

# The City of Edinburgh Council

10.00am, Thursday, 8 February 2024

## Outcome of the Statutory Consultation proposing to establish a new non-denominational Primary School and Nursery Classes at Builyeon Road and undertake primary school catchment changes in Queensferry

Executive/routine  
Wards

1 - Almond

### 1. Recommendations

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- 1.1 The City of Edinburgh Council is asked to approve:
  - 1.1.1 That the proposal to establish a new non-denominational primary school at Builyeon Road is progressed;
  - 1.1.2 The recommendation to adopt Option 1 (the transferring of the Ferrymuir area and the west section of South Scotstoun to the new school's catchment area) as described in the statutory consultation paper; and
  - 1.1.3 That a sibling guarantee be applied according to the terms set out in this paper.

**Paul Lawrence**

Executive Director of Place

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## **Outcome of the Statutory Consultation proposing to establish a new non-denominational Primary School and Nursery Classes at Builyeon Road and undertake primary school catchment changes in Queensferry**

### **2. Executive Summary**

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- 2.1 Following a statutory consultation, this report recommends that a new primary school is established at Builyeon Road in Queensferry to accommodate the additional children expected from new homes and to relieve pressure from existing primary schools.
- 2.2 The report recommends that Option 1 in the consultation paper be progressed to realign the Ferrymuir area and the west section of South Scotstoun, both of which are currently within Queensferry Primary School's catchment area, with the new school's catchment area.
- 2.3 This report also recommends that a 'sibling guarantee' is offered to families who live within the section of Queensferry Primary School's catchment area realigned with the new primary school catchment. The 'sibling guarantee' would apply to siblings of pupils at Queensferry Primary School and would be in place for six years after the new school opens. It would mean that the siblings of pupils currently living in the area transferring to the new catchment area would be guaranteed a place at Queensferry Primary School.

### **3. Background**

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- 3.1 On [5 September 2023](#), Education, Children and Families Committee approved that a statutory consultation should be undertaken on the proposal to establish a new non-denominational primary school in Queensferry, with associated changes to the catchment areas of existing primary schools: Queensferry Primary School and Echline Primary School. Two options were presented for consideration.
- 3.2 In summary, the statutory consultation paper proposed the following:
  - Establish a new 11 or 12 class non-denominational primary school and nursery within the Builyeon Road housing development site;

- Two catchment area options for the new school incorporating parts of the existing catchment areas for Echline and Queensferry Primary Schools;
  - Catchment changes to be implemented from the November prior to the new school opening; and
  - Establish the new primary school as a feeder school to Queensferry High School;
- 3.3 A new primary school is required to accommodate the children expected from new homes currently being constructed in the Builyeon Road housing development site. The new school would also help take pressure off the expanding rolls of the existing local primary schools.
- 3.4 The new school could open in August 2027 at the earliest. All catchment changes would only apply to new P1 pupils. There would be no mandatory transfer of pupils already attending another school; however, pupils in P2-P7 within the catchment of the new primary school will have the opportunity to express their interest in transferring to the new school. The availability of P2-P7 places will be subject to assessment of demand.
- 3.5 The new 'Builyeon Road' primary school would feed to Queensferry High School. The high school catchment area would not require to change.
- 3.6 The proposal does not include any changes to Roman Catholic primary or Roman Catholic high school catchment areas.

## 4. Main report

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- 4.1 The statutory consultation to which this paper refers has been undertaken according to the requirements set out in the Schools (Consultation) (Scotland) Act 2010 as amended by the Children and Young People (Scotland) Act 2014.
- 4.2 The statutory consultation period ran from Monday 11 September 2023 to Tuesday 31 October 2023. The full statutory consultation paper is available online and a summary paper is provided in [Appendix 1](#).
- 4.3 The consultation included an online questionnaire and a public meeting held at Queensferry High School.
- Questionnaire and Written Representations**
- 4.4 Respondents were encouraged to use a response questionnaire which was available online using the Council's consultation hub. Responses to the consultation could also be submitted by email or letter. A total of 29 representations were received.
- 4.5 The tables in [Appendix 2](#) provide a summary of the issues that were raised.
- 4.6 27 submissions were from local residents. 22 of the 29 were from individual parents. The submissions also included representations from Queensferry & District Community Council and from the Queensferry Association.

4.7 Those who responded using the online questionnaire on the consultation hub were asked whether they supported Option 1, Option 2 or if they did not support the proposal. From the 29 representations:

- 10 responded that they supported Option 1,
- nine responded that they supported Option 2, and
- 10 did not support the proposal.

### **Key Issues and Council Response**

4.8 The main themes and issues that were raised included:

- Transport safety, including crossings at Ferrymuir and the current Builyeon Road conditions;
- The use of Dalmeny and St Margaret's RC Primary Schools to take pressure off Queensferry Primary School;
- Splitting the South Scotstoun estate between catchment areas for two non-denominational primary schools;
- Opposition to the removal of Ferrymuir Gait from Queensferry Primary School's catchment area;
- Concerns about pupils having to change schools and sibling guarantees; and
- Community use at a new primary school.

4.9 Concerns were also raised about the expanding roll of Queensferry High School; however this matter is being addressed in a [separate statutory consultation for a new High School in Kirkliston](#).

4.10 Further details about the comments that were received, as well as the Council response on each issue, are set out in [Appendix 2](#).

### **Sibling Guarantee**

4.11 During the consultation concerns were raised regarding children currently living in the areas directly affected by the proposal having a different catchment primary school to an older sibling at Queensferry Primary School which could mean that parents and carers are forced to have siblings at different schools.

4.12 This issue would be addressed through the provision of a 'sibling guarantee' which guarantees a P1 place at Queensferry Primary School (if they wish to take it) to children who:

- Live within the section of the new primary school catchment area that would transfer from the Queensferry Primary School catchment;
- Are in a residence that existed in February 2024; and
- Will have an older sibling in Queensferry Primary School at the time they would attend the school.

- 4.13 Similar arrangements are in place elsewhere in the city in cases where it is deemed that there will be enough capacity in the existing primary schools to do so.
- 4.14 The Council has considered the impact of a 'sibling guarantee' on Queensferry Primary School and recommends that it is offered for the following reasons:
- It is not expected to have a detrimental impact as the number of homes that could benefit from a 'sibling guarantee' will be limited and the P1 intake at the existing primary school is expected to fall when the new school becomes operational; and
  - The affected properties are a reasonable distance from their existing primary school and would have lower priority for an out of catchment place than other properties (as set out in the Council's Placing in School Procedures).
- 4.15 No changes to secondary school catchment areas are proposed as a result of this consultation.

