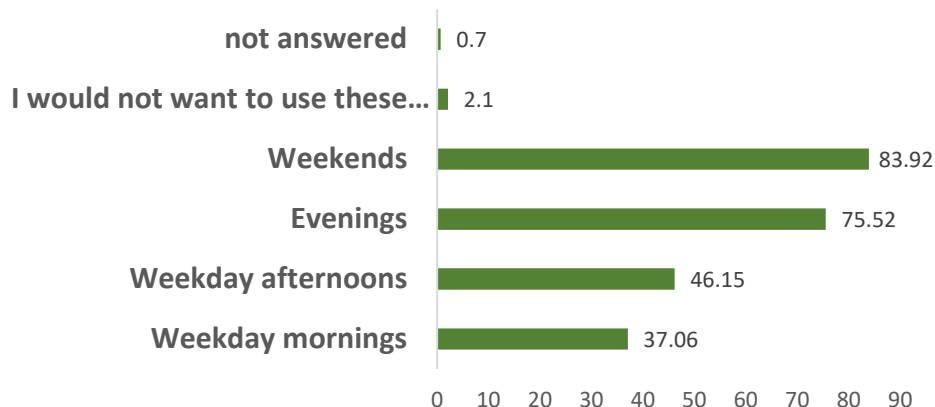
58% of respondents had no opinion or reported that it was not likely that that they would use meeting rooms at the school.

If the following facilities were available for community use in the new campus, how likely would you be to use them?

Services/Facilities	Extremely Likely	Likely	No Opinion	Not Very Likely	Not at all likely	Not answered
Library Services	57%	31%	5%	6%	2%	0%
Cafe	65%	30%	1%	2%	1%	0%
Meeting Rooms	14%	26%	27%	22%	10%	2%
Community Space	42%	35%	8%	10%	4%	1%
Sports Facilities	70%	20%	4%	5%	1%	1%
IT/WIFI	26%	27%	20%	17%	8%	3%
Outdoor Pitches	50%	20%	13%	10%	5%	1%

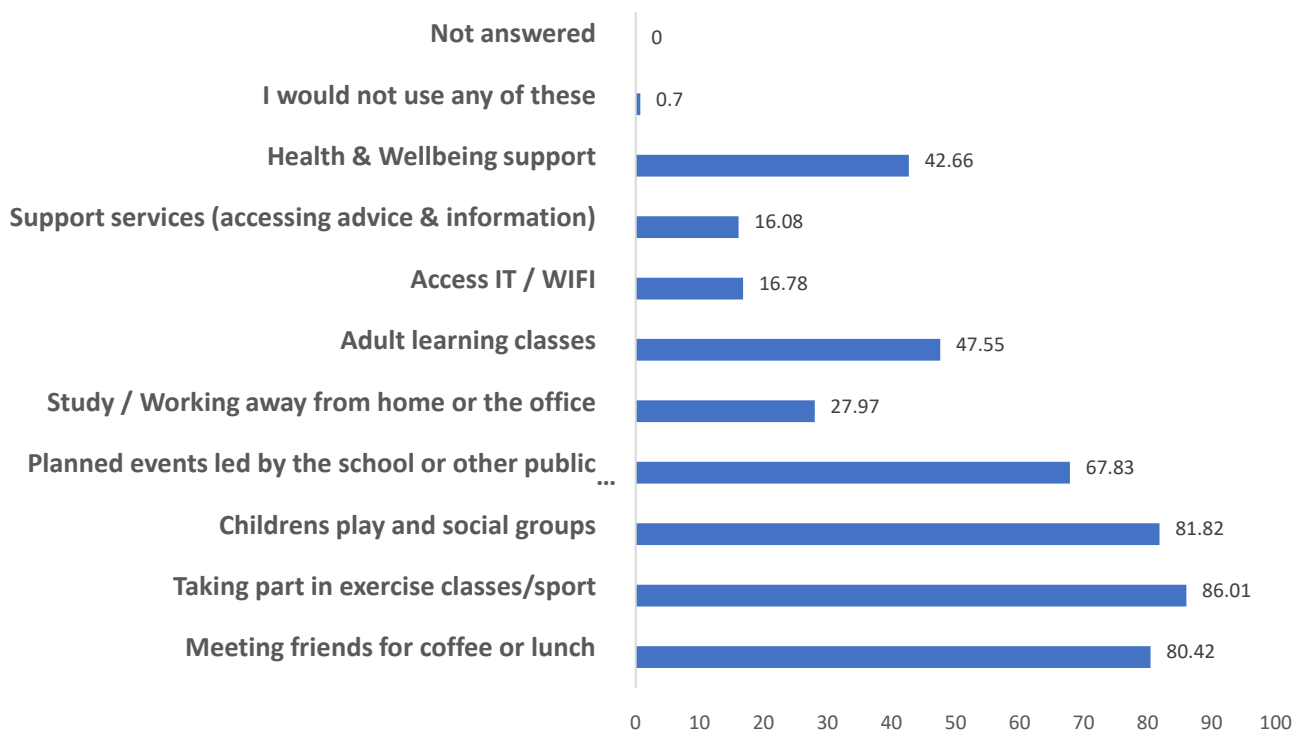
b) Preferred time to use the community facilities in the proposed school.

