

ABERDEEN CITY COUNCIL

COMMITTEE	Education, Culture and Sport
DATE	28 March 2013
DIRECTOR	Gayle Gorman
TITLE OF REPORT	Preferred Site for Proposed Replacement School for Kincorth and Torry Academies
REPORT NUMBER:	ECS/13/019

1. PURPOSE OF REPORT

This report advises Committee of the alternative sites available for the building of the proposed replacement school for Kincorth and Torry Academies and provides a recommended site.

2. RECOMMENDATION(S)

It is recommended that Committee instructs officers to carry out statutory consultation on the following formal proposal:

To close Kincorth Academy and Torry Academy and to amalgamate the two schools on a new, purpose-built Secondary School on the Bobby Calder Park Site.

3. FINANCIAL IMPLICATIONS

The Council has been allocated approximately £22 million as a contribution towards the cost of construction of a new secondary school from the Scottish Futures Trust.

As part of the budget setting process a further £10 million was allocated as part of the Non Housing Capital Programme being the Council's contribution to the overall project cost.

As part of the overall project funding and cash flow discussions will take place to ensure that the most optimum financial package is in place to deliver the new school and this will be reported to Committee in due course.

4. OTHER IMPLICATIONS

Legal – If a preferred site is approved, it will be necessary to carry out Statutory Consultation on the formal proposal above. This places various responsibilities on Aberdeen City Council under legislation - The Schools (Consultation) (Scotland) Act 2010. The Scottish Government provides statutory guidance to Local Authorities on the Act (Advice to Local Authorities Appendix 1).

Resources – Officer time and minor expenditure on production of materials, hosting engagement events etc. which can be met from existing Service budgets.

Personnel – Should Committee decide upon implementation of the proposal once Statutory Consultation is completed and reported back to Committee, there will be a rationalisation of staffing. This will be carried out under existing HR Policies of Aberdeen City Council.

Property - Should Committee decide upon implementation of the proposal once Statutory Consultation is completed and reported back to Committee, there may be a requirement to declare the two existing schools as surplus to Education Service requirements. This will be progressed under existing policies of Aberdeen City Council.

Equipment – There are no equipment implications or risks associated with this report in itself.

Sustainability and environmental – Should Committee decide upon implementation of the proposal once Statutory Consultation is completed and reported back to Committee, Depending on the decision of committee, there may be sustainability and environmental implications, depending upon the site chosen.

Health and safety – There are no implications or risks related to this report in itself.

Policy – there are no implications or risks related to this report in itself.

5. BACKGROUND/MAIN ISSUES

5.1 School Reorganisation Proposals

In Scotland, local authorities have a statutory duty to ensure the adequate and efficient provision of school education in their area. In that context, they may undertake reorganisation of their school estate at any time and the need for school closures (sometimes referred to as rationalisation), amalgamations or altering catchment areas can be prompted by changing population patterns and the need to provide suitable school buildings for pupils and teachers.

Aberdeen City Council has been reviewing its Education, Culture and Sport Estate over a number of years, and has established clear priorities for its School Estate, in line with Scottish Government guidance. The Council's approach to its School Estate dovetails with the Council's Asset Management Strategy, which complies with national good practice.

The most recent review of education properties was split into two phases, commencing in 2009 with a review of the Secondary school provision in the City, followed by a subsequent review of the Primary school provision commencing in 2012. The review outcomes are reported to the Council's Education, Culture and Sport Committee to ensure sound political governance.

A Special Meeting, Education, Culture and Sport Committee on 28th October, 2010 resolved, *inter alia*, to instruct officers to fully develop proposals as soon as practicable

- *To replace Torry Academy and Kincorth Academy with one single larger school on an appropriate site to accommodate all existing secondary pupils and any pupils generated by the development proposed at Loirston.*

This decision was made after consideration of feedback from informal engagement with local communities as well as the following measurable elements.

1. Sufficiency – ensuring the correct sizes of schools are in the right places, and planning to address any under- or over-occupancy.
2. Condition – ensuring all schools are in as good condition as possible, addressing elements of the school which are categorised as C or D, and any other issues, as resources allow.
3. Suitability – ensuring all schools and their surroundings are fit for purpose and can accommodate the delivery of an evolving modern curriculum (Curriculum for Excellence) and meet statutory requirements such as compliance with Equality Act 2010 which replaces the Disability Discrimination Act 1995.
4. Flexibility – preparing for and responding to changes over time, such as new housing developments, changes in national policies in education, demographic changes etc.
5. Budgets – spending limited budgets on Learning and Teaching rather than on maintaining buildings which are expensive to run or repair and maintain.

Reviews take account of the developing, and recently adopted Local Development Plan which identifies a potential growth of approximately 30,000 new houses across the City over the next 20–30 years. This

represents a considerable amount of pressure on existing infrastructure, including schools and community facilities.

Although the Secondary School Estates review in 2010 recommended that a replacement school of up to 1,300 capacity would be adequate, a number of factors now indicate that a school of 1450 capacity would be required.

These include:

- The impact of the new housing development within the approved Local Development Plan.
- The inward migration to the Torry and Kincorth areas.
- There are currently a significant number of pupils who are zoned to the schools who choose to attend a different school, (i.e. 72 from Torry Academy and 130 from Kincorth Academy) in the City.
- Recent experience within Aberdeen suggests that new schools tend to attract pupils back from other schools, as well as resulting in additional placing requests under placing request legislation.

5.2 Educational Rationale

This will be fully described within an Educational Benefits Statement within the Statutory Consultation Document, should a decision to progress be taken.

However, there are distinct advantages which will benefit pupils in a larger school - Curricular, Learning and Teaching, Extra-Curricular Experiences, Pastoral Care and Pupil Well-Being.

5.2.1 Curricular

A larger school can provide a broader range of curricular opportunities for pupils. This is a crucial factor and one of the most significant in reaching the decision to make the proposal to bring the two schools together. There are clear inequalities in curricular opportunities for pupils attending different schools due, to a large extent, to the restricted range of subjects and levels which can be made available in a small school.

Kincorth and Torry Academies do provide as wide a range of opportunities as their resources allow and there is no doubt they meet the needs of many pupils.

It is clearly possible, however, to offer a wider range of subjects, at more levels and with less recourse to multi-level classes in larger schools.

Small schools have made arrangements to compensate for the restricted curricular choice available to their pupils, including:

- Common timetabling between schools which allows a broader range of subjects to be offered than would be the case for individual schools, but not as broad a range for as many pupils as would be the case if the rolls were combined. Pupils then travel between schools to access their preferred courses.
- Consortium arrangements and Travel Afternoons which provide further opportunities to increase curricular choice for pupils. These opportunities are not taken up by all pupils and there are significant costs and logistical implications involved.

Liaison with FE colleges is beneficial and is easier to organise with larger numbers of pupils.

5.2.2 Learning and Teaching

Larger schools provide greater opportunities for improving learning and teaching by staff having greater interaction with a broader range of colleagues. This can lead to more opportunities for team teaching, with staff able to learn from each other;

Staff are more likely to can gain more experience by teaching a wider range of ages and levels, enhancing their practice and their ability to deliver coordinated and coherent programmes of learning in a larger school. This is to the benefit of all pupils and staff.

Wider range of staff can share their wider life skills and experiences in the classroom, making learning and teaching more interesting and relevant.

5.2.3 Extra-Curricular Experiences

A larger school can provide access to a broader range of extra-curricular activities, including providing for sustainable school teams.

5.2.4 Pastoral Care and Pupil Well-Being

The sense of 'closeness' within a school community is a consequence of historic links rather than size, although it is recognised that in a smaller school individual parents and pupils may feel that they are better known by administrative staff.

Excellent pastoral care can happen in any school, but that each of smaller and larger schools have some advantages in this regard.

Pupils with Additional Support Needs can receive an excellent education in a school of any size, if it is well designed.