### **Public Meeting**

- 4.16 A public meeting was held on Tuesday, 3 October 2023 at Queensferry High School which approximately 17 members of the public attended. Council officials answered questions following a short presentation. A minute of the meeting is provided in [Appendix 3](#), setting out the issues that were raised and the Council responses.
- 4.17 Issues that were discussed include: safer routes to school; school roll projections; catchment change; timescales of delivery; the suitability of Queensferry High School; pupil transfers and sibling guarantee; and community access.
- 4.18 Two information sessions were scheduled at Echline and Queensferry Primary Schools at the end of September 2023, however these sessions had to be cancelled due to unexpected industrial action closing the schools on these days.

### **Education Scotland**

- 4.19 As required by the Schools (Consultation) (Scotland) Act 2010 as amended by the Children and Young People (Scotland) Act 2014, all the responses received during the public consultation were made available to Education Scotland for their consideration. Education Scotland visited all the schools directly affected by the statutory consultation and discussed the educational aspects with staff, parents and pupils before producing their final report. The purpose of the report is to provide an independent and impartial consideration of the proposal. The report was submitted in November 2023 and is attached in [Appendix 4](#).
- 4.20 The conclusion of the Education Scotland report is that the proposal has clear educational benefits. The report states that '*The council's proposal provides a strong case to establish a new non-denominational primary school and nursery class at Builyeon Road and undertake primary school catchment changes in Queensferry*' and that '*HM Inspectors agree that there are clear educational benefits to this proposal. If approved, the proposal could see an increased number*

*of children in the area benefitting from a modern and accessible learning environment designed to support the delivery of Curriculum for Excellence’.*

- 4.21 All parents, staff and children from Queensferry Primary School and Echline Primary School who met with Education Scotland were supportive of the proposals.
- 4.22 However, parents and staff expressed concerns that the interim demands on existing primary schools, before the school is built, may negatively impact on current children’s educational experiences.
- 4.23 The Act requires that the Council’s Outcome of Consultation report include ‘a statement of the authority’s response to Education Scotland’s report’. In summary, three key issues were identified. The Council’s response to each is set out in the following table.

Issue 1	In taking forward this proposal, the Council should ensure a sibling guarantee associated with catchment changes. They should clearly communicate this to all parents and carers.
Council Response 1	As stated in this report, the Council will recommend a sibling guarantee to affected addresses for the six subsequent years after the new school opens.
Issue 2	The Council should ensure that the capacity of the new school meets projected increased demands at Queensferry Primary and Echline Primary Schools.
Council Response 2	The size of the new school has been carefully considered to account for the expected pupil growth in the new and existing housing in Queensferry. However, as future populations cannot be predicted with total accuracy, the school will be designed with an expansion strategy should that be required in the future.
Issue 3	If approved, the Council should work closely with parents, staff and children to ensure safe routes to existing primary schools in the Queensferry area and the proposed new school at Builyeon Road.
Council Response 3	As part of the design of the new school, the current Builyeon Road is to be rerouted around the south of the proposed site and traffic calming measures will be introduced. The 2022 Queensferry Active Travel Plan recommendations outline this and other safety enhancing features throughout the Queensferry area which will require to be in place when a new school opens. The Learning Estates team will work closely with transport partners to ensure pupils have safe journeys to their schools.

## Conclusions

- 4.24 It is recommended that the Council approves that a new primary school is established at Builyeon Road in Queensferry and that Option 1 in the consultation paper be progressed to realign the Ferrymuir area and the west section of South Scotstoun with the new school's catchment area.

### *Catchment Options*

- 4.25 Both of the catchment options in the consultation paper have merit with the positive consultation responses showing a near equal support for the two options. However, once completed, the transport improvements planned in the south of Queensferry should provide a more direct route from South Scotstoun to the new school compared to the Ferrymuir Gait to Echline Primary School journey.
- 4.26 Additionally, it would be preferable to make more effective use of the capacity and resources available at a new school rather than realigning pressure onto existing schools.
- 4.27 It is also recommended that a 'sibling guarantee' is offered to a) families who live within the Ferrymuir and South Scotstoun section of the new school catchment area and b) are in a home that existed in February 2024. The 'sibling guarantee' would apply to siblings of pupils at Queensferry Primary School and would be in place for six years after the new school opens.

## 5. Next Steps

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- 5.1 If the recommendations set out in this paper are approved by Education, Children and Families Committee then a project team for the new primary school will be put in place immediately.
- 5.2 Catchment boundary changes will be implemented in time for the P1 registration process in the November prior to the new school opening. The new school could open in August 2027 at the earliest, which would mean the catchment changes would be in place in November 2026.
- 5.3 The provision of the sibling guarantee will be administered through the regular P1 intakes process.

## 6. Financial impact

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- 6.1 As reported in the [Sustainable Capital Budget Strategy 2024-34](#) update at Finance and Resources Committee on 21 November 2023, the Learning Estate requires expansion to fulfil the Local Development Plan and City Plan and is expected to cost £157m after considering developer and other contributions. Subject to approval of this outcome report, designs for the new school at Builyeon Road can be progressed on the basis that projections of developer's contributions for those



schools, and others from which capital grant can be diverted, indicate that the construction will be affordable.

- 6.2 A new school would lead to an increase in revenue costs. 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. The creation of a new school building would also result in additional building running, maintenance and repair costs for the school estate.
- 6.3 The additional revenue costs will be considered as part of the appropriate budget setting process before the school becomes operational.

