



PEGASUS CONSULTANCY

Education Impact Statement

Hatton Village, Edinburgh

On behalf of Inverdunning (Hatton Mains) Ltd

March 2020



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Appendix 1 - Report to CEC Education Committee - School Roll Projections (Dec 19)

Appendix 2 - Report to CEC Education Committee - West & South-West Schools Review (Oct 18)

Appendix 3 - Report to CEC Committee - Outcomes of Statutory Consultation etc (May 19)

Appendix 4 - Hatton Village Pupil Generation

1.0 Introduction

1.1 This Education Capacity Assessment has been prepared on behalf of Inverdunning (Hatton Mains) Ltd by Pegasus Consultancy, Chartered Town Planning Consultants, in support of the planning promotion of a new village at Hatton Mains, Edinburgh.

1.2 The report assesses education capacity within the relevant school catchment areas and the impact that this new development will have on existing and planned education provision within the area. In particular, the report seeks to establish the timing and need for a new primary school and the level of financial contributions as a result of the proposed development.

2.0 Methodology & Approach

2.1 This assessment utilises information relating to school rolls and capacity, taking account of catchment area changes in 2019. The key information assessed comprises the following:

- City of Edinburgh Council's Education, Children and Families Committee report - School Roll Projections and Rising School Rolls (dated 10th December 2019 and attached as **Appendix 1**)
- City of Edinburgh Council's Education, Children and Families Committee report - West and South-West Schools Review (dated 9th October 2018 and attached as **Appendix 2**)
- Edinburgh Local Development Plan ("LDP") Education Appraisal (dated August 2018)
- Edinburgh LDP Action Programme (dated January 2019)
- Edinburgh LDP Supplementary Guidance on Developer Contributions & Infrastructure Delivery (dated August 2018)
- Edinburgh Housing Land Audit 2019

- Projected site programming at the proposed Hatton Village, taking into account estimated planning lead-in timescales.

2.2 The following key points will be examined:-

- confirmation of the catchment of non-denominational primary and secondary schools.
- confirmation of the notional capacities, current school rolls and spare capacity of each school.
- indication of pupil places generated by the Hatton Village site, utilising the Council's established formula, by calculating housing site capacity based on information within the 2019 Housing Land Audit.
- assessment of whether LDP growth proposals could place further pressure on catchment school capacity
- confirmation of whether programmed and proposed housing land supply can be accommodated within existing school capacity or whether new educational accommodation is required.
- the level and timing of developer contribution for providing additional school capacity if required.

3.0 Proposed Development

3.1 The submission relates to a proposed mixed-use development (“Hatton Village”) on land at Hatton Mains Farm on the A71 between Dalmahoy and Ratho, west of Edinburgh. The location of this site is highlighted on **Figure 1** on Page 5.

3.2 The indicative site capacity is approximately 1,200 No. units (subject to detailed layout design), comprising 75% units for private sale and 25% affordable housing (tenure to be agreed with City of Edinburgh Council). This assumes an 80/20 split for houses and flats (960 houses, 240 flats) in line with LDP Education Appraisal assumptions.

3.3 Proposed programming is set out below and is based upon a PPP application being submitted following allocation of the site in a Proposed LDP. Based on current estimated timescales, this could potentially allow for an application in late 2020/early 2021 which would run in tandem with the remainder of the LDP process until expected adoption in 2022. Allowing for a Phase 1 detailed application and associated technical approvals, a site start could be feasible by late 2021 with first completions by Summer 2022. Assuming a minimum of 3 developers (private & affordable), it is considered that approximately 150 units per annum could be completed once the site is fully under construction, as illustrated below:

2022/23	50
2023/24	150
2024/25	150
2025/26	150
2026/27	150
2027/28	150
2028/29	150
2029/30	150
2030/31	100
Total	1200 (subject to detailed design)

4.0 Education Capacity Requirement

4.1 Site capacity will be assessed utilising formulas contained within the Edinburgh Local Development Plan (LDP) Education Appraisal.

4.2 The LDP Education Appraisal states the Council’s formula for generating pupil space requirements for non-denominational and denominational schools from new housing as per **Table 1** below.

Table 1: Assumed pupil generation rates

	Primary School			Secondary School		
	Total ¹	ND ²	RC ³	Total	ND	RC
Per Flat	0.07	0.06	0.01	0.03	0.026	0.004
Per House	0.3	0.26	0.04	0.2	0.17	0.03

- 1 The number of additional pupils expected to be generated by a development;
- 2 The proportion of additional pupils that will attend a non-denominational school, based on Council area information for 2012/13;
- 3 The proportion of additional pupils that will attend a Roman Catholic school, based on Council area information for 2012/13.

4.3 Based on this formula, the site would generate the following space requirement:-

- ND Primary 264 pupils
(960 houses x 0.26 = 250, plus 240 flats x 0.06 = 14)
- RC Primary 41 pupils
(960 houses x 0.04 = 38, plus 240 flats x 0.01 = 3)
- ND Secondary 169 pupils
(960 houses x 0.17 = 163, plus 240 flats x 0.026 = 6)
- RC Secondary 30 pupils
(960 houses x 0.03 = 29, plus 240 flats x 0.004 = 1)

Please refer to **Appendix 4** for year by year breakdown.