People reported that the preferred time to use any proposed facilities in the new school would be at weekends (84%). This is closely followed by evenings (76%). Only 2.1% of respondents so far have suggested they would not use the facilities.



c) Activities that the community would like to see in a new school.

Most people that have responded to the survey would like to see several activities available in the new school and the most popular currently being taking part in exercise classes/sport (86.01%), closely following by children’s play and social groups (81.82%) and meeting friends for coffee or lunch (80.42%). The least popular activity was support services (accessing advice & information) (16.08%) and only 0.7% of respondents so far said they would not use any of the suggested activities.



1.2 Key things that need to be considered when selecting the catchment area?

A number of key points have been raised so far from the engagement process and some are highlighted below. A key concern was that the new houses should all be included in the catchment as this was something they were advised when purchasing houses. Road safety was also another key concern as well as a number of other issues.

“Children should be able to walk safely to school. This is much needed for the new developments on Gilmerton Station Road and Lasswade Road who currently have to cross extremely busy roads to access school”.

“Make sure the capacity of the school can actually take all the families in the new developments. Current schools in the area are struggling with the influx and these children need spaces”.

“Lack of transport for non drivers Sibling spaces guarantee”.

“Take into account all the new houses built for priority”.

“The new school should definitely accommodate the children who live in the new developments across gilmerton station road. Even Gilmerton PS is quite far away, and not the safest route on foot (accounting for the traffic). Also, the developers (the buyers really) have contributed quite a lot of money for the new school. Last, gilmerton south looks like an entirely new area and a new PS would create a sense of community among the new parents who live in the area”.

“Making sure local families close by can get children in”

“As little disruption as possible. Consider transport links”.

“This needs to be a school which services the local South Gilmerton area. It should offer education for everyone with easy access to the facilities for locals”.

“New build estates which have already contributed towards to building of this much needed school”.

“If on Gilmerton station road please consider improving road infrastructure for the entire area and providing additional routes”.

“Safe transport to school, proposed new house building, future capacity. Also the knock on effect of catchment change on existing primaries - don't centre all areas of deprivation on one school by removing less deprived areas from the catchment - ensure a balance”.

“The new build that we purchased were promised that a new school would be built, and the promise of this new school is why we bought the property. It is extremely important to me that our 3 kids are in catchment for the new school rather than gilmerton primary. Otherwise we will have to move out of the area”.

- “1. That children who live in any proposed catchment areas can get to and from school safely.*
 - 2. That a good mix of children from different backgrounds can attend.*
 - 3. That children of working parents can attend school early (for breakfast if needed) and stay later until parents able to collect them from school”.*
-

“The density of the housing. All of the new houses within the estate getting priority for this school”.

“How do children get to the school? The roads are extremely congested already without adding more vehicles. Additionally parking spaces are already lacking for local residents without lots of extra cars on the nearby streets”.