## **7. Equality and Poverty Impact**

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- 7.1 The recommendations in this Committee report have been made following a statutory consultation undertaken according to the requirements of the Schools (Consultation) (Scotland) Act 2010 as amended by the Children and Young People (Scotland) Act 2014. This Act is designed “to provide strong, accountable statutory consultation practices and procedures that local authorities must apply to their handling of all proposals for school closures and other major changes to schools. These consultation processes are expected to be robust, open, transparent and fair, and seen to be so.” (Schools (Consultation) (Scotland) Act 2010: guidance).
- 7.2 Accordingly, by following the established process set out in the Act, the Council has provided those stakeholders most affected by these proposals with an opportunity to have their say and raise any concerns or issues. This Outcomes Report sets out the Council’s response to the issues raised during the consultation and suggests any mitigating measures that may be required.
- 7.3 Equality Duty covers the protected characteristic of age, which refers to a person having a particular age or being within an age group. The age group most directly impacted by the proposal to establish a new school is young people and children.
- 7.4 The Educational Benefits statement in the statutory consultation paper sets out the ways in which the Council believes that children and young people could benefit or be disadvantaged by these proposals. In addition, letters providing information and inviting responses to the statutory consultation were made available to the parents and carers of all pupils in the affected area. Separate pupil consultations were also undertaken to understand the issues important to young people and children. The Council has provided responses to these issues in this Outcomes Report.
- 7.5 This statutory consultation has been undertaken at a formative stage of the project to provide early confirmation of its deliverability. No detailed design work has taken place and the full scope of the project is yet to be confirmed through further stages of public engagement. Approval of the proposals outlined in the statutory consultation will provide the Council with the right to establish a school on the proposed site and implement catchment changes when that new school opens, however; the delivery of a new school and related catchment changes will only be



progressed subject to committee approval of a full Business Case and planning permissions.

- 7.6 Approval of the location of a new school and that school's catchment boundaries will allow the development of a design through engagement with the school community and the wider community, addressing key issues that may only be addressed through this process. The Council's Corporate Property Strategy requires that a school be more than just a school – that it becomes a focus for community activity and wider service delivery. For example, community engagement would include consideration of the services a new school should offer with opportunities to collocate or integrate other services on the school site. Transport and active travel links would also be a key focus for community engagement.
- 7.7 It is on conclusion of this further engagement work, at the point where a brief for the new facility has been set, that the impact a new school or community hub may have on different population groups may fully be assessed and documented.
- 7.8 Accordingly, a more detailed Integrated Impact Assessment (IIA) will be undertaken to address the specific changes proposed by the project as part of the formal planning process.

## **8. Climate and Nature Emergency Implications**

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- 8.1 The new school will be designed to meet the environmental standards required at the time of its design and with cognisance of the Council's Net-Zero targets. The design will promote Active Travel opportunities to minimise the impact on carbon emission and energy consumption.
- 8.2 Outdoor play, learning and exploration are at the heart of Edinburgh's Primary and Early Years settings. New schools and nurseries are designed with high-quality outdoor settings.
- 8.3 Internal spaces are designed to biophilic principles with easy access between indoor and outdoor spaces promoting exploration of external environments.
- 8.4 The heavy focus on the design of outdoor spaces and natural environments is to embed within children's learning and experiences an appreciation and understanding of nature and the outdoors. It is recognised that one of the single most effective ways of addressing climate and nature emergencies is through education.

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

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- 9.1 The statutory consultation to which this paper refers has been undertaken according to the requirements set out in the Schools (Consultation) (Scotland) Act 2010 as amended by the Children and Young People (Scotland) Act 2014.

- 9.2 Earlier consultation had raised concerns about the amount of new housing in the area, however there is good support within the wider community for the new primary school and reasonable support for the proposed primary school catchment changes.
- 9.3 Whilst the recommendation would see the creation of a new building, the purpose is to create fit for purpose accommodation to meet demand, facilitate inclusion and community use and alleviate accommodation pressures at existing schools. The new school will be designed to meet the Passivhaus (or equivalent) standard for energy efficiency in a building and promote Active Travel opportunities to minimise the impact on carbon emission and energy consumption.

## **10. Background reading/external references**

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- 10.1 Education, Children and Families Committee, 05 September 2023, '[Learning Estate Update: Statutory Consultations required for St Catherine's RC Primary School, a new Primary School in Queensferry and a new Kirkliston High School](#)'.

## **11. Appendices**

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Appendix 1 [Summary of the Statutory Consultation Paper](#)

Appendix 2 [Questionnaire Representations - Issues Raised and Council Response](#)

Appendix 3 [Record of the Statutory Consultation Public Meeting](#)

Appendix 4 [Education Scotland Report](#)

# **Appendix 1 - Proposal to establish a new non-denominational Primary School and Nursery Classes at Builyeon Road and undertake primary school catchment changes in Queensferry**

## **Summary Paper**



**GIVE US YOUR VIEWS:**  
[www.edinburgh.gov.uk/builyeonroad](http://www.edinburgh.gov.uk/builyeonroad)

### **What is being proposed?**

- The establishment of a new 11 or 12 class non-denominational primary school and nursery within the 'Builyeon Road' housing development site and the formation of a new catchment area incorporating elements of the existing Echline and Queensferry Primary Schools.
- Maps showing the proposed school location and proposed catchment options have been included within this summary paper.

### **Where will the new primary school and nursery be located?**

- It is proposed that the new school will be built on a two-hectare site on the north side of the 'Builyeon Road' housing development site.

### **Why do we need a new primary school in Queensferry?**

- Significant new housing has been built in the Queensferry area in the previous ten years with more housing expected. The existing school infrastructure is not large enough to accommodate the pupil numbers expected going forward.

### **What are the implications for existing secondary schools?**

- The new primary school will feed into Queensferry High School.

### **Who will the changes affect?**

- Two options have been proposed for the new primary school catchment area. The proposals include sections from Echline and Queensferry Primary Schools existing catchments.
- Maps showing the two proposed catchment options have been included at the end of this summary paper.

### **When would the changes come into effect?**

- If the proposal is approved by the Council, the new school could open in August 2027 at the earliest.

## Why are we consulting?

We want to hear the views of anyone affected by the proposal. There is also a legal obligation to carry out a statutory consultation under the Schools (Consultation) (Scotland) Act 2010 as amended by the Children and Young people (Scotland) Act 2014.

## How will I know if my views have been considered?

All comments made during the statutory consultation period will be recorded and represented in a final 'Outcomes of the Consultation Report'. This report will be considered by the Council's Education, Children and Families Committee in January 2024. The report will be published three weeks in advance of the Council meeting and parents of pupils attending affected schools and anyone who has responded to the consultation will be notified of its publication.

## How can I find out more about the proposal or make my views heard?

If you want more information you can find the full consultation paper and other supporting information at [www.edinburgh.gov.uk/builyeonroad](http://www.edinburgh.gov.uk/builyeonroad) where you can find a questionnaire.