5.3 Proposed Site Requirements

5.3.1 Current and Projected Pupil Numbers

School	Actual at February 2013	Projected roll (2012 based)								
		2013	2014	2015	2016	2017	2018	2019	2020	Post 2020
Kincorth Academy	618	603	612	615	606	611	621	633	650	tbc
Torry Academy	456	435	430	405	369	379	409	436	462	tbc
Total	1074	1038	1042	1020	975	980	1030	1069	1112	tbc

It is likely that some of the current pupils who attend other city schools under placing request legislation will be attracted to the new school increasing school roll. In many of the recently completed 3Rs Schools, in particular Bucksburn Academy, significant numbers of pupils, previously choosing not to attend their zoned schools, now do so. This may be due, at least in part, to the attraction of the improved facilities.

The projected size of the new school is 1450 pupils. This will allow for accommodation of all existing pupils, an increase in the number of in-zone pupils from Kincorth and Torry attending their zoned school and new pupils who will result from the significant housing developments within the two existing school zones.

5.3.2 Area Required for a New School

The School Premises (General Requirements and Standards) (Scotland) Regulations 1967 stipulate minimum areas required for new schools, in terms of the size of the building, and associated playing fields.

Site (Secondary) (excluding Playing Fields)

Minimum site area for 1000 pupils = 2.4 hectares

Each additional 100 (over 1000) = 0.1 hectares

A school of 1450 pupils would require 2.4 hectares

plus

$0.45 \times 0.1 =$ 0.45 hectares

Total = 2.85 hectares

Playing Fields (Secondary)

Minimum area for 1000 pupils = 3.2 hectares
Each additional 200 (over 1000) = 0.4 hectares

A school of 1450 pupils would require	3.2 hectares
plus	
$2.25 \times 0.4 =$	0.9 hectares

Total = 4.1 hectares

In total, a minimum of $2.85 + 4.1 = \mathbf{6.95 \text{ hectares}}$ will be required.

This is the minimum under regulations and a larger site would allow for the potential of sharing the site with other appropriate services such as other services of the Council and the local Health Authority.

5.3.3 Other Considerations

- (i) Location: The site of the new school should be within the existing catchment areas of Kincorth and Torry Academies. This in practice means it should lie within the area bounded by the coast to the west, the River Dee to the north and the City/Shire boundary to the south and west. In practice, the western boundary would be limited by the A90, trunk road.
- (ii) Access to the site: the site must be accessible to pupils and to staff. There must be consideration of Safe Routes to Schools and the practical nature and any costs associated with transport to and from the site.
- (iii) Planning: Consideration of planning issues are referred to in the Planning Risk Register within the Site Appraisals Document and supplement – Appendix 2

The Site Appraisal Document describes how the identified sites were evaluated in terms of their appropriateness to accommodate the proposed new school.

5.4 Informal Engagement

5.4.1 Arrangements

A period of informal engagement into the preferred site ran from January, 2013 to 8 March 2013.

The document 'Proposal For A New Secondary School To Replace Torry and Kincorth Academies - Site Appraisals' (Updated as Appendix 2) was made widely available.

Discussions were undertaken between education service officers and neighbourhood planning officers on issues likely to arise within local

communities due to the proposal. Schools involved their staff, pupils and parent councils in discussions on the possible sites.

Drop –in information events were run in each community area:

- Monday 21 January 2013 at Kincorth Academy
- Tuesday 22 January 2013 at Charleston Primary School
- Wednesday 23 January at Torry Academy

At these events, information on the site options were made available and planning officers, technical officers and representatives of the Education, Culture and Sport Service were present to discuss the options.

Participants were encouraged to leave completed comment cards, copies of which are available in the Members' Library, along with copies of all other types of submission.

Officers of the Council met with representatives of the Parent Councils from all schools in the affected areas.

5.4.2 Attendance

A total of **142** people participated in the three informal engagement events.

	Participants
Kincorth Academy (21 January 2013)	28
Charleston School (22 January 2013)	63
Torry Academy (23 January)	51

5.4.3 Submissions

There were 16 email responses to the dedicated email address and 6 written submissions. 51 completed Comment Cards were handed in at the engagement events. All views received by the closing date of Friday 8 March 2013 were accepted.

(i) Summary of Submissions

Of those who indicated a preferred site, the totals were:

Format of Submission	Total	Preference				
		Tullos	Bobby Calder	Kincorth	Torry	None
Emails	16	4*	11		1	
Written	6	1	1		3	1
Comment Card **	51	1	36	4	5	7
Total	73	2	48	4	9	8

* 3 out of the 4 emails are from the same recipient supporting preference to Tullos

** 2 comment cards indicated more than one preference

(ii) Submissions by Representative Groups

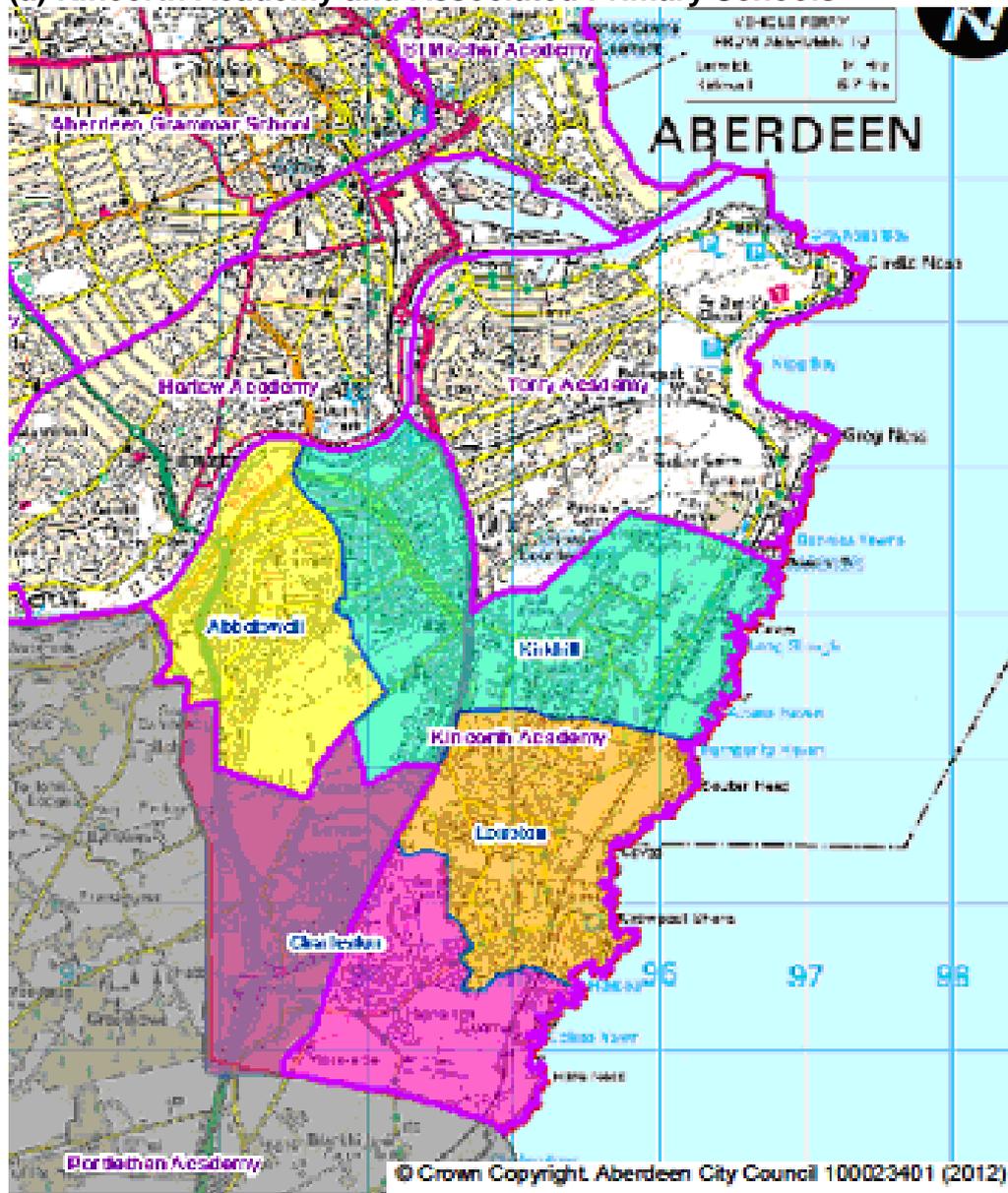
There were three significant submissions from Torry Academy Parent Council (supported by Torry Community Council), Walker Road Parent Council and the staff of Torry Academy.