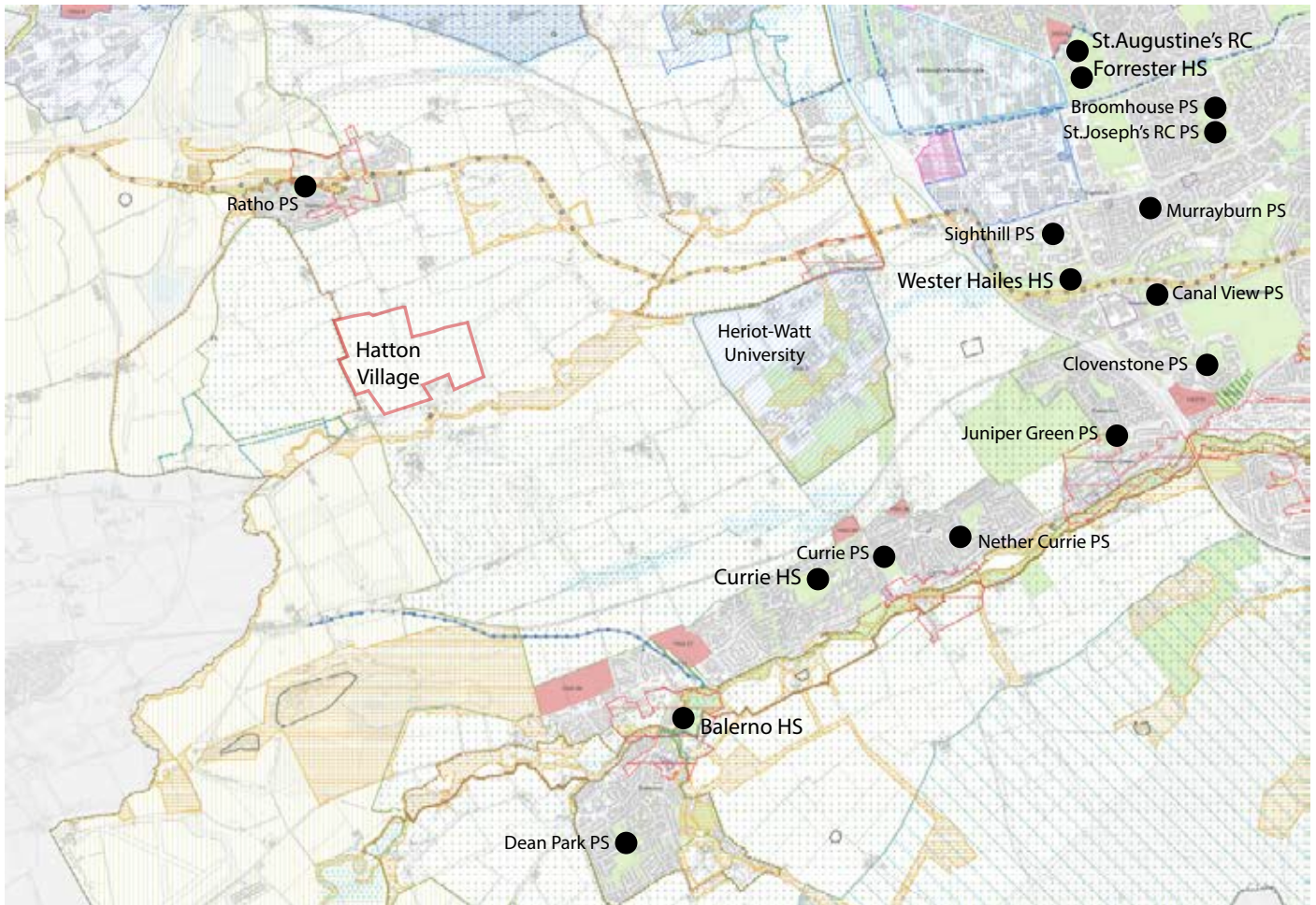


Figure 1 - Proposed Site in relation to South-West Edinburgh Schools
(Adopted Edinburgh LDP Map Extract)

5.0 Catchment Schools

5.1 The Hatton Village site is within the catchment areas of the following schools, indicated on **Figures 2, 3, 4 and 5** on Pages 6-9:-

- Dean Park Primary School (ND)
- St.Cuthbert's Primary School (RC)
- Balerno High School (ND)
- St.Augustine's High School (RC)

5.2 The Council agreed a change to a number of school catchment areas in 2019, which resulted in the Hatton Village site catchment non-denominational schools changing from Currie to Balerno.

5.3 For the purpose of this assessment, the catchment area for Ratho Primary School (ND) to north of site is also illustrated on **Figure 6** on Page 10.