We have also organised a public meeting which anyone can attend, as below:

Venue	Date	Time
Queensferry High School	Tuesday, 3 October	18:30 – 20:30

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

Venue	Date	Time
Queensferry Primary School	Tuesday, 26 September	15:00 – 19:00
Echline Primary School	Thursday, 28 September	15:00 – 19:00

The meeting will open with a short presentation followed by a question and answer session. We will take a note of the meeting and all of the points made will be captured in the final 'Outcomes of the Consultation Report'.

Please email [builyeonroad@edinburgh.gov.uk](mailto:builyeonroad@edinburgh.gov.uk) by Tuesday 26 September 2023 if you need translation services at the meeting.

It would be helpful if you could take time to complete our short survey – you can find it easily online at [www.edinburgh.gov.uk/builyeonroad](http://www.edinburgh.gov.uk/builyeonroad).

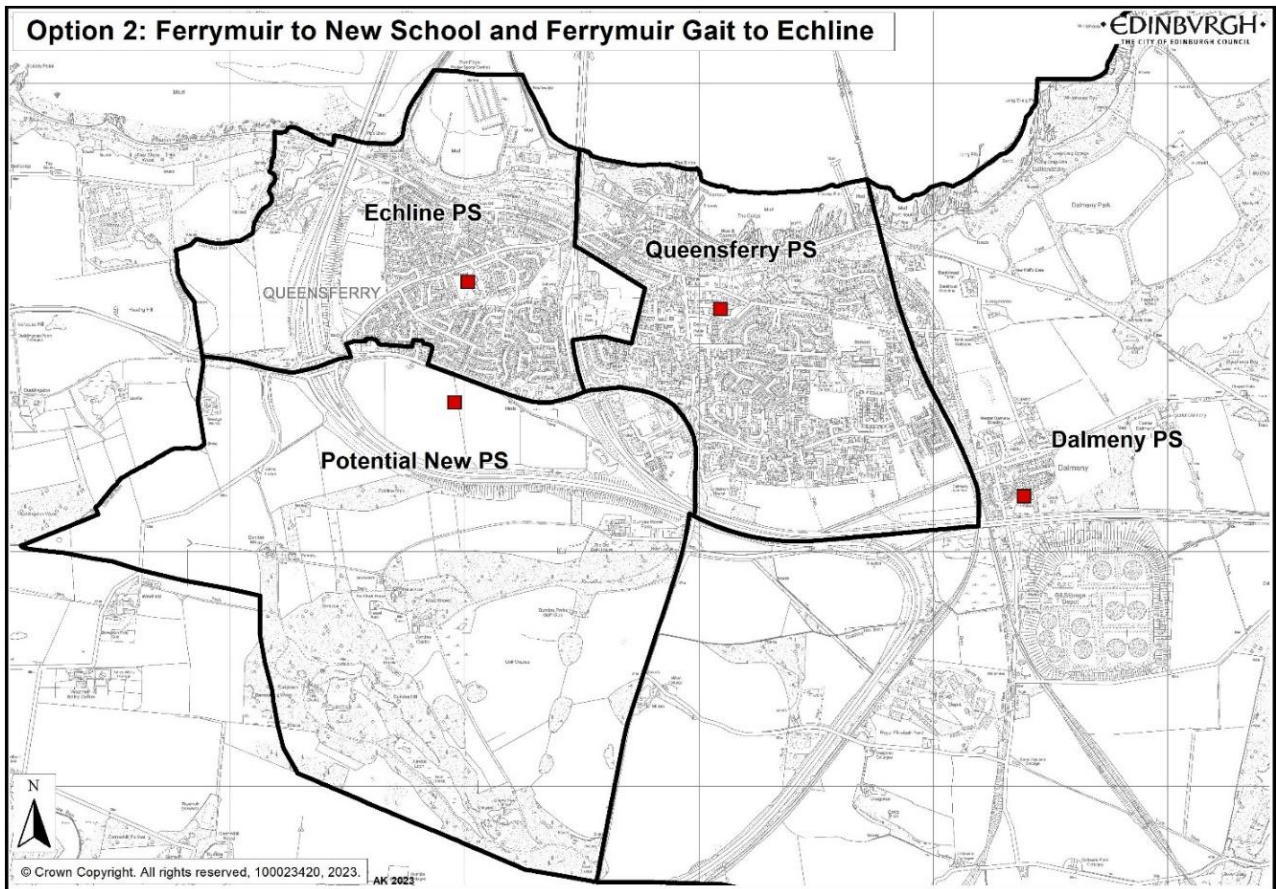
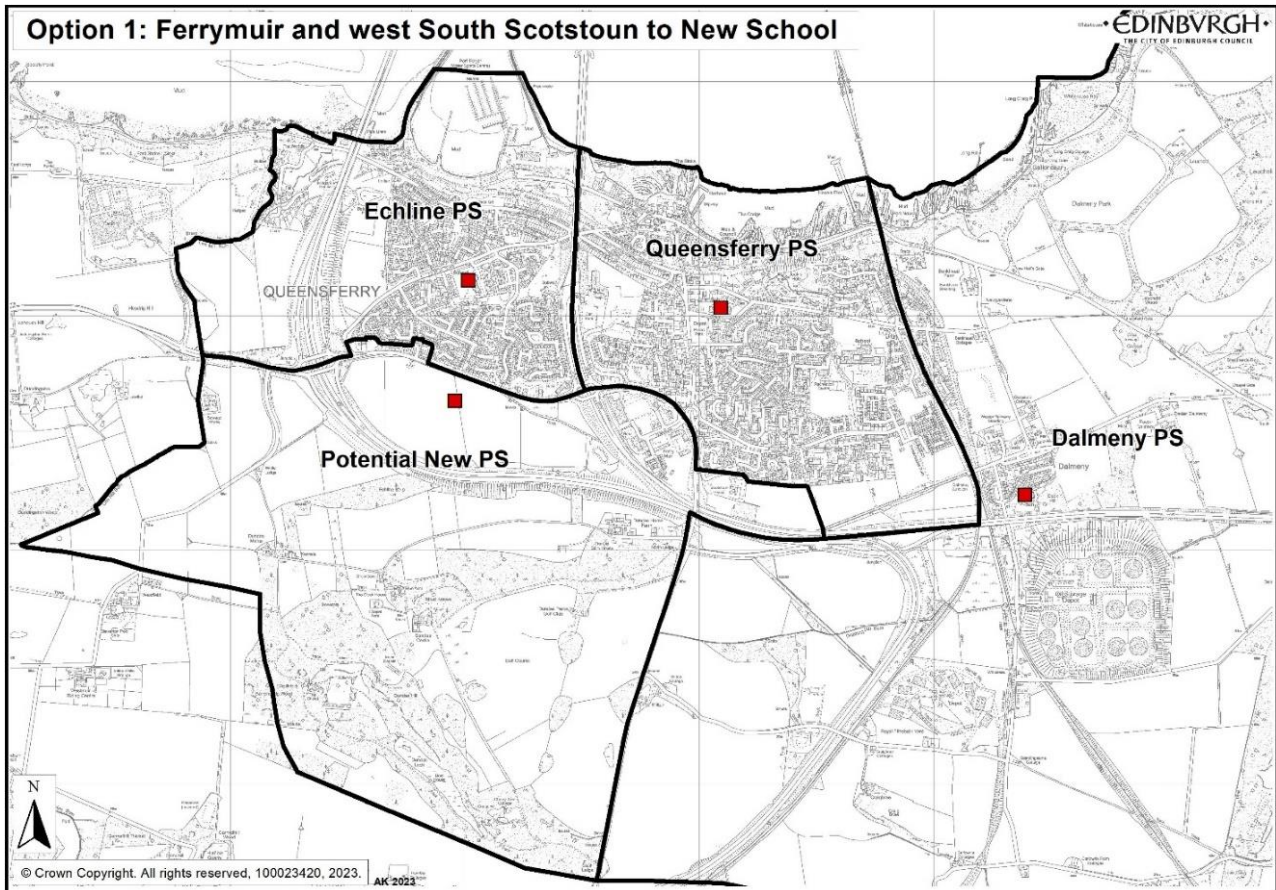
If you don't have internet access then you can view the full consultation paper at Echline Primary School, Queensferry Primary School or South Queensferry Library.