All other submissions were made by individuals or pairs of parents/carers.

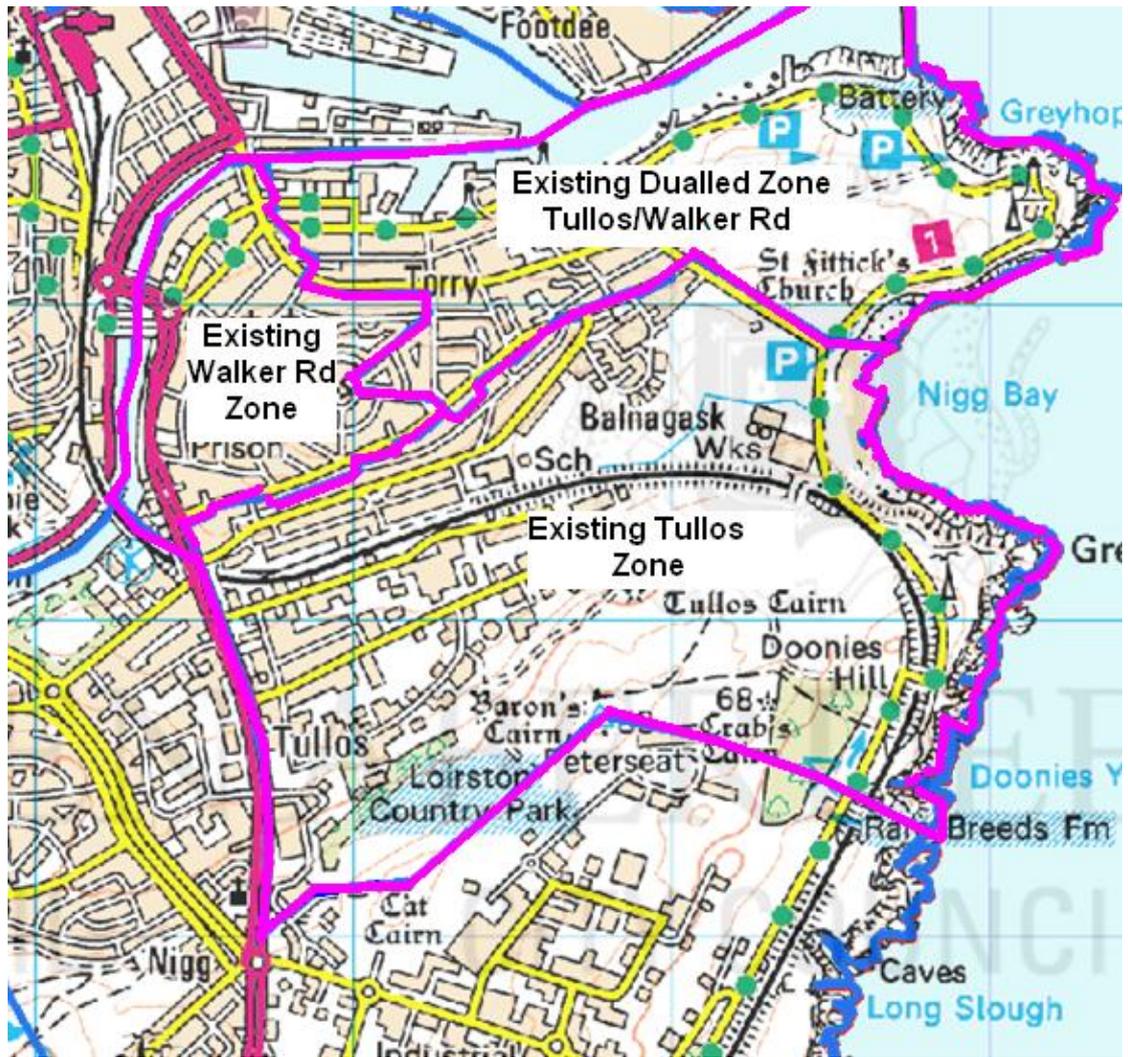
5.4 Catchment Areas/Zones

5.4.1 The Existing Catchment Areas

(a) Kincorth Academy and Associated Primary Schools



(b) Torry Academy and Associated Primary Schools



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5.5 Available Sites

5.5.1 Background

A study was carried out into various sites located to the South of the City to assess their suitability to accommodate a new Secondary School to replace both Torry and Kincorth Academies. Following the assessment of each site it is aimed to identify a preferred option which best meets the needs identified by the Education, Culture and Sport Service.

There is general acceptance that should funds be used to purchase land, this would detract from the resources available to progress the project and therefore should not be considered. Only land in Council ownership was considered.

The site options appraisal has been conducted in accordance with the requirements stipulated by the Education, Culture and Sport Service. The initial stage of the process was undertaken in conjunction with Enterprise, Planning and Infrastructure to define the objectives of the report in terms of site options appraisal and site selection.

The first stage of this process consisted of clearly defining the criteria against which all of the potential sites would be assessed. The selected criteria were agreed with Education, Culture and Sport to ensure that their requirements were met and that the sites responded adequately to their requirements. The resulting selection criteria were:

- Site Area
- Site Characteristics (Topography)
- Site Characteristics (Ground Conditions)
- Site Location/Neighbourhood
- Site Access: - Roads
- Accessibility (Communications, bus routes etc.)
- Development Potential (Planning Constraints, Ecological Issues)
- Redevelopment Opportunities/Regeneration/Shared Use
- Site Services/Sustainability Issues
- Site Availability/Existing Use
- Site Value/Acquisition Costs/Displacement Costs
- Fit with Service Delivery Model

5.5.2 Site Appraisal Methodology

Under the headings of the main criteria a series of specific points against which sites would be measured were developed.

Following this exercise the process of identifying appropriate sites commenced. Initial work was undertaken by the Asset Management Team using available data bases to identify Council owned sites that were either vacant or were likely to become available within a timescale that suited the programmes for the proposed development. This list was supplemented by additional sites that are partly owned by the Council. This supplementary list comprised of the two sites at Loriston. This

exercise identified seven Aberdeen City Council owned sites and a further two sites that are in the joint ownership of the Council and a Private Developer.

The nine sites were subject to further information gathering so that an initial assessment of the options could be undertaken by the Asset Management Team. This initial assessment was then subject to review by the project team which included an analysis of the options with Officers from Education, Culture and Sport providing the scoring under the criterion 12, 'Fit with Service Delivery Model'.

The aim of the evaluation matrix was to provide a shortlist of suitable sites forming the preferred options.

5.5.3 Updated Information

As a result of questions raised during the informal engagement process, further information has been provided in the updated Site Appraisals and Planning Risk Register Document (Appendix 2). The main changes include enhanced information on **Accessibility and Transportation**. There has also been addition of further detail to the **Risk Register** and a new assessment criterion entitled '**Environmental Factors**'.

5.5.4 Preferred Site

None of the sites were entirely without positive as well as negative aspects.

Overall, the Bobby Calder Park Site received most support from those who submitted a view (mainly from Cove residents) and achieved the highest evaluation in terms of the Site Appraisals, including fewest concerns from Planning. It is also a large site and geographically relatively central to the three existing communities of Kincorth, Torry and Cove as well as the proposed housing developments identified within the Aberdeen Local Development Plan.