Dean Park Primary School Catchment Area

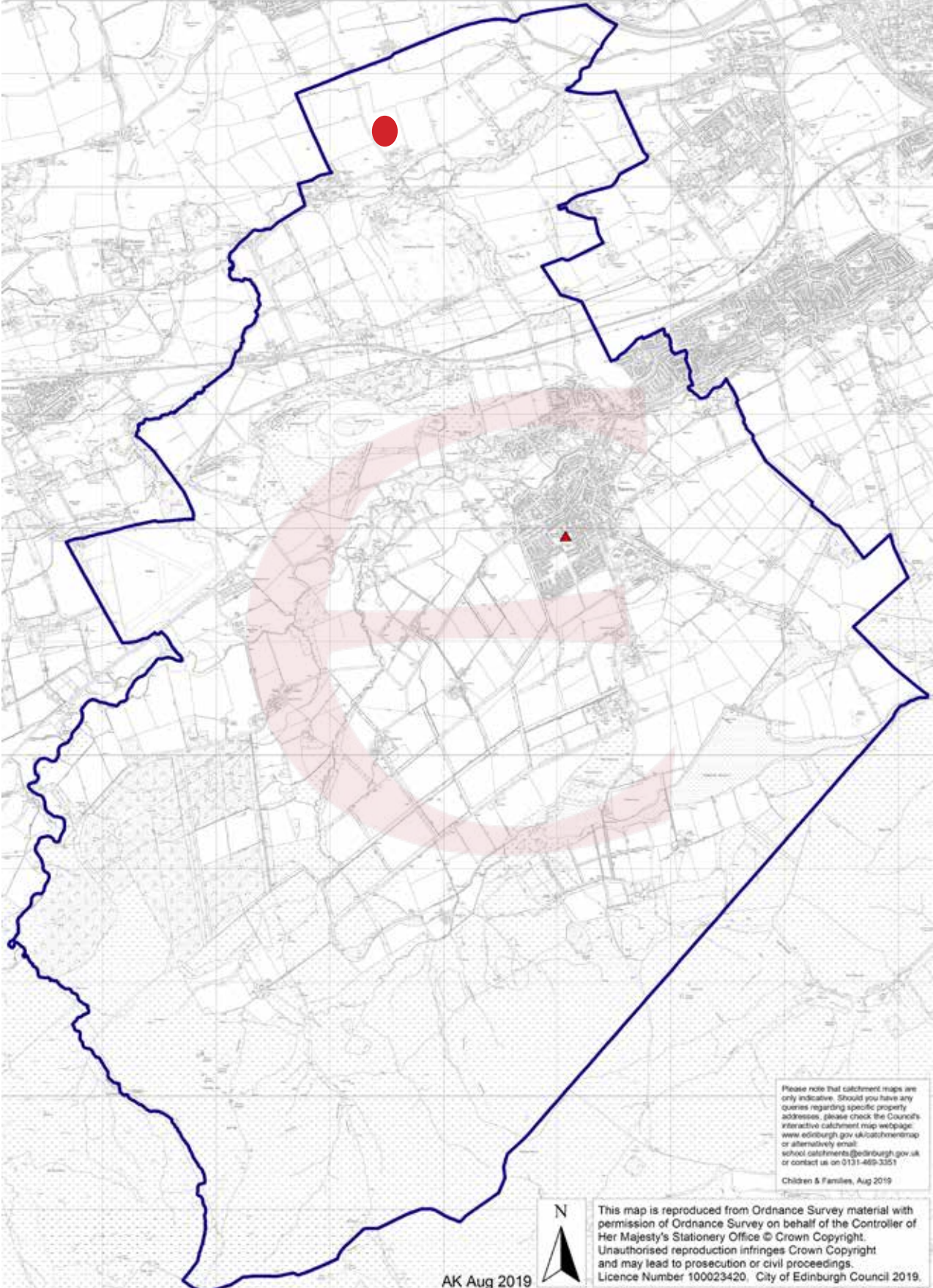


Figure 2 - Dean Park Primary School (Balerno) Catchment
Hatton Village Site ●

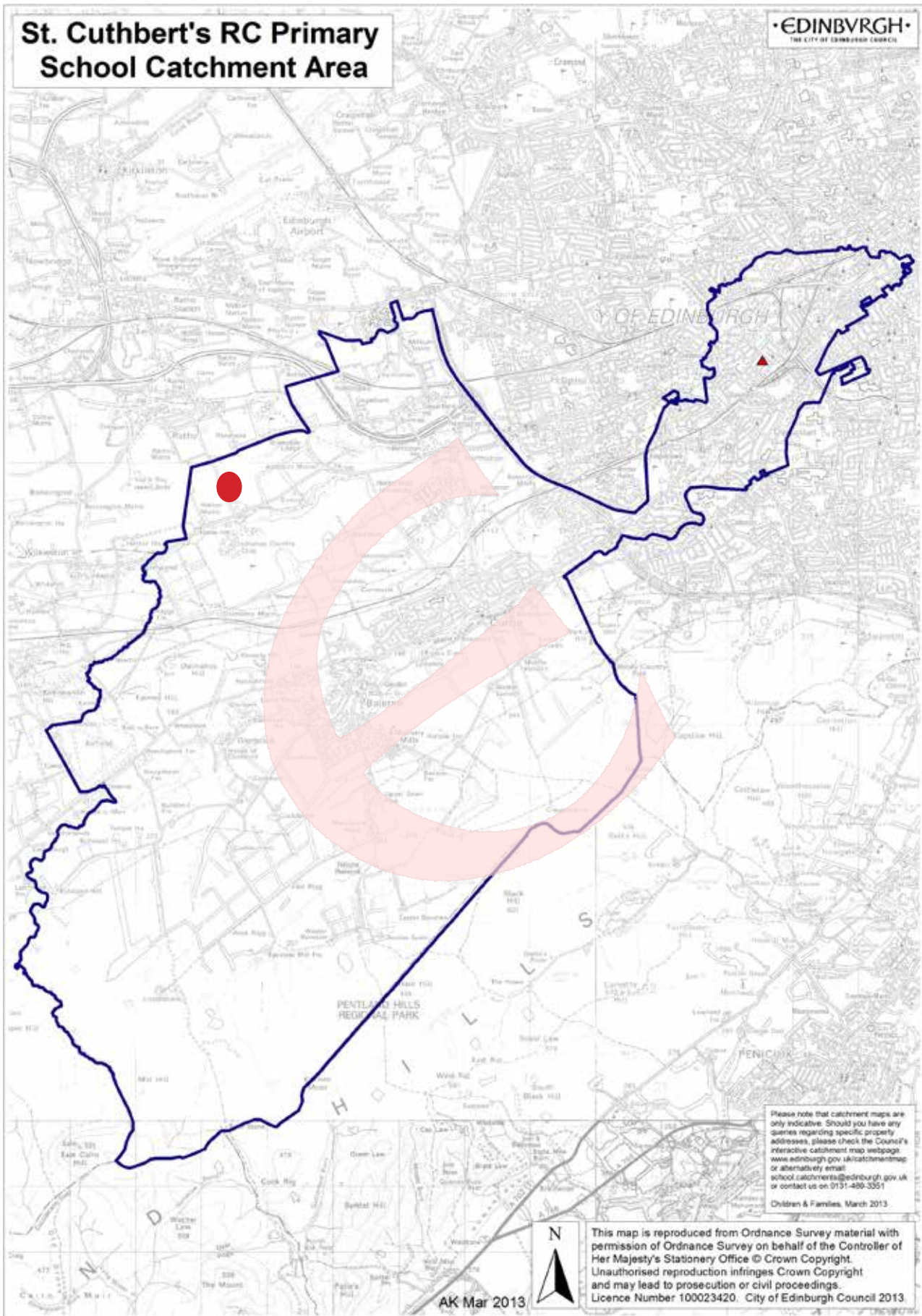


Figure 3 - St.Cuthbert's RC Primary School Catchment