You can also email comments to us directly at [builyeonroad@edinburgh.gov.uk](mailto:builyeonroad@edinburgh.gov.uk) or if you prefer they can be posted to the address below:

FAO: Alex Kerridge  
Strategic Asset Planning (Builyeon Road)  
Business Centre 1.6  
City of Edinburgh Council  
Waverley Court  
Level 1:2, 4 East Market Street  
Edinburgh EH8 8BG

**All comments should arrive by 5pm on Tuesday 31 October 2023.**







## HAPPY TO TRANSLATE

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## APPENDIX 2 – Questionnaire Representations

### Issues Raised and Council Response

1	<b>Issue: New Primary School - Catchment Area &amp; Existing Capacities</b>	<ul style="list-style-type: none"> <li>• Could Dalmeny Primary School be expanded to take some or all of the South Scotstoun development?</li> </ul>
		<ul style="list-style-type: none"> <li>• Issues regarding splitting the South Scotstoun development or removing Ferrymuir Gait from the Queensferry catchment area.</li> </ul>
	Council Response	<ul style="list-style-type: none"> <li>• Dalmeny Primary School cannot legally be expanded due to its proximity to an oil storage facility.</li> <li>• All existing primary schools in the community have been considered in previous analysis (Dalmeny, Echline, Queensferry and St Margaret’s RC Primary Schools). To take pressure off Queensferry Primary School the Council believes that catchment change is the only viable option. The different estates of Queensferry have been examined in great detail to find the least disruptive options. Either of the two proposed options will mean some change for some residents of Queensferry, however the issuing of a sibling guarantee should mitigate any immediate disruption after a new school opens. This paper recommends Option 1 going forward for reasons outlined in 4.25 of the Main Report.</li> </ul>
2	<b>Issue: Siblings and Placement Guarantee</b>	<ul style="list-style-type: none"> <li>• The proposal could result in having one child at Queensferry Primary School and one at the new primary school or Echline Primary School, this would be difficult at pick-up time.</li> </ul>
		<ul style="list-style-type: none"> <li>• Would children be forced to move schools?</li> </ul>
	Council Response	<ul style="list-style-type: none"> <li>• The Council recommends that a ‘sibling guarantee’ for Queensferry Primary School should be in place to address this issue (see 4.11-4.15 of the Main Report).</li> <li>• No pupil would be forced to move school because of a consultation outcome.</li> </ul>

3	<b>Issue: Queensferry Primary School Conditions</b>	<ul style="list-style-type: none"> <li>• Queensferry Primary School is too cramped and requires upgrading</li> </ul>
	Council Response	<ul style="list-style-type: none"> <li>• Part of the consultation's remit is to take pressure off Queensferry Primary School and bring the roll down to a more manageable level. This will happen over time and will be aided by the creation of a new primary school. Ongoing conditions in Queensferry Primary School and the potential requirement for extra temporary accommodation can be addressed in a separate process outside of this consultation if and when required.</li> </ul>
4	<b>Issue: Community Facilities</b>	<ul style="list-style-type: none"> <li>• Concerns over the delivery of community facilities and after school clubs</li> </ul>
	Council Response	<ul style="list-style-type: none"> <li>• The Council understands its duty to provide community spaces wherever it can in its estate. All new schools are designed with community crossover-use in mind. With the expectation that spaces can be accessed both out-of-hours and during school time where possible. The Council will follow After-School-Club guidelines when designing its primary schools to make sure facilities are fit-for-purpose to benefit all users.</li> </ul>
6	<b>Issue: Access and Travel Routes</b>	<ul style="list-style-type: none"> <li>• Safe walking and cycling routes are needed from the new housing developments to the new school location. Builyeon Road is currently unsafe. Active travel improvements are required in both Option areas.</li> </ul>

	Council Response	<ul style="list-style-type: none"><li>• The potential for any transport issues as a result of the new school being built will be assessed in detail when a planning application is submitted. As part of the design of the new school, the current Builyeon Road is to be rerouted around the south of the proposed site and to be given calming measures. The 2022 Queensferry Active Travel Plan recommendations also outline other safety enhancing features across the community that will require to be in place once the new school is open. The Learning Estates team will work closely with transport partners to ensure these plans develop. The new school will have a Travel Plan to encourage pupils to walk and cycle to school by identifying ways that routes could be made safer and prompting initiatives such as 'walking buses'.</li></ul>
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# Appendix 3 - Record of Meeting

## Proposal to Build a New Primary School in the Builyeon Road Housing Development, Queensferry

Public Consultation Meeting held at 6.30 pm, Tuesday 3 October  
2023, Queensferry High School, Edinburgh

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**Present: 17 members of the public**

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### **In Attendance:**

Tom Wood (Independent Chair);

Councillor Joan Griffiths (Convener of the Education, Children and Families Committee);

City of Edinburgh Council Officers: Lorna French (Service Director - Education), Crawford McGhie (Head of Strategic Asset Planning), Gillian O'Rourke (Quality Improvement Manager – Early Years), Alex Kerridge (Learning Estate Planning Officer) and Daniel Baigrie (Committee Officer).