The Bobby Calder Park Site was, therefore, identified as the preferred site. It is acknowledged that all issues raised within the informal engagement will have to be addressed in the statutory consultation document on the formal proposal to amalgamate the two schools and create a new school on the Bobby Calder Park Site.

6. IMPACT

6.1 Corporate

Aberdeen the smarter City

1. We will enhance the physical and emotional wellbeing of all our citizens by offering support and activities which promote independence, resilience, confidence and self-esteem

2. Working with our third, public and private sector partners, we will provide opportunities for lifelong learning which will develop knowledge, skills and attributes of our citizens to enable them to meet the changing demands of the 21st century.
3. Again, working with partners, we will create a City of Learning which will empower individuals to fulfil their potential and contribute to the economic, social and cultural wellbeing of our communities.
4. We will aim to have a workforce across the city which has the skills and knowledge to sustain, grow and diversify the city economy.

6.2 Equality and Human Rights implications

A full equality and human rights impact assessment was not required, as this paper only seeks approval to investigate and further consult.

A full EHRI will be undertaken once potential solutions are in place.

7. BACKGROUND PAPERS

Appendix 1

Schools (Consultation) (Scotland) Act 2010 - Statutory Guidance

Appendix 2

Proposal for a New Secondary School to Replace Torry and Kincorth Academies Site Appraisals Document (including Planning Risk Register) (Updated)

8. REPORT AUTHOR DETAILS

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Appendix 1

**SCHOOLS (CONSULTATION) (SCOTLAND) ACT 2010
STATUTORY GUIDANCE**

Introduction

This statutory guidance is issued under Section 19 of the Schools (Consultation) (Scotland) Act 2010 (hereinafter referred to as ‘the Act’), which came into force on 6 January 2010, the day after Royal Assent was given. The guidance should be read in conjunction with the Act.

Purpose of the Act

The Act’s principal purpose is to update and strengthen the statutory consultation practices and procedures that local authorities apply to their handling of all proposals for school closures and other major changes to schools. It aims to establish a new consultation process that is robust, open, transparent and fair, and seen to be so. In doing so it aims to ensure consistency of consultation arrangements across Scotland. The Act also introduces a presumption against the closure of rural schools by ensuring that a decision to consult on a rural school closure proposal is not made until the local authority has had regard to all viable alternatives and assessed the likely implications of closure. The Act also replaces the previous system for referring certain local authority decisions for Scottish Ministers’ consent with a new system of call-in, but in school closure cases only.

To whom is this guidance addressed - who should read it?

Section 19 of the Act states that “...an education authority must have regard to any guidance issued by the Scottish Ministers for the purposes of or in connection with this Act”. This guidance is therefore issued to local authorities and is intended to assist those who are involved in overseeing the consultation and decision making processes around proposed changes to their schools, as set out in the Act. It is intended to help ensure that full, fair and rigorous consultations are undertaken and does so by providing guidance and illustrative examples of the good practice which is expected to be the norm. It will also be helpful to read the Explanatory Notes that accompany the Act which are designed to help understanding of its detail –

www.oqps.gov.uk/legislation/acts/s-acts2010a

This guidance will also be of interest to parents and carers; school pupils and staff; members of the local community; and anyone else with an interest in how authorities undertake consultations on proposed changes to schools. It is important that they are reassured that the consultation and decision making process and procedures are fairly, fully and rigorously carried out by the local authority.

The structure of this guidance follows the order of the provisions in the Act. The specific areas covered and the level of detail offered on those areas reflect the

discussions and debate during the course of the passage of the Bill through the Scottish Parliament. The Scottish Government has been keen to respond to issues and areas of concern and interest as they have arisen during the consultations and the various stages of Parliamentary scrutiny. In preparing this guidance, we have taken into account the engagement and contribution of MSPs and other stakeholders.

The Educational Benefits Statement – Section 3 of the Act

The Act reflects the Scottish Government's view that the educational benefits should be at the heart of any proposal to make a significant change to schools. Consequently, the Act specifies that the local authority must, for all consultations, prepare an educational benefits statement (EBS) and publish it within the proposal paper¹. The Act requires authorities to consider both current and future pupils of the school, current and future users of its facilities and also to explain how the authority intends to minimise or avoid any adverse effects of the proposal. It must also include its reasons for reaching the views which it sets out regarding the educational benefits. Reasons should be supported by evidence to assist consultees in their understanding of the envisaged educational benefits.

Effect on different school users

The Act specifies that the authority must set out within the EBS its assessment of the effect of the proposal on a range of school users. The first such group is the pupils at the affected school or schools. It applies to all pupils, not just some. It will often be important for an authority to distinguish between different groups – for example those with additional support needs – and how a proposal may benefit/impact on them differently. An affected school would include a school proposed for closure either in its entirety, or in part (where for instance a stage of education or where all nursery provision was proposed to be discontinued). Where the proposal was to establish a new school, those schools whose rolls would be consequently reduced or changed as a direct result of the new school should be counted as affected schools. Proposals to change catchment areas normally also affect more than one school – and in some cases schools from across neighbouring authorities. In such cases authorities will want to consider carefully how any proposal might have a consequential effect on other schools.

The EBS must also set out the assessed impact on other users of the school's facilities, both currently and in the future. That may include for instance adult or community users, perhaps who attend school-based classes, or users of a school's theatre or hall or sport and recreation facilities. The authority must also consider and set out the impact of its proposals on children or young people who would have been likely (but for the proposal) to have become pupils of the school. In the case of a primary school that would generally affect children who would within two years be expected to attend, or in the case of a secondary school it would include children in associated primaries. However, authorities

¹ The proposal paper is covered in more detail in pages 4 and 5 of this guidance

should consider the interests of any and all children or young people they know may come into this category.

Finally, the authority is required to set out its assessment of the likely effects of the proposal – its potential implications and consequences – on some or all of the pupils in other schools across the authority's area.

In assessing the likely benefits and effects on users, authorities will want to take into consideration a range of factors which will vary from case to case and in scale, depending on the particular circumstances and the type of proposal being consulted on. In many circumstances, the affected groups will not necessarily share a common benefit from what is proposed. In these cases, it will be important that the EBS demonstrates clearly how the authority has identified and intends to balance these diverse interests. In order to make the EBS as clear and easily understood as possible, authorities will wish to emphasise and highlight the main beneficiaries of what is proposed and how they will benefit.

Factors which may be candidates for consideration

Neither the Act nor this guidance are framed in a way that either lists or limits the range of factors that may be relevant in the case of a particular proposal, that an authority might take into consideration and/or articulate in the EBS. The Government, however, expects that, as a matter of course, the rationale and arguments offered in the EBS, indeed in the whole of the proposal paper, will be set within the context of an authority's range of statutory duties – which is addressed in more detail in the section below.

Also of relevance will be the way a proposal sits within the context of a range of national and local policies. *Curriculum for Excellence* sits at the heart of what both national and local government are looking to achieve in terms of raising levels of achievement and improving educational outcomes for all children and young people. It is intended to nurture successful, effective, confident and responsible young people, able to learn and utilise learning in a way that helps them reach their full potential and to respond to the increased variety and pace of change in today's and tomorrow's world.

In preparing the EBS, authorities will want to set out how a proposal will improve the quality of the curriculum and create positive environments for more effective learning and teaching better matched to the needs of learners. The EBS should focus on how the proposals will improve the depth, breadth, coherence, relevance, challenge and enjoyment provided by the curriculum. It should also demonstrate how opportunities for greater personalisation and choice in learning and improved progression will enhance children's experiences. This will include the use of information and communications technology (ICT) and arrangements for assessing and planning learners' progress. It will also be important to highlight the impact of the proposals on the overall ethos of the school, including the care and welfare of pupils and their personal and social development. A key aspect will be to ensure that the proposal improves equality of opportunity for all within an inclusive educational

experience, in the widest sense, for pupils and achievement, and for interdisciplinary learning and beyond.