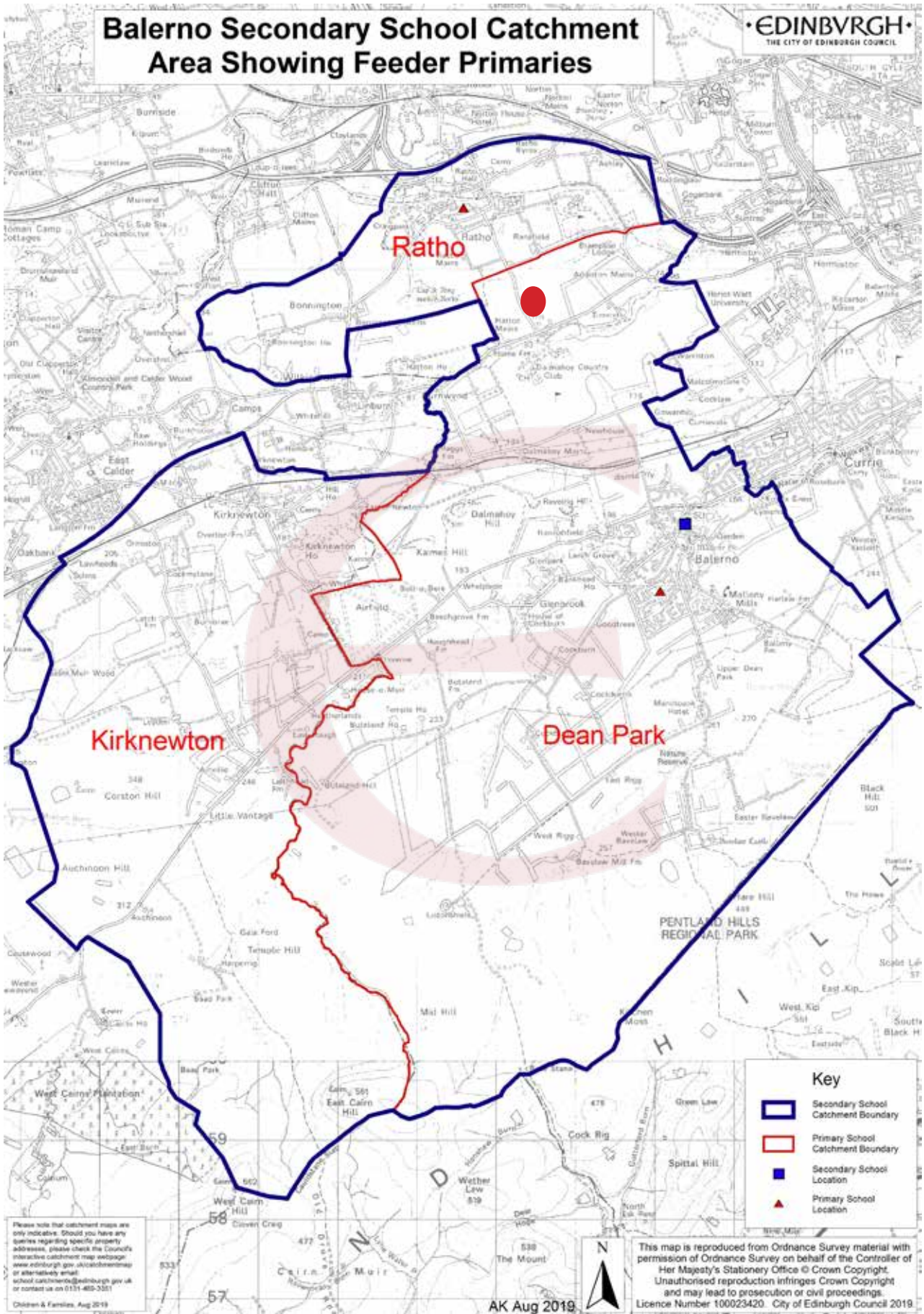


Figure 4 - Balerno High School Catchment

St. Augustine's High School Catchment Area

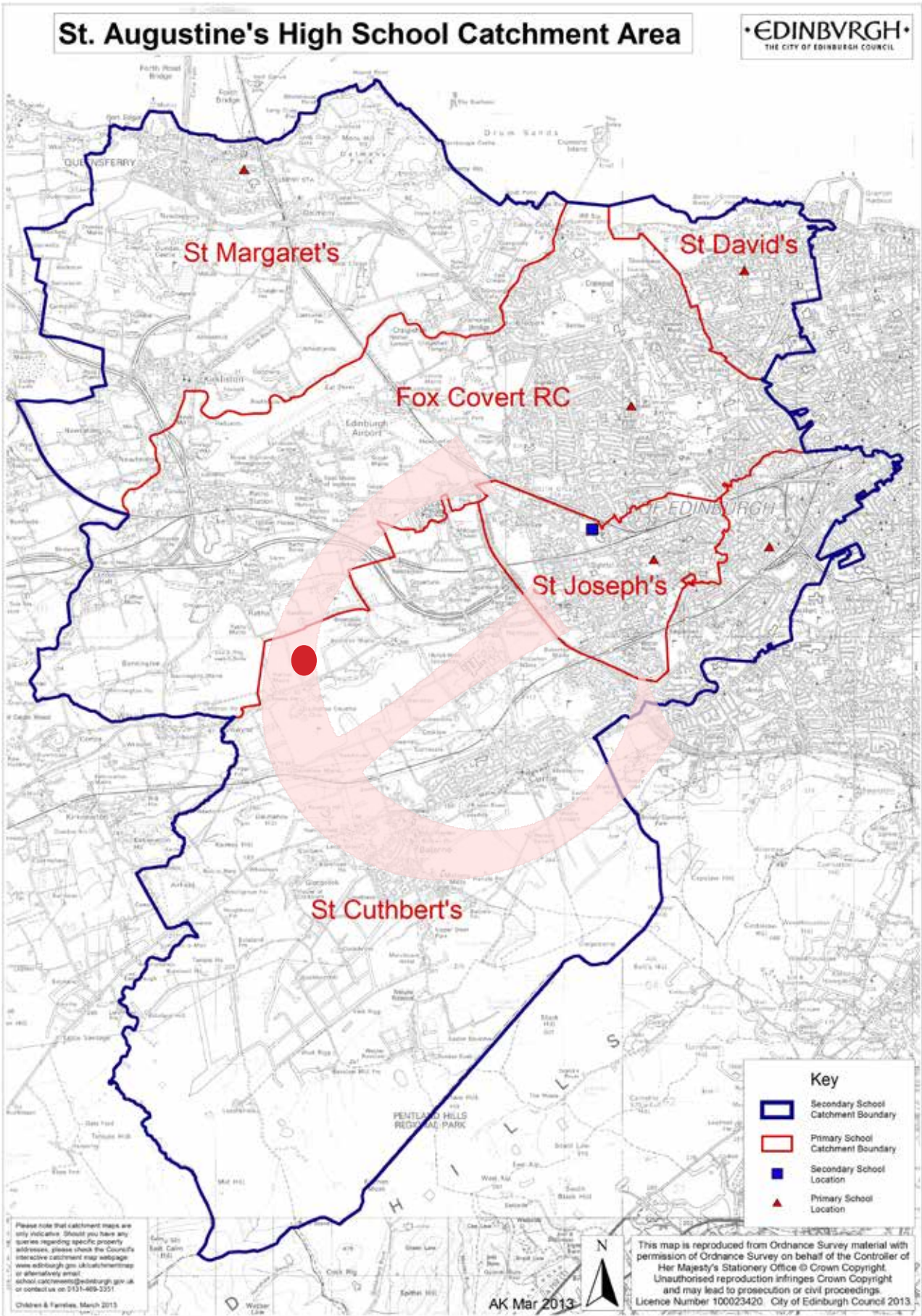


Figure 5 - St. Augustine's RC High School Catchment