## **1. Introduction**

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Tom Wood introduced himself and advised that he had been invited by the City of Edinburgh Council as an independent person to chair the public consultation meeting. Mr Wood thanked everyone for coming along and explained his role as well as introducing the key officers in attendance. It was explained that the consultation would continue until the 31 October 2023 and the public had the opportunity to feed in comments until then.

The Schools (Consultation Scotland) Act 2010 required the Council to conduct a public consultation. The public consultation would provide people with the opportunity to express their views and feed directly into the consultation process.

## **2. Presentation/Proposal**

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The presentation considered the building of a new primary school at Builyeon Road and associated proposals for catchments changes to Queensferry and Echline Primary Schools.

At present Echline and Queensferry Primary School's are getting close to capacity and Dalmeny Primary School is at three-quarters capacity.

There are six housing development sites in the area, some of considerable size. Some have been built, some under construction and some planned. The number of children attending catchment schools are creating capacity pressures.

The proposed site of the new school is a two-hectare site adjacent to new housing at Builyeon Road. The proposal is for an 11 or 12 classroom school with the potential to extend in the future. The school will be built to the north of the site leaving the south open for outdoor sports and play facilities.

It is recognised that the road infrastructure in the area could create safety issues for children accessing the school, particularly the old A90 at the Forth Road Bridge roundabout. A pedestrian zone will be created at the current Builyeon Road and the road will be diverted to the south of the school site to create a safe route to school.

Current new build schools in Edinburgh are built to the Passivhaus standard. They are more environmentally friendly, have greater air circulation and are brighter. This school will also benefit from several open spaces of differing sizes.

### 3. Questions/Comments

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**Question 1:** A member of the public indicated that they lived on the Echline Estate and had three children. They expressed concern about safe routes to school and that it may not be safe or responsible to zone catchment areas that are spit by roads that carry heavy traffic. They went on to ask if there was a guarantee that measures would be put in place to ensure children can walk to school independently.

**Answer:** Some preliminary reports were prepared last year because it was anticipated that a new school would be needed. The council's transport service are in conversation with Sustrans. Officers reassured the member of the public that no school will be built without prior road safety measures in place.

**Question 2:** Can the approval of the catchment area be made conditional of road safety measures and safe routes to school?

**Answer:** This statutory consultation does not have the power to stipulate that there will be a safe route to school, however a planning application for the new school will need to be submitted. Safe routes to school can be a condition of planning consent.

**Question 3:** A member of the public asked why the Builyeon Road had not been diverted yet and indicated that there seems to be no formal way to ensure this happens. They said it would be irresponsible of the council to zone catchments areas without this commitment.

**Answer:** Officers indicated that the aspiration for safe routes is there. Work with colleagues in the transport department is critical and involvement will commence as soon as possible. This will ensure that these concerns are addressed at the earliest possible stage. Transport colleagues will work towards as few interactions as possible with busy roads on walking routes to school. For instance, the old A90 on-ramp presents a challenge for safe routes to school and design of routes will take account of busy roads.

**Question 4:** Rerouting Builyeon Road will help to integrate the old and new community, however catchment proposals then split the community. There are stables and cottages, for example at Longbrook or Echline which have been in the local community for a long time and are proposed to be in the catchment of the new school but might fit better in the catchment for Echline Primary School.

**Answer:** If there are local exceptions of specific changes to the catchment proposals the Officers advised members of the public to please feed these in online and stressed that the council are open to suggestions.

**Question 5:** A member of the public asked if the council can provide a list of addresses for each of the proposed catchment areas.

**Answer:** This is not provided at present but can be published for existing properties. Those homes being developed, or planned for the future cannot currently be published but areas can be zoned for catchment.

**Question 6:** The member of the public indicated that they are a parent and local resident. They asked what is being done in the short term to ensure that the existing schools have capacity until a new school is ready. In addition what measures are being taken to ensure quality of education.

**Answer:** Regardless of school size the most important factor is a well lead and staffed school. Head Teachers get support while preparing to open a new school. Roll size does not dictate quality of education or the quality of teachers. At Queensferry Primary School there will be capacity from Easter for 3 new classes and a school roll of 630. It is anticipated this could reach capacity by August 2025. The intake in 2023 was lower than anticipated. This is being monitored closely, however if additional capacity is required for one year this will be accommodated. The quality of education for children will be maintained. Currently the new housing developments are producing 0.411 children per household and the council are expecting 0.5 so it is currently in the council's favour. The council will continue to plan responsibly. Projected pupil figures can be alarming but the council will plan and mitigate any issues that arise.

**Question 7:** Can the new school be provided earlier than 2027 as people will be occupying the new developments gradually?

**Answer:** Timelines are set to have ample time for the Planning, Design and Build of a school so 2027 is realistic. The council want to get things in place as soon as they can. Recent builds at Maybury and Frogston have taken 15 months to 2 years to build. 2026 for a new build could be quite tight, so the council won't over-promise. The approval of capital spend will be required to proceed with the project. The vast majority of the capital cost will be covered by developer contributions.

**Question 8:** The member of the public indicated at present there are instances of teachers and support staff working with small groups of children in the corridor at local schools. Will there be enough spaces for all including communal teaching space?

**Answer:** Senior Officers in Education will ensure that physical space restraints do not have an impact on learning and engage with staff in local schools to gain an understanding of any local pressures. Officers acknowledged that small group learning can be beneficial.

**Question 9:** The member of the public noted that the proposal for a new High School in Kirkliston is linked to the Queensferry community due to proposed changes to secondary school catchments. Will Queensferry High School have room for the pupils from the new primary school if the proposed High School in Kirkliston does not go ahead.

**Answer:** If the council do not take forward a new High School in Kirkliston other options for Queensferry High School will need to be explored. There are no guarantees that this High School will be built. Members of the public were invited to the Kirkliston consultation about a High School on the 10<sup>th</sup> of October to discuss this further, as this meeting was not an opportunity for that discussion.