Other potentially relevant issues in connection with educational benefit in some cases may include the condition and suitability of the school buildings and facilities (and where a proposal would involve pupils moving from one school to another, the relative condition of both), changing patterns of demand for school places if there is a growing mismatch between supply and demand, and the travel and transport context and implications of a proposal if for instance they would impact differently on pupils' broader social experiences and opportunities to participate in and benefit from out-of-hours learning. Financial and budgetary considerations may also be relevant in situations where disparities in the costs of the delivery of education may have grown, to the detriment of the greater good, at least to the point where an authority considers that they require to be reviewed.

Other statutory obligations pertaining to education

Local authorities have other education-related statutory duties which they require to fulfil and therefore need to consider when contemplating proposals to change the way in which education is delivered. The EBS is the place for the authority to set out the relationship between a proposed change and these other education-related statutory duties – and how what is proposed fits with the continued fulfilment of these other obligations. The following list of statutory duties is illustrative rather than exhaustive:

Education (Scotland) Act 1980, section 1 of which requires authorities to secure for their area adequate and efficient provision of school education; and section 17 which deals with sufficient school accommodation.

Standards in Scotland's Schools etc Act 2000, section 3 of which requires authorities to endeavour to raise standards and secure improvement in the quality of school education provided in their schools.

Section 2 of this Act states that it is the duty of the education authority to ensure that the education it provides is directed to the development of the personality, talents and the mental and physical abilities of the children or young people to their fullest potential.

Education (Additional Support for Learning) (Scotland) Act 2004. This requires authorities to identify and provide support for any children with additional support needs and prepare co-ordinated support plans for those with the most extensive needs. This is a critically important group of pupils whose particular needs require special consideration.

'Personal' or 'attributable' information

In the EBS, sensitive or personal information that could be linked to or attributed to individuals – for instance individual pupils – should be avoided, although it is recognised that this may be more difficult where very small numbers are

involved. The objective should be to couch the text of the EBS in such a way as to avoid the identification of individuals and focus on the generic or on groups or categories of persons affected.

The Proposal Paper – Section 4 of the Act

Whereas the EBS provides the local authority with the opportunity to set out the educational case for their proposal, the proposal paper itself is where the authority can and should set out all the other contextual and relevant evidence and information around and in support of the proposal. The EBS will be included within the published proposal paper, so that consultees can consider the whole case together.

Authorities are required to prepare a proposal paper to set out the detail of the relevant proposal or proposals. In order to minimise confusion, authorities should only consider grouping together more than one proposal in the paper where they are in some way inter-connected. In considering what material to include in the proposal paper (in addition to the educational case set out in the EBS) an authority may wish to explain what has given rise to consideration of the matter being consulted on and why it has decided upon the particular proposal set out for consultees. If appropriate, it should also give details of other options considered but rejected (in the case of rural school closures this will have to be done as part of the process – see page 8 for more detail).

There may also be legislation - other than that directly relating to matters educational - that is relevant to the proposal and its context. These include:

Local Government in Scotland Act 2003, section 1 of which sets out what a local authority is expected to demonstrate in fulfilment of a series of obligations placed upon it. One such is the duty to secure best value by continuous improvement in performance of the authority's functions, while maintaining an appropriate balance between quality and cost and having regard to economy, efficiency, effectiveness, equal opportunities and the achievement of sustainable development.

An authority may wish to demonstrate how a proposal helps to fulfil this duty and achieve best value by setting out clearly cost benefit analyses of the financial and budgetary factors and implications of the proposal. Aspects of this may already have been covered in the EBS but if there are cost issues which go beyond the purely educational, the proposal paper is where these should be set out, again, with full financial details and supporting evidence where these are significant factors in relation to the proposal.

Equal opportunity legislation – it will also be important in the proposal paper to set out how the proposal squares with and assists the authority in fulfilling its obligations under various statutes such as the Sex Discrimination Act 1975, the Race Relations Act 1976 and the Disability Discrimination Act 1995. Preparing and publishing an Equality Impact Assessment in the proposal paper would be one way of fulfilling this.

Other factors

As well as best value, financial costs and equality issues, and matters already covered in the EBS, the proposal paper is the place to focus on wider community and other issues, beyond the purely educational – both where they have relevance to the context, timing and detail of the particular proposal and also where community and other implications of what is proposed may have been identified and how the authority plans to address or handle those.

Many local authorities undertake Asset Management Plans on a corporate basis to ensure the most effective use of assets and control of both revenue and capital costs – the school estate is a major aspect of this planning process. Where such plans do exist the proposal paper would be an appropriate place to make reference to how the proposal under consideration fits into this wider authority planning.

Proposal Paper inaccuracies and omissions – Section 5 of the Act

As the proposal paper must include the EBS, any such omission from or inaccuracy in that statement is also covered by this section of the Act. Omissions of relevant information or inaccuracies may be discovered by the authority itself or may be brought to its attention. In either case it is for the authority to consider whether or not relevant information has been omitted or the paper is inaccurate and if so, decide what appropriate and proportionate action to take.

Where the implications of the omission or inaccuracy are minor, with little or no impact on the ability of consultees to understand the proposal paper, an authority may decide to do nothing beyond fulfilling the requirement to inform whoever brought the matter to its attention of that decision. Where an authority judges the omission or inaccuracy to be more significant it may, as it considers appropriate, do one or more of the following. It may issue an erratum or corrected proposal paper and issue consultees (and HMIE) with a notice with the correct or omitted information. This issue of a corrected paper or erratum note may include extending the consultation period if this is considered warranted. It will also be good practice to publicise the corrected or additional information as widely as possible, for instance on the council's website.

Notice and Consultation Period – Section 6 of the Act

An authority must notify the relevant consultees of the proposals and the consultation period cannot commence until this has been done. The authority must also set a consultation period of at least 6 weeks, to include 30 days of term time at any affected school, not including school holidays or any other days when the school is not open to pupils. For example, a consultation period commencing say a week before the Easter holidays would run for 30 school days up until sometime in May. The 30 day period would be calculated as not including any Easter holidays, the early May bank holiday, if that is also a school holiday, and any intervening in-service days.

The Public Meeting – Section 7 of the Act

A public meeting must be held (at which the authority is represented) during the consultation period and advance notice given of its date, time and location to the relevant consultees and to HMIE (if that information has not already been given in the notice issued just prior to the start of the consultation period advising consultees of the proposal).

Maximum advance notice of the details of the public meeting is desirable. If the details can be included in the initial notice of the proposal then there will be no need for the authority to have to issue a second notice at a later stage.

The Act leaves the details of the public meeting to authorities. As to timing, authorities will wish to balance the need to give interested parties enough time to read and digest the proposal paper, in order to inform discussion and questions at the meeting, with the need to allow sufficient time after the meeting to reflect and consider what representations and response to make to the consultation. Unless there are good reasons to do otherwise it would be appropriate to avoid holding the public meeting during the first week or so of the consultation period, but ensuring that it has taken place by around the halfway stage.

For the convenience of consultees and other interested parties the public meeting should take place outwith normal/office working hours and at a convenient location.

If an authority considers it appropriate to hold more than one public meeting, for example in response to a request for a subsequent meeting during normal/office working hours, the provisions of the Act and this guidance should apply to each one.

Her Majesty's Inspectorate of Education's involvement – Section 8 of the Act

The Act provides for Her Majesty's Inspectorate of Education's (HMIE) involvement in the consultation process. This involvement will culminate in HMIE preparing and submitting to the authority a professional and independent report on the educational aspects of the proposal being consulted on. As this guidance is addressed to local authorities rather than to HMIE, it focuses on authorities' responsibilities in relation to this section of the Act.

An authority will wish to engage with HMIE before a consultation on a proposal is taken forward to ensure that practical arrangements are in place. For example, to ensure that papers and representations are sent to the appropriate person at HMIE. There will also need to be discussion as to how this shall be handled at the end of the consultation period. The 3 week period within which HMIE must prepare and submit their report (unless the authority and HMIE agree a longer period) does not commence until the representations have all been forwarded to HMIE.

The Parliament's Education, Lifelong Learning and Culture Committee discussed the question of HMIE's attendance at public meetings at some length. They assumed that HMIE would in most cases send a representative to the public meeting and the Scottish Government is of a similar view. However, the absence of an HMIE representative would not 'invalidate' the public meeting and the authority in any event must send HMIE a summary of the oral representations made. Where an HMIE representative does attend a public meeting it is important to emphasise to those present that he/she is doing so exclusively as an observer and cannot be asked to participate or offer any comment.

The Consultation Report – Sections 9 & 10 of the Act

The Act requires the authority to review the proposal consulted on in light of the written and oral representations it has received and HMIE's report, and then prepare and publish a consultation report. Section 10 sets out what the consultation report must contain. It should provide the number of written representations received, a summary of the written and oral representations made and the authority's response to those representations, the full text of the HMIE report and finally a statement explaining how the authority has reviewed the proposal in light of the representations and HMIE report.

In addition, if omissions were identified from, or there were inaccuracies in the proposal paper, the consultation report must set out their details and the action taken and, if no action was taken, why.

In the case of closure proposals the consultation report must also explain the opportunity which people would have for making representations to the Scottish Ministers in the event that the Council decided to close a school. The report should make clear that they would have a period of 3 weeks after the Council decision was taken to bring to Ministers' attention any matter which they considered would justify the decision being called in under section 15(4) of the Act. This is explained more fully below under the section entitled 'Possible Call-in'.

Further Consideration – Section 11 of the Act

The purpose of this provision within the Act is to ensure that a period of 3 weeks elapses between the authority's publication of the consultation report and the Council actually taking the decision on whether to implement the proposal(s). The intention is that interested parties should have time to see and digest the contents of the consultation report and also have time if they so wish to voice concerns and approach and lobby the councillors who will shortly be deciding on the proposal(s).

Special Provision for Rural Schools – Sections 12-14 of the Act

These sections of the Act set out special safeguards for rural schools (rural schools will be defined in terms of a list which Ministers will issue and maintain, in accordance with section 14 of the Act). The Act requires authorities to have special regard to three factors before deciding to propose and consult on a rural school closure. These factors acknowledge and reflect the special importance of a school to the more fragile and vulnerable rural and remote communities of Scotland. Closure of a school in these communities almost inevitably means that pupils will have to travel elsewhere to be educated and there will be a significant loss of service provided locally.

The first factor which an authority must have special regard to is any viable alternative to the closure proposal. The intention here is to ensure that when an option to close is proposed, the decision to consult on that option is a last resort, only proposed after all the other viable alternatives have been considered. For example, consideration could focus on how the school roll might be increased; how recruitment to the teaching posts might be improved; whether other management options might be a possibility; and how the buildings might be more intensively used. These are just some illustrative examples of a wide range of alternatives to closure than an authority may have considered and even tried to implement.

The second factor focuses on the likely effect of the school's closure on the local community - whether that will affect the local community's viability and whether the asset of the school's buildings, facilities and grounds would still be accessible, or lost, to the community. Many considerations are likely to be relevant in terms of community viability: whether closure would encourage families with school-age children to leave the community or discourage similar incomers; what impact closure might have on other services provided locally, for instance if the school is the only remaining public building in a community and a real hub of community life, used for other purposes such as public meetings, local events, fetes, surgeries, and other get-togethers.

The third factor focuses on the likely consequences of the closure on travel and transport arrangements of the school's pupils, staff and other users, and the effect on them (perhaps in terms of pupil health and wellbeing if they are less able to walk or cycle to school) as well as the overall environmental impact (for instance as a result of increased car usage). In some instances longer journeys to school may increase the likelihood of bad weather impacting on home to school travel.

Section 13 of the Act requires the authority, in consultations on rural closure proposals, explicitly to set out in the proposal paper how it gave special regard to these three factors, and in the consultation report how it again had regard to these factors in reviewing the proposal at the end of the consultation period, and any changes of attitude to the three factors which it had in that context.

Possible 'Call-In' of closure decisions by Ministers – Sections 15-17 of the Act

Section 15 of the Act requires an authority to notify Scottish Ministers and send them copies of the proposal paper and consultation report (within 6 working days of taking the decision) if, following a consultation, it decides to implement a closure proposal. The requirement to notify Ministers does not apply to any other category of decision.

There is a three week period (commencing on the day the decision is made) during which anyone can make representations to Ministers requesting that they call in the Council's decision. Ministers have up to six weeks from the date of the decision to decide whether or not to call in a closure decision. If they do decide to call it in, they effectively remit the authority's decision to themselves i.e. Ministers will then decide whether or not to allow the closure to go ahead and if so, if there should be any conditions attached to their consent. This means that an authority may not proceed further with the implementation of a closure decision until that six-week period has elapsed, unless Ministers have earlier informed the authority that they do not intend to call in the decision.

The grounds on which Ministers may call in a decision are set out in section 17 of the Act. These are - where it appears to Ministers that the authority may have failed in a significant regard to comply with the requirements imposed on it under this Act or to take proper account of a material consideration relevant to the decision to implement the proposal. The Act does not further define what might or would constitute a 'material consideration' – any particular case will be considered on a case by case basis, if representations are received. This Ministerial power is intended as a safeguard, in closure cases, to help to ensure that the consultation and decision-making processes and procedures are fairly, fully, openly and transparently carried out. The following examples are however included by way of illustration of the sort of issues and scenarios that would constitute a material consideration relevant to an authority's decision to implement a proposal (these are by no means exclusive or exhaustive):

- a school closure proposal is consulted on so far in advance – for example 3 years – of its implementation date that it would not be possible to identify all of the pupils that would be affected.
- a consultation on a proposal to close a school that contains a special unit, which includes details of where pupils in the mainstream section of the school would move to if the proposal is implemented, but contains no information about the pupils at the special unit.
- a consultation on a proposal to close a school, which contains details of one alternative school but no details on another school which could reasonably be considered as a suitable alternative, where evidence would suggest that it is a popular school that parents are already choosing to send their children to (instead of the school proposed for closure or the school formally proposed as the alternative).

- a consultation that fails to take account of the number of times when the road between the school proposed for closure and the alternative school would be shut due to bad weather (in an area where this was a known occurrence) – meaning that the pupils could not get to the new school.

Since the grounds for call-in focus entirely on the activities of the authority, much will depend on how the authority signals its response to material considerations raised in the proposal paper and commented on by consultees, or raised by consultees or by HMIE, how it reviews the proposal in light of all of the above and how it reaches and explains its overall conclusion and final decision on the proposal.

If Scottish Ministers do call in a closure decision the authority cannot proceed to implement the decision - either in full or in part - until Ministers have informed the authority of their own decision in the case. Ministers may refuse to consent to the decision's implementation or grant their consent to it, either unconditionally or subject to conditions. During the six week period when Ministers are deciding to call in a closure decision, and subsequently if they do call it in, authorities are required to provide Ministers with such information as they may reasonably require in relation to their consideration either of the call-in or consent decision.

Definitions – Section 21 of the Act

This section of the Act also came into force on 6 January 2010, the day after Royal Assent. It provides appropriate definitions of terms in the Act.

In particular, the schools to which this Act refers are public schools as defined in section 135(1) of the Education (Scotland) Act 1980. This means any school under the management of an education authority and includes nursery schools which are under authority management i.e. are run by them.

The Act does not cover independent schools or nursery schools or nurseries which are managed and run independently ie by other than local authorities.

Relevant Proposals – Schedule 1

This Schedule sets out all the categories of proposal to which this Act applies.

The provisions of sections 15-17 of the Act, relating to closure proposals, relate to all the categories of closure covered by paragraph 1 of the Schedule, not just to proposals for the closure of a whole school.

Authorities sometimes 'mothball' a school whose roll has either naturally fallen to zero or has done so as a result of placing requests made in respect of alternative schools. Authorities may take the view that mothballing the school is appropriate if there is a possibility of the school roll increasing again in the

future, warranting the school's reopening. Mothballing, as temporary rather than permanent discontinuance, does not require consultation in terms of the Act. If the authority, at a later date, decided to permanently close a mothballed school, such as to preclude its reopening if local demand for school places should rise again, the provisions of this Act would require to be complied with, before such a decision could be taken.

The reference in paragraph 10 of this Schedule to further education centres is only to such centres which are managed by local authorities. At the present time such centres exist only in Orkney and Shetland.

Relevant Consultees – Schedule 2

This schedule identifies a core set of relevant consultees who should be consulted in connection with every type of proposal set out in Schedule 1. These are the Parent Council, parents of pupils attending an affected school as well as the pupils themselves, parents of pupils likely to attend an affected school, staff at an affected school, any trade union which appears to the education authority to be representative of those staff, and any other users whom the authority considers relevant. The Schedule also specifies other relevant consultees in relation to specific categories of proposal - for instance the community council is included where the impact is likely to affect the wider community. Additionally, paragraph 11 specifies that Bòrd na Gàidhlig is to be consulted when a proposal affects the provision of Gaelic medium education (GME) such as where a GME class is to be established or discontinued or a GME school's catchment is to be changed. Paragraph 12 makes clear that where a change is being proposed which affects a denominational school, the relevant church or denominational body must be consulted.

Consulting children and young people

One way of seeking to ensure that Scotland's children and young people become responsible citizens, one of the cornerstones of Curriculum for Excellence, is by helping them to understand the decisions that are made about them and for them by adults, and by involving them and ensuring that they have an opportunity to have their say. The Act requires pupils to be consulted in so far as the authority considers them to be of suitable age and maturity. The presumptions should be "no lower age limit" and a focus on the pupils' capacity rather than incapacity – yet recognising that some proposals will be technical or incomprehensible or of little or no interest to certain categories or age of pupils. However, Article 12 of the UN Convention on the Rights of the Child gives a child the right to express a view on matters that affect his or her life and to have that view taken into account.

The Act therefore provides for pupils' views to be sought and taken into account on an equal basis to other statutory consultees and there is a clear expectation that authorities will make all reasonable efforts to ensure that the greatest number of pupils are meaningfully consulted, in ways that are appropriate to their age and maturity. They should also consider how best to provide feedback to pupils on how their views have been taken into account in the Council's

coming to a decision. This should be done in an accessible and age-appropriate way that will help them understand the process and how and why the decision has been taken.

Pupil councils are relatively commonplace throughout Scottish schools and in many cases will provide an ideal platform for proposals to be shared and views to be expressed and captured. The authority should though consider a range of means for communicating and consulting with children and young people of varying age groups and levels of maturity.

The office of the Commissioner for Children and Young People, and Children in Scotland, produced, in light of this Act, guidance aimed at assisting local authorities in undertaking their duty to consult children and young people. It is designed to ensure best practice across Scotland and can be viewed at either of the following links:

www.sccyp.org.uk/admin/04policy/files/spo_142146Participants,%20not%20pawns%20guidance%2020100315.pdf
www.childreninScotland.org.uk/docs/Participantsnotpawnsguidance20100315.pdf

Transitional provisions – Schedule 3

Paragraph 3 onwards of this Schedule sets out the transitional provisions for moving from the current system of statutory consultations under the Education (Publication and Consultation Etc.) (Scotland) Regulations 1981 (“the 1981 Regulations”) to the new set of procedures in the Act.

There are essentially 2 transitional options, which were included in the Bill from the outset so that authorities would be able to plan ahead, well in advance. Indications have consistently been given that the Act (beyond sections 19-22 which are already in force) will be brought into force at or around Easter 2010. The 2 options between them cover all circumstances where authorities launch consultation processes prior to 5 April 2010.

The first option is where an authority has commenced or commences statutory consultations regarding a proposed change to a school in accordance with the 1981 Regulations and has taken, or will take, a post-consultation decision on implementing the proposal prior to the 5 April 2010 commencement of this Act. If that decision is not referable to Ministers – under the distance, % occupancy or denominational criteria – then the authority may proceed to implement it. If it is referable, implementation will need to await a Ministerial decision on consent (and only proceed if Ministerial consent is given). In some of these cases it may take until some time after 5 April 2010 for Ministers to reach and deliver their decision regarding consent.

The second option is where an authority wishes to start a consultation before commencement of the Act (5 April 2010) but will not be at the stage of taking a post-consultation decision until after the Act is wholly commenced. In these

cases the authority may only 'continue' with the consultation and decision making processes through and beyond the date of commencement (5 April 2010) if the consultation processes have 'anticipated' the provisions of the Act – i.e. have consisted of or included what is set out in Sections 1 to 10 of the Act. Paragraph 3(4) of the Schedule sets out specific requirements relating to the proposal paper and consultation report if the consultation thus underway involves a proposal to close a rural school; and when the post-consultation decision is taken by the Council, sometime after 5 April 2010, sections 12 and 15 to 17 of the Act will apply – in other words there will be no further referrals to Ministers after 5 April 2010; their only consideration will be potential call-ins of closure decisions.

For the avoidance of any doubt, any consultations which are commenced *after* the coming into force of the Act on 5 April 2010 are not in any sense 'transitional' and must of course comply with all of the Act's provisions.

A further issue to consider relating to answering questions or requests for additional information

In considering questions put or requests for additional information or advice on the proposal, from parents or Parent Councils, authorities will be mindful of their obligations under the Scottish Schools (Parental Involvement) Act 2006. That Act places two specific duties on authorities - to give advice and information when a Parent Council reasonably requests it from them on any matter (section 11(1)) and to give advice and information to a parent of a school pupil when reasonably requested, on any matter relating to the education provided to that pupil (section 12(1)).

Beyond those statutory obligations it is also important that authorities – as a matter of good practice and courtesy - attempt to answer all relevant questions and requests for additional information timeously and, as far as is reasonably practicable, before the end of the consultation period. This particularly applies where the question or request is raised by a relevant consultee. Doing so will enable people to digest and consider the answer and/or additional information provided, prior to finalising their response to the consultations.

In some cases the questions posed or requests for information will be personal, sensitive or relate to individuals, in which case it will be appropriate for the authority to keep its response entirely confidential. In other cases though, authorities are encouraged to consider whether the matters raised and answers provided or additional information supplied would be of wider interest to other consultees. In that case the authority should consider how best to share and publicise the material – perhaps via its website (the FAQ section or some other prominent part) or some other means.

**Scottish Government
Learning Directorate
February 2010**

Appendix 2

Proposal for a New Secondary School to Replace Torry and Kincorth Academies Revised Site Appraisals Document (including Planning Risk Register) (Revised)



ABERDEEN
CITY COUNCIL

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1. BACKGROUND

The purpose of this study is to carry out appraisals of various sites located to the South of the City to assess their suitability to accommodate a new Secondary School to replace both Torry and Kincorth Academies. Following the assessment of each site it is aimed to identify a preferred option which best meets the needs identified by the Education, Culture and Sport Service.

Aberdeen City Council has been reviewing its Education, Culture and Sport Estate over a number of years, and has established clear priorities for its School Estate, in line with Scottish Government guidance. The Council's approach to its School Estate dovetails with the Council's Asset Management Strategy, which complies with national good practice.

The Education, Culture and Sport Service undertakes periodic detailed reviews of different elements of its asset portfolio, involving intensive consultation and engagement with key stakeholders. The review of education properties was split into two phases, commencing in 2009 with a review of the Secondary school provision in the City, followed by a subsequent review of the Primary school provision commencing in 2012. The review outcomes are reported to the Council's Education, Culture and Sport Committee to ensure sound political governance.

Both reviews are taking account of the developing, and recently adopted [Local Development Plan](#) which identifies a potential growth of approximately 30,000 new houses across the City over the next 20–30 years. This represents a considerable amount of pressure on existing infrastructure, including schools and community facilities.

The outcome of the [Secondary School Estates Review](#) was approved by Education, Culture and Sport Committee on October 2010. One of three specific short/medium term actions that was identified relative to the existing school estate was to instruct officers to fully develop the following proposal as soon as practicable: -:-

- *to replace Torry Academy and Kincorth Academy with one single larger school on an appropriate site to accommodate all existing secondary pupils and any pupils generated by the development proposed at Loirston.*

Although the Secondary School Estates review in 2010 recommended that a replacement school of up to 1,300 capacity would be adequate, a number of factors now indicate that a larger school of 1,450 – 1,500 capacity would be required.

These include:

- The impact of the new housing development within the approved Local Development Plan.
- The inward migration to the Torry and Kincorth areas.
- There are currently a significant number of pupils who are zoned to the schools who choose to attend a different school, (i.e. 72 from Torry Academy and 130 from Kincorth Academy) in the City.

- Recent experience within Aberdeen suggests that new schools tend to attract pupils back from other schools, as well as resulting in additional placing requests under Placing Request legislation.

2. METHODOLOGY

The site options appraisal has been conducted in accordance with the requirements stipulated by the Education, Culture and Sport Service. The initial stage of the process was undertaken in conjunction with Enterprise, Planning and Infrastructure to define the objectives of the report in terms of site options appraisal and site selection.

The first stage of this process consisted of clearly defining the criteria against which all of the potential sites would be assessed. The selected criteria were agreed with Education, Culture and Sport to ensure that their requirements were met and that the sites responded adequately to their requirements. The resulting selection criteria were:

- Site Area
- Site Characteristics (Topography)
- Site Characteristics (Ground Conditions)
- Site Location/Neighbourhood
- Site Access: - Roads
- Accessibility (Communications, bus routes etc.)
- Development Potential (Planning Constraints, Ecological Issues)
- Redevelopment Opportunities/Regeneration/Shared Use
- Site Services/Sustainability Issues
- Site Availability/Existing Use
- Site Value/Acquisition Costs/Displacement Costs
- Fit with Service Delivery Model

Under the headings of the main criteria a series of specific points against which sites would be measured were developed (Appendix A).

Following this exercise the process of identifying appropriate sites commenced. Initial work was undertaken by the Asset Management Team using available data bases to identify Council owned sites that were either vacant or were likely to become available within a timescale that suited the programmes for the proposed development. This list was supplemented by additional sites that are partly owned by the Council. This supplementary list comprised of the two sites at Loriston. This exercise identified 8 No. Aberdeen City Council owned sites and a further 1 No. site that is in the joint ownership of the Council and a Private Developer.

The 9 No. sites were subject to further information gathering so that an initial assessment of the options could be undertaken by the Asset Management Team. This initial assessment was then subject to review by the project team which included an analysis of the options with Officers from Education, Culture and Sport providing the scoring under the criterion 12, 'Fit with Service Delivery Model'.

The aim of the evaluation matrix was to provide a shortlist of suitable sites forming the preferred options.

3. SITE LOCATIONS

- 1 Abbotswell Road Site, Abbotswell Road, Tullos, Aberdeen, AB12 3AB.
- 2 Bobby Calder Park Site, Redmoss Road, Aberdeen, AB12 3LJ.
- 3 Craighill Primary School, Heatherwick Road, Kincorth, AB12 5ST
- 4 Kincorth Academy Site, Kincorth Circle, Aberdeen, AB12 5NL.
- 5 Loirston Site A
- 6 Loirston Site B
- 7 Torry Academy Site, Tullos Circle, Torry, Aberdeen, AB11 8HD
- 8 Tullos Primary School Site, Girdleness Road, Tullos, Aberdeen, AB11 8FJ
- 9 Victoria Road Primary School, Victoria Road, Torry, AB11 9N



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3.1 Abbotswell Road Site

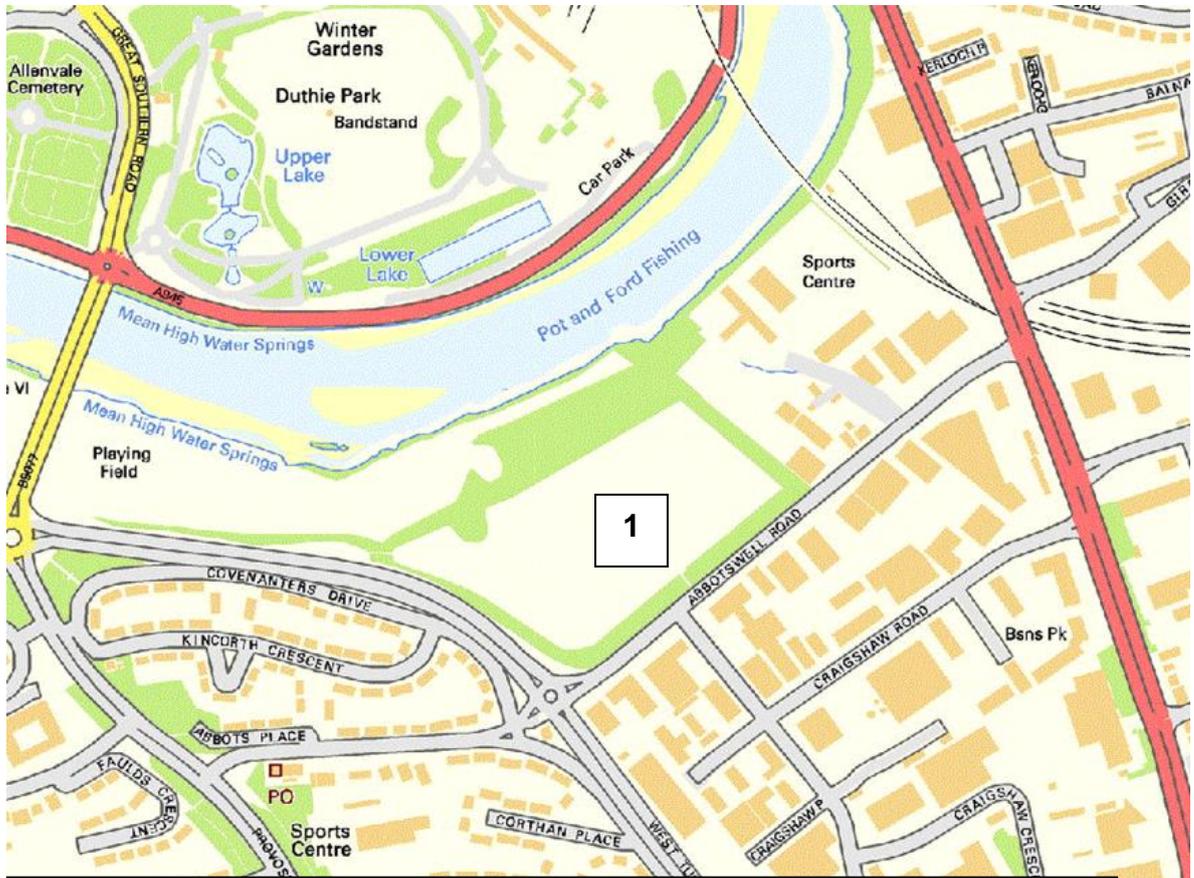
Address	Abbotswell, Road, Aberdeen
Description	The site comprises of an area of public open space between Abbotswell Road and the River Dee.
Site Area	The overall usable area of the site is approximately 6.5 hectares. (This is less than minimum required and would require some of the nearby Inverdee pitches to be utilised for the school sports pitches).
Site Characteristics (Topography)	<ul style="list-style-type: none"> • The site slopes down from south (Abbotswell Road) to north towards the River Dee. • The main area of the site is relatively regular in shape. It does however taper to the west. • Noise is not considered to be an issue in the area
Site Characteristics (Ground Conditions)	<ul style="list-style-type: none"> • Historical maps show