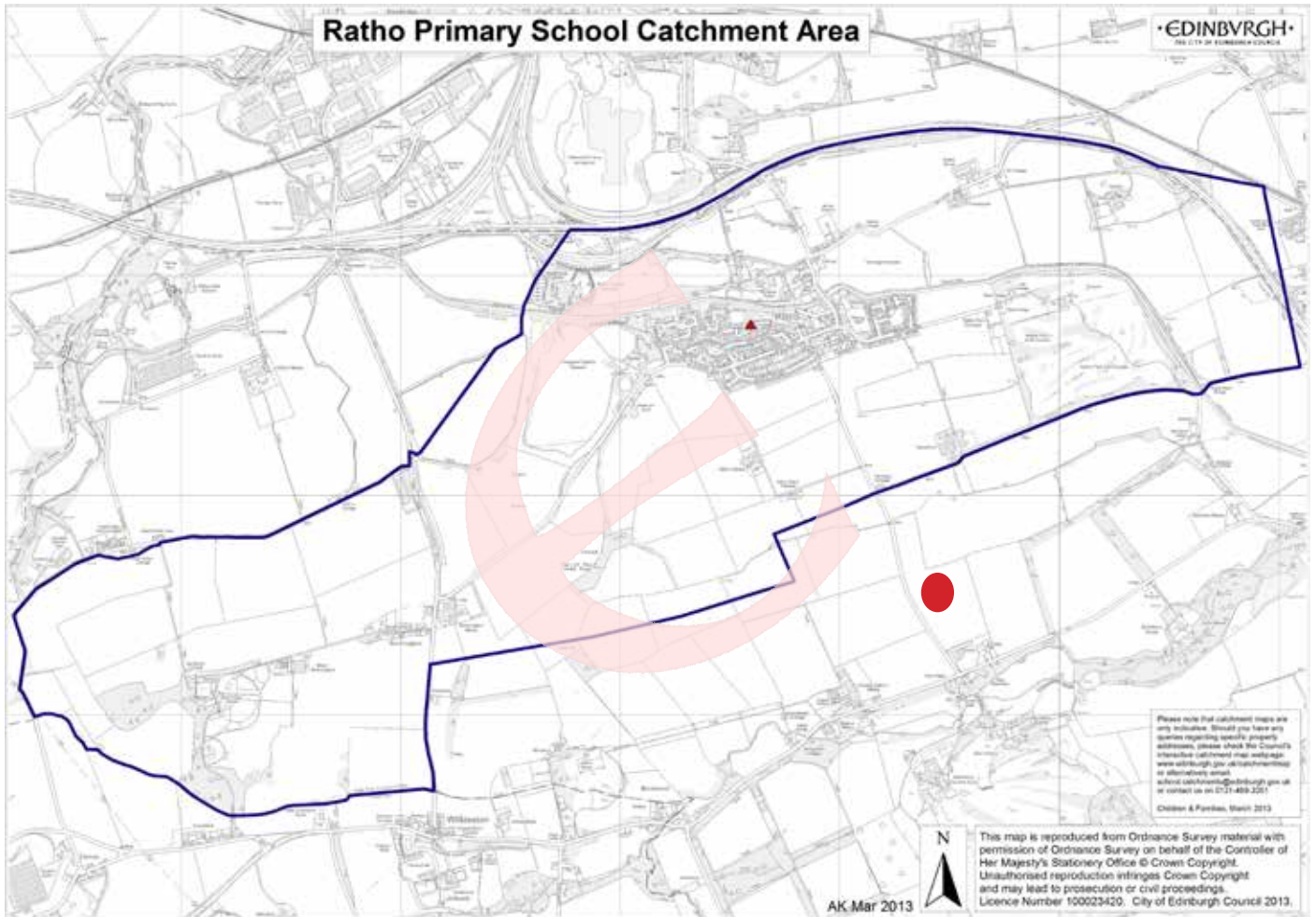


Figure 6 - Ratho Primary School Catchment

6.0 School Roll Projections

6.1 The latest roll forecast projections for the catchment (including future review) schools are set out in **Table 2** below. In summary:

- **ND Primary** - the latest projections demonstrate that the catchment school (Dean Park) will exceed capacity in 2020. However, as noted in Appendix 2, the Council's solution will be a phased 5 class extension at Dean Park, increasing capacity from to 546 in 2020 and to 630 by 2025. It is noted that Ratho will also exceed capacity in 2019 and the Council are investigating a 3 class expansion.
 - **RC Primary** - Capacity at St.Cuthbert's will not be exceeded in the projection period to 2029. The Council do not have any capacity increase actions planned.
 - **ND Secondary** - Capacity at the existing catchment school (Balerno) is forecast to be exceeded by 2022. As noted in Appendix 2, the catchment review proposals indicated an increased capacity of 1000 pupils at Balerno and Appendix 3 (page 20) notes that investigations have assessed capacity options with replacement
- the possible preferred alternative over extension. This is subject to masterplanning of the site and Scottish Government funding announcements. However, it confirms there are plans to potentially significantly increase capacity for the Balerno High catchment.
- **RC Secondary** - Capacity is expected to be breached by 2023 with the LDP Action Programme noting that feasibility work is underway to investigate capacity options. However, the LDP Education Appraisal also notes that given distance of school from most planned development, it is likely pupils will choose closer non-denominational schools and therefore capacity concerns should be monitored.

School	Current Capacity	Current Classes	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Dean Park PS	476	17	469	488	495	508	506	507	515	503	494	501	502
Ratho PS*	294	11	271	310	318	336	350	359	366	369	370	374	378
St.Cuthbert's RC PS	210	7	200	194	195	193	193	194	194	194	198	201	202
Balerno HS	850	-	752	804	834	853	892	929	958	1018	1056	1071	1091
St. Augustine's RC HS	900	-	773	837	849	894	922	945	963	976	1014	1014	1021

Table 2 - School Roll Projections (**not currently a catchment school for proposed site*)
(Extracted from Appendix 1)

7.0 Impact of Proposed Site

7.1 The latest school roll projections noted above are based upon recent Council forecasts (December 2019). In this respect, forecast over-capacity issues at Dean Park Primary and Balerno High Schools will be mitigated through planned extensions (plus possible medium/longer term replacement of the High School). We can estimate the following additional impacts by introducing the proposed development.

7.2 **ND Primary** - Dean Park Primary will have an extended capacity of 546 in 2020/21 with scope for an extended capacity of 630 if required by 2025. The forecast maximum roll of 515 in 2025 indicates that the initial 2-class extension will be sufficient at this stage. If implementing the full 630 capacity option, this would indicate potential capacity for 115 pupils in the forecast period to 2029. **Table 3** below illustrates the impact of the Hatton Village proposal based on assumed site programming and pupil generation noted on Page 4.

Year	22	23	24	25	26	27	28	29
Capacity	546	546	630	630	630	630	630	630
Forecast Roll	508	506	507	515	503	494	501	502
Hatton Village*	11	33	33	33	33	33	33	33
Combined	519	550	584	625	646	670	710	744

*based on 80/20 houses/flats split

Table 3 - ND Primary Combined Forecast

7.3 Table 3 indicates that the planned extension to 630 capacity would be required by school year 2024/25 and would be exceeded by 2026/27 (Year 5 of Hatton Village completions). Subject to additional new housing sites within the catchment area via the emerging LDP (see Section 8 below), this would **allow for 500 units to be developed at Hatton Village prior to an additional capacity solution being required**. If adding the total pupil generation from Hatton Village (264) to the peak roll (515), this would equate to a capacity need of 779 spaces (149 above the planned Dean Park extended capacity).

7.4 **RC Primary** - St.Cuthbert's Primary has a capacity of 210 pupils with a forecast maximum roll of 202 by 2029. There is no current capacity issue. **Table 4** below illustrates the impact of the Hatton Village proposal based on assumed site programming and pupil generation noted on Page 4.

Year	22	23	24	25	26	27	28	29
Capacity	210	210	210	210	210	210	210	210
Forecast Roll	193	193	194	194	194	198	201	202
Hatton Village*	2	5	5	5	5	5	5	5
Combined	195	200	206	211	216	225	233	239

*based on 80/20 houses/flats split

Table 4 - RC Primary Combined Forecast

7.5 Table 4 indicates that the proposed development would have a marginal impact with current capacity materially exceeded by 2026/27 (Year 5 of Hatton Village completions), subject to additional LDP sites. A single-class extension could potentially accommodate further capacity requirements in the forecast period to 2029. However, given the distance of the primary school (Slateford) to the Hatton Village site, it is considered unlikely that many pupils would take up this catchment option (as the Council have reflected at secondary level in the LDP Education Appraisal). As such, the **impact on this school is considered marginal at this stage**.

7.6 **ND Secondary** - Balerno High will have scope for an extended capacity of 1000 pupils which is forecast to be exceeded by 2026 with a high roll figure of 1,091 by 2029. **Table 5** below illustrates the impact of the Hatton Village proposal based on assumed site programming and pupil generation noted on Page 4.

Year	22	23	24	25	26	27	28	29
Capacity	850	1000	1000	1000	1000	1000	1000	1000
Forecast Roll	853	892	929	958	1018	1056	1071	1091
Hatton Village*	7	21	21	21	21	21	21	21
Combined	860	920	978	1028	1109	1168	1204	1245

*based on 80/20 houses/flats split

Table 5 - ND Secondary Combined Forecast

7.7 Table 5 indicates that the indicated extension of Balerno High to 1000 capacity would be required by 2023/24 and would be materially exceeded by 2026/27 (Year 5 of Hatton Village completions). subject to additional LDP sites. This is the same position with or without Hatton Village. As with the ND primary school, subject to additional new housing sites within the catchment area via the emerging LDP, this would **allow for 500 units to be developed at Hatton Village prior to an additional capacity solution being required**. If adding the total pupil generation from Hatton Village (169) to the peak roll (1091), this would equate to a capacity need of 1,260 spaces.