**Question 10:** The Chair of the local Community Centre Management Committee explained that their organisation is responsible for two community facilities locally and that one of these facilities is now coming to the end of its life due to its state of repair. They asked if there would be community facilities in the new school during daytime hours. They indicated that the council's charges for lets are prohibitive and so community groups come to the Community Centre Management Committee's premises for more reasonable let fees. There is no resource available to the Management Committee for a new community facility. The after-school club manager indicated that they have a significant waiting list and currently use a facility operated by the Community Centre Management Committee. They went on to ask if it is too late to consider community facilities as part of the proposed school build. If the building that is at the end of life closes a number of groups will be displaced.

**Answer:** For any new community facilities capital funding would need to be found. There is an aspiration, across the school estate, that facilities be used for learning as much as possible but principally for schooling. Officers understand that some organisations cannot afford to hire council facilities.

**Question 9:** A member of the public asked if the provision of education includes wrap around care. Expansion of these services are needed to meet the needs of the community. The service is essential and it seems there is very little thought about it when planning schools.

**Answer:** Use of school premises outwith school hours can be facilitated in most schools and the school will be designed to accommodate this.

**Question 10:** A member of the public asked if the facilities for wrap around care will meet the requirements of the Care Inspectorate.

**Answer:** In other schools use of space meets the requirements of the Care Inspectorate so this school will too.

**Question 11:** A member of the public indicated that shared spaces in schools don't always meet Care Inspectorate standards and that dedicated spaces are more suitable. If schools are expanding or changing it could mean that wrap around care providers do not have access to suitable premises. This service is key to ensuring the safety of children and enabling parents to work.

**Answer:** Facilities for wrap around care can be organised in most schools. Some organisations use shared spaces, for instance they have an office and use large shared



spaces to deliver services. There are no specific companies or organisations identified to provide this service at the proposed new school.

**Question 12:** The member of the public stated that it is possible wrap around care settings in shared spaces could have lower Care Inspectorate grades as a result of fewer handwashing sinks, no dedicated sinks for paints/crafts, inadequate toilet numbers, and safe access. Registering a new service could be challenging in a shared space. Registered services can support families by enabling use of childcare vouchers. Shared spaces bring issues for staff training, 1 to 1 meetings, parent consultations. Shared spaces also mean pupils in P1 and P2 who finish earlier may not be able to access the shared facility in the period between their early school finish and when their older peers finish. Shared facilities create issues with adequate set up times.

**Answer:** The new school is anticipated to be compliant with the Care Inspectorate's standards.

**Question 13:** Councillor Louise Young indicated that the option one catchment area would split the community of South Scotstoun and neighbours may have children at different schools.

**Answer:** Decisions on catchment areas can be tough. Where there is a natural divide, it makes things easier. It seems logical to split new developments rather than existing communities where a split is necessary.

**Question 14:** Councillor Louise Young went on to indicate that option 2 does not require any pupils to cross the road at the roundabout near Tesco and there is an anticipated pedestrianised link up. However, if pupils are having to use this route, they will be met with pedestrian crossings which traffic approaches at speed. This is fine for older pupils but not those at primary school, without an adult.

**Answer:** If a primary school pupil in catchment needs to make use of this crossing then it would need to part of an active travel plan and safety measures put in place.

**Question 15:** What active travel measures could be used to make this road safe? These would need to be in place before the school were operational.

**Answer:** Options include the diverted road, discussed earlier. A 20 mile per hour zone would be considered and will alter driver behaviour. This would be controlled pedestrian and transport crossings as an absolute minimum.

**Question 16:** A member of the public indicated that traffic management for all of Queensferry is challenging. The Bo'ness road for instance could be busier if Builyleon Road is diverted. The Bo'ness road is wide and traffic already goes too fast. If this road is exposed to new traffic could speed limiting factors be considered.

**Answer:** General traffic management will need to be considered as part of the planning process and in relation to the Section 75 funds made available to the local authority. With six new developments in Queensferry it is inevitable that there will be changes to road use and traffic flow. In the past incidents have had to happen before traffic calming measures have been considered but this time the authority wants to be more proactive and assess risk.

**Question 17:** A member of the public indicated that traffic on the Bo'ness road close to the Springfield Estate had been discussed a number of years ago at a public meeting and very little had happened regarding traffic calming measures.

**Answer:** To the best of the officers knowledge no Section 75 money was made available for this at the time of the housing development.

**Question 18:** A member of the public expressed concern that if the new High School proposed for Kirkliston does not go ahead there will be a detrimental impact on Queensferry High School. There is a perceived feeling in Kirkliston that the community are generally not in favour of the new high school being sited at the current Leisure Centre site.

**Answer:** There is a separate consultation about Kirkliston's proposed high school on the 10<sup>th</sup> of October which members of the public are welcome to attend.

**Question 19:** A member of the public asked if boundaries between catchment areas could be more 'blurred' and give families close to the boundary a choice.

**Answer:** Legislation dictates that the catchment area is required to be defined. A dual catchment area can exist for historical reasons however it is not recommended in this instance. The new catchment area will be set up to ensure there is a reasonable flow of children to the new school.

**Question 20:** A member of the public asked if dual zoning could be considered.

**Answer:** Officers advised that if this is to be considered for a specific area then suggestions could be made by email before the 31<sup>st</sup> of October.

**Question 21:** A member of the public asked if there would be a sibling guarantee associated with catchment changes to the existing schools in Queensferry.

**Answer:** Officers indicated that this had been discussed and that the answer was yes in principle. It is likely to be for a period of up to seven years.

## 5. Conclusion

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Mr Wood brought questions to a close and thanked everyone for all their contributions which were extremely valuable. Mr Wood reminded everyone that they had until the 31 October 2023 to make any further contributions on the website or in writing.

Cllr Joan Griffiths thanked everyone for coming and for their contributions.