Parking situation, road situation (enough space for pick up and drop off), not a very populated area as it will disturb residents

“You MUST include the new builds. We bought this house because we were promised a new school. We will be furious if this is not honoured!”

“Incorporate all the new housing in the area. This would help create a sense of community and identity among new residents in the area. This would also take pressure off the other local schools. Ensure that the school is large enough to have space for families in future housing developments in the area. For example, I know that Frogston is over capacity already”

*“- Population distribution - demand based on density of new builds in the area
- Gaps in Community needs - additional services supplied by school (e.g., cafe/sports facilities)
- Accessibility - transport infrastructure, safe walking and bike paths
- Existing primary school - deconflicting with existing primary school catchment
- Planned residential developments - huge influx of housing in the area”.*
Catchment area should account for planned future developments as well as existing.

1.3 What would make people want to use community facilities within the school?

A number of things have been mentioned so far, with quite a range of different ideas including after school clubs, GP practice, playgroups and several other ideas. Creating a sense of community was also mentioned.

*“After school and holiday club would be very useful.
Cycling/walking route from Bellway new homes would be very helpful.
Community events and soft play”*

“My family would use the sport facilities, cafe and outdoor gym. I think that having proper outdoor football pitch in the area would be beneficial for the residents, it would encourage kids to stop ball gaming on our Suds field - playing football too close to the windows, cars parked on the driveway, constant noise - ruining our green spaces we pay a factoring fee for and none of them lives on estate. Having a new camp in the area that would be open to everyone would be great for families: sport can tackle health and wellbeing issues, there is no safe place for families to play in this part of the city. The closest is Inch Park”

“Gym facilities, swimming pool”

“I am a parent living in the area and I can confirm that there is a desperate need for both a new primary school and new facilities for playgroups, exercise classes, and other community activities. My daughter is currently two years old and I am already worried about her joining the overcrowded local school – the plans to build a new one played a big part in our decision to purchase a home in the area. There is also a distinct lack of facilities that would help create a sense of community – no cafes, no meeting spaces, etc. As a parent, I would be delighted to have a local space to meet and spend time with my neighbours and their children”

"It actually being built and being a new modern space".

"The new School would be on our doorstep and was referenced whilst purchasing our house by Miller Homes. This was a major selling point of the property as the area is only growing in terms of population and house numbers. The area currently lacks a local school as well as other amenities such as Leisure facilities, GPs surgery and local services like shops. This needs looked at by the council".

"Running track".

"Provision of electric vehicle charging points. A decent public transport service connecting the communities/developments to the east and west of Gilmerton Station Road with each other, the city and beyond into Midlothian".

"Also have a young family and would like to be involved in school-related activities".

"There are currently no nearby facilities like this that can be walked to. The closest is gracemount leisure centre which is not a walkable distance with children. There are hundreds of new families in the area so new safe spaces and constructive spaces for them are essential!".

"A GP surgery which is badly needed in the area".

"Good outdoor green spaces. A nice cafe. Exercise classes. Shared working space".

"Parking spaces".

"Open access at evenings to amenity space, there is not much in the area at present.

Please consider fast track design in order to get this built and opened ASAP. Residents including myself moved to this development because we were promised a school for our children. I have a one year old and am concerned that he will not be able to attend unless you open up more than primary 1 classes from the start. Please consider opening more classes instead of starting at P1 only".

No. I don't think adding a school to this area would help with traffic it is already really bad in the morning, school time pick up then tea time there is also no traffic lights near the bus stop (at the bottom of drum Street) in that is a accident waiting to happen I have seen people in a wheelchair trying to cross it is very dangerous for them. In added a school would make that traffic worse. I also feel we have alot of primary near by but not many high school neat by if there was to be something built why not a smaller high school. I know Liberton high school is getting built but they are not making it bigger to increase the intake. If it was a high school then alot of pupils travel to school them self or get a bus to school so wouldn't make too much of an impact to traffic in the morning. I hope this feed back helps.