7.8 **RC Secondary** - St. Augustine's has a stated capacity of 900 with a forecast maximum roll of 1021 by 2029. Whilst the Council projects the existing capacity to be breached by 2023, the LDP Education Appraisal position is that the distance of school from most planned development will ensure that the majority of pupils are unlikely to take up this catchment option. **Table 6** below illustrates the impact of the Hatton Village proposal based on assumed site programming and pupil generation noted on Page 4.

Year	22	23	24	25	26	27	28	29
Capacity	900	900	900	900	900	900	900	900
Forecast Roll	894	922	945	963	976	1014	1014	1021
Hatton Village*	1	4	4	4	4	4	4	4
Combined	895	927	954	976	993	1035	1039	1050

*based on 80/20 houses/flats split

Table 6 - RC Secondary Combined Forecast

7.9 Table 6 indicates that the proposed development would increase over-capacity slightly. If adding the total pupil generation from Hatton Village (30) to the peak roll (1021), this would equate to a capacity need of 1,051 spaces. It is considered therefore that there would be a **marginal overall impact** on roll projections.

8.0 LDP Projected Growth

8.1 The Edinburgh LDP Main Issues Report (MIR - “Choices for City Plan 2030”) has now been published for consultation. This document sets out preferred and alternative growth options for the city including potential new residential areas.

8.2 At this stage, the Council’s preferred (Option 1) approach is for all urban sites to deliver new housing. The alternative (Option 2) puts forward five greenfield growth areas and the second alternative (Option 3) is a combination of the first two options. The Council’s supporting ‘Urban Area Site Assessment’ and ‘Greenfield Site Assessment’ are contained within the MIR’s supporting “City Plan 2030 Housing Study”.

8.3 ND Primary - No supported growth. The MIR and associated site assessments do not identify any new housing sites of medium/high potential within the Dean Park Primary catchment area.

8.4 Scope for further residential development within this catchment, outwith the Hatton Village site, is relatively limited. Opportunities for further sites are therefore limited to extension of Balerno itself which has not been supported at this stage.

8.5 RC Primary - Significant supported growth. St.Cuthbert’s Primary catchment takes in an extended and varied area including Dalry, Gorgie and Slateford close to the city centre and westwards to Wester Hailes, Baberton, Juniper Green, Currie and Balerno.

8.6 The MIR Urban Area Site Assessment contains two assessment areas within this catchment area. Area 14 (Lanark Road) and Area 15 (Gorgie-Dalry) contain a total of 23 potential sites of ‘medium/high’ potential with scope for between 2,065 to 3,512 units depending on density range (60-100dph). Scope for future growth is therefore high given potential brownfield redevelopment sites.

8.7 Additionally, the MIR Greenfield Site Assessment contains one further possible major site (East of Riccarton) with capacity to be determined.

8.8 The current marginal over-capacity could therefore be significantly worsened with a need for additional capacity to be identified in time.

8.9 ND Secondary - No supported growth. Balerno High’s catchment reflects that of Dean Park Primary but also includes the Ratho area to north and Kirknewton area to the west, the latter of which falls within the West Lothian local authority area. Existing housing allocations within the West Lothian area at Kirknewton are included within current projections.

8.10 The MIR and associated site assessments do not identify any new housing sites of medium/high potential within the Dean Park Primary catchment area.

8.11 Scope for further residential development within this catchment, outwith the Hatton Village site, is based upon potential growth of Balerno, Ratho and Kirknewton. This has not been supported by the LDP at this stage.

8.12 RC Secondary - Significant supported growth. St.Augustine’s catchment takes in a wide area including all of north-west Edinburgh, South Queensferry, Ratho and the Juniper Green/Currie/Balerno corridor.

8.13 The MIR Urban Area Site Assessment contains eight assessment areas within this catchment area (Areas 13,14,15,19,20,21,22,23) with scope for between 5,600 and 9,400 units depending on density range. The MIR Greenfield Site Assessment contains a further four further possible major sites with capacity to be determined.

8.14 Wider capacity solutions will therefore be required to support LDP growth.

9.0 Potential Capacity Solutions

9.1 **ND Primary** - As noted above, the plans for a 5 class extension at Dean Park Primary will allow for sufficient capacity for c.500 units at the proposed Hatton Village site prior to capacity being breached. Scope for LDP growth at other sites around Balerno is relatively restricted but there may be a limited impact on this available capacity.

9.2 However, to accommodate the full Hatton Village proposal of c.1200 units, an alternative will be required in the medium term (2026 or Year 5 of development).

9.3 Scope for utilising Ratho Primary to the north is limited by its own over-capacity issues. However, given the close travel distance between Ratho and Hatton Village, there may be scope to investigate a combined catchment option. This could either be an extended school at Ratho, a new school at Hatton Village or a split campus between the two locations. This would potentially free up additional capacity at Dean Park to accommodate future growth at Balerno.

9.4 Currie Primary, as noted within Appendix I, has physical scope for expansion. The projected school roll for Currie forecasts a high roll figure of 531 in 2021 with the roll then falling thereafter. On the basis that capacity could be extended from the current 546 (19 class) organisation to 23 classes with capacity for c.660 pupils, there would be additional spare capacity. Approximately 130 pupil spaces would equate to 600 units (80% houses, 20% flats) which may offer one further capacity option to accommodate the remainder of Hatton Village.