## APPENDIX 4 – Education Scotland Report



# Schools (Consultation) (Scotland) Act 2010

**Report by Education Scotland addressing educational aspects of the proposal by The City of Edinburgh Council to establish a new non-denominational Primary School and Nursery Class at Builyeon Road and undertake primary school catchment changes in Queensferry.**

November 2023

## 1. Introduction

1.1 This report from Education Scotland has been prepared by His Majesty's Inspectors of Education (HM Inspectors) in accordance with the terms of the [Schools \(Consultation\) \(Scotland\) Act 2010](#) ("the 2010 Act"). The purpose of the report is to provide an independent and impartial consideration of The City of Edinburgh Council's proposal to establish a new non-denominational Primary School and Nursery Class at Builyeon Road and undertake primary school catchment changes in Queensferry. Section 2 of the report sets out brief details of the consultation process. Section 3 of the report sets out HM Inspectors' consideration of the educational aspects of the proposal, including significant views expressed by consultees. Section 4 summarises HM Inspectors' overall view of the proposal. Upon receipt of this report, the Act requires the council to consider it and then prepare its final consultation report. The council's final consultation report should include this report and must contain an explanation of how, in finalising the proposal, it has reviewed the initial proposal, including a summary of points raised during the consultation process and the council's response to them. The council has to publish its final consultation report three weeks before it takes its final decision. Where a council is proposing to close a school, it needs to follow all statutory obligations set out in the 2010 Act, including notifying Ministers within six working days of making its final decision and explaining to consultees the opportunity they have to make representations to Ministers.

1.2 HM Inspectors considered:

- the likely effects of the proposal for children of the schools; any other users; children likely to become pupils within two years of the date of publication of the proposal paper; and other children in the council area;
- any other likely effects of the proposal;
- how the council intends to minimise or avoid any adverse effects that may arise from the proposal; and
- the educational benefits the council believes will result from implementation of the proposal, and the council's reasons for coming to these beliefs.

1.3 In preparing this report, HM Inspectors undertook the following activities:

- attendance at the public meeting held on 3 October 2023 in connection with the council's proposals;
- consideration of all relevant documentation provided by the council in relation to the proposal, specifically the educational benefits statement and related consultation documents, written and oral submissions from parents and others; and
- visits to the site of Queensferry High School, Queensferry Primary School, Echline Primary School and Dalmeny Primary School including discussion with relevant consultees.

## 2. Consultation process

2.1 The City of Edinburgh Council undertook the consultation on its proposal(s) with reference to the [Schools \(Consultation\) \(Scotland\) Act 2010](#).

2.2 The statutory consultation period for this proposal ran from 11 September 2023 until 31 October 2023. The council published the proposal paper on its website. Paper and electronic copies of the proposal paper were made available to a wide range of stakeholders and interested parties. Written responses were also accepted by letter or email. Senior leaders at the schools affected involved children in the consultation process through discussions on 15 and 16 November 2023. A public meeting took place on 3 October 2023. There were 17 public attendees. There were 29 responses to the questionnaire, including 10 comments not supporting the proposal. The majority of respondents to the questionnaire were parents or carers of school aged children or those that had a child or children attending nursery.

2.3 The council provide two options for the catchment area proposals. Option one is to realign the Ferrymuir area of Queensferry Primary School's catchment with the new school at Builyeon Road; and realign the west side of the South Scotstoun housing development in Queensferry Primary School's catchment area with the new school at Builyeon Road. Option two is to realign Ferrymuir Gait area of Queensferry Primary School's catchment with Echline Primary School; and realign the Ferrymuir area of Queensferry Primary School's catchment with the new school at Builyeon Road. Overall, responses to the proposals show that just over 34% supported Option 1; 31% supported option 2 and just over 34% did not support either of the proposed options. Most objections were focused on the catchment area proposals and the location of the new school linked to road safety concerns. Those stakeholders who attended the public meeting had a few concerns, including safe routes to school, as a result of the proposed catchment area changes. There were also questions on community use of a new school building, potential provision of out of school care and concerns on future capacity in Queensferry High School.

## 3. Educational aspects of proposal

3.1 HM Inspectors consider that the council has set out a reasonable case for this proposal. The council estimates new housing developments in Queensferry could generate 400 additional primary pupils within the area. As a result, existing non-denominational primary schools are expected to face increasing demand for nursery and school places. The main educational benefit of this proposal is that it addresses future capacity issues at Echline and Queensferry Primary Schools. It will enable the council to continue to provide sufficient places for children in the catchment areas covered by the proposal. The catchment area proposals aim to distribute the pressure arising from new housing development more evenly across primary schools in Queensferry. Queensferry Primary School may initially experience an increase in roll. However, this should reduce once the new school is operational and catchment area changes are fully implemented. This may also lead to more sustainable and efficient staffing and pupil numbers. In taking forward this proposal, the council should ensure a sibling guarantee associated with catchment changes. They should clearly communicate this to all parents and carers.

3.2 HM Inspectors agree that the building of a new school at Builyeon Road has potential educational benefits. These include that it will be a modern learning environment which is accessible for all. The new building should support creative and engaging teaching approaches aligned to the Curriculum for Excellence. It will also offer facilities that will help to

encourage health and wellbeing, participation in sport, and outdoor learning. The provision of nursery accommodation on the site will allow for progression in learning from nursery to P1.

3.3 All parents, staff and children from Queensferry and Echline Primary Schools who met with HM Inspectors are supportive of the proposal to build a new non-denominational primary school and nursery on the Builyeon Road site. They agree that existing primary schools in Queensferry do not have the capacity for additional pupils generated by ongoing housing development. However, parents and staff expressed concerns that the interim demands on existing primary schools, before the school is built, may negatively impact on current children's educational experiences. A few parents suggested that Dalmeny Primary School could have capacity and should be included in the catchment area proposals. This was a view shared by staff and parents at Dalmeny Primary School to sustain future pupil numbers in the school. Parents raised concerns about safe routes to school with increasing levels of traffic around the schools. If the proposal is agreed it will be important for the council to work with stakeholders to develop ways to mitigate these concerns.

## 4. Summary

The council's proposal provides a strong case to establish a new non-denominational primary school and nursery class at Builyeon Road and undertake primary school catchment changes in Queensferry. HM Inspectors agree that there are clear educational benefits to this proposal. If approved, the proposal could see an increased number of children in the area benefitting from a modern and accessible learning environment designed to support the delivery of Curriculum for Excellence. The council should ensure that the capacity of the new school meets projected increased demands at Queensferry Primary and Echline Primary Schools. This should help to reduce pressure on school facilities and ensure all schools in the area have a viable and sustainable school roll. If approved, the council should work closely with parents, staff and children to ensure safe routes to existing primary schools in the Queensferry area and the proposed new school at Builyeon Road. In its final consultation report, the council should clearly state which catchment option outlined in the proposal will be taken forward.

**HM Inspectors  
November 2023**