9.5 A new stand-alone school within Hatton Village with its own catchment remains an option. On the basis that the short term solution would be to utilise capacity at Dean Park, this would allow for financial contributions to build up with a new school in place by Year 5 of development. Further assessment of the scale of cost and timing of contributions would be required but given the total site will generate an estimated 264 ND primary pupils, there is scope for a single-stream school to be implemented.

9.6 **RC Primary** - On-site extension of St.Cuthbert's is a feasible option in the medium term if required to accommodate LDP growth, including the proposed Hatton Village site.

9.7 **ND Secondary** - Balerno High will require an extension by 2023 to cater for existing growth. On the basis of a revised 1000 capacity, this extended capacity would be exceeded in 2026 or Year 5 of the Hatton Village development. Extension of the school beyond 1000 pupils or a replacement school with greater capacity (c. 1,100 required based on existing projections and c.1,250 required to include Hatton Village) is currently being considered by the Council as noted above. Financial contributions from Hatton Village could address this existing requirement.

9.8 **RC Secondary** - Scope for extension of St.Augustine's will require to be assessed through the LDP process, in line with forecast growth within the catchment area. As noted above, the impact of Hatton Village is negligible given the large catchment.

10.0 Developer Contributions

10.1 The finalised Developer Contributions & Infrastructure Delivery guidance (2018) sets out education contribution zones with rates per house/flat to address cumulative impacts and is linked to the LDP Action Programme. It is noted however that Scottish Ministers have, as of 17th January 2020, instructed the Council not to adopt this guidance due to concerns over how it relates to the LDP and the calculation of education and transport zone contributions. As such, the required level of contribution will require further assessment by the Council with revised guidance expected to be prepared in due course.

10.2 However, for the purpose of this assessment, we can review what the 2018 draft guidance set out. In this respect, the site is located within the South West 1 Education Contribution Zone with a rate of £5,212 per house and £1,216 per flat. It is noted that this relates to the 5 additional classes at primary level (specified as 3 at Currie and 2 at Dean Park) which it is understood have been funded by existing developments.

10.3 The Hatton Village site is to be considered as part of the new LDP and as such, financial contributions will require to be set in line with required infrastructure improvements.

10.4 Whilst final infrastructure requirements are not yet known, the Developer Contributions guidance provides latest costs for new or extended schools.

ND Primary

10.5 At primary level, a new 7 class single-stream school (including 60 place nursery) at Gilmerton is estimated to cost £9.1m, excluding land or site preparation/remediation costs. For Hatton Village, if a new school was required this would equate to an average base rate of c.£7,500 per unit. Should this be required to be in place after 500 completions as noted in the phasing above, this would equate to £18k per unit (or higher if requiring a lead-in period).

10.6 Should extensions of existing primary schools be considered an alternative approach, the cost estimate is between £300k-£400k per class depending on cost effective scale, i.e. more expensive per unit for 2 class than a 4 class extension.

10.7 Financial contributions could therefore be made from the Hatton Village project while existing capacity is utilised at Dean Park Primary. After 500 completions, the new capacity solution would require to be in place which is considered feasible in the context of Edinburgh's changing school estate.

ND Secondary

10.8 At secondary level, the above assessment indicates that a net additional 150 places would be required at Balerno High to accommodate the full Hatton Village proposal. Given the need for additional capacity already based upon existing projections (from 850 to 1,100), the Hatton Village proposal would only be adding increasing this capacity requirement by a further 150 places to c.1,250 capacity.

10.9 The Developer Contributions guidance sets out costs of a new secondary at c.£30m (excluding land and site preparation costs) with additional capacity costed at £33k per pupil. This would equate to c.£5m for the additional 150 places needed at Balerno over and above existing capacity requirements.

10.10 Financial contributions could also be made from Hatton Village with the additional capacity only required after 500 completions. Given the need to address capacity at Balerno High to accommodate existing projections, this is also considered deliverable.

Denominational Primary/Secondary

10.11 There are no current contribution requirements but as noted above, to deliver the emerging LDP strategy further capacity will be required at both levels with financial requirements to be assessed once the final housing scope is known.

11.0 Summary

- The proposed development at Hatton Village will generate 264 ND Primary pupils, 169 ND Secondary pupils, 41 RC primary pupils and 30 RC Secondary pupils. The project is proposed to be phased over 9 years with completions between 2022/23 and 2030/31 at a maximum rate of 150 per annum.
- The Council's latest school roll projections (Appendix I), covering the period 2019-29 take into account all committed housing, including existing LDP sites.

ND Primary

- Adding Hatton Village site programming, the projections indicate that the proposed new capacity of 630 will be exceeded at Dean Park Primary School by 2026 or Year 5 of development (scope for 500 unit completions prior to capacity being exceeded).
- A medium term solution will either require extending existing primary schools, a combined catchment with Ratho Primary or a new stand-alone catchment school within the site. Timing and level of associated financial contributions will require further assessment but the combination of utilising existing capacity in short term with a new school option thereafter is considered feasible.

RC Primary

- St.Cuthbert's is forecast to be marginally over-capacity and the addition of Hatton Village would slightly increase this issue with likely extension required to accommodate emerging LDP growth. However, given the distance of the school from the proposed site, it is considered unlikely that this catchment option would be fully utilised.

ND Secondary

- Balerno High requires an extension by 2023 to accommodate existing projections. On the basis of a new 1,000 capacity, further capacity will be required by 2026 or Year 5 of development (scope for 500 unit completions prior to capacity being exceeded). A net additional c.150 spaces would be required to accommodate Hatton Village over and above existing requirements.
- The Council are currently considering options which include an extension or replacement school in the medium term. Timing and level of associated financial contributions will require further assessment but the combination of utilising existing capacity in short term with a new/further extended school option thereafter is again considered feasible.

RC Secondary

- St.Augustine's is forecast to be over-capacity both with and without Hatton Village. As at primary level, the slight increase is not considered significant and the distance of the school from the proposed site would reduce demand for places.

Overall, education infrastructure options exist to deliver Hatton Village within the City Plan 2030 period.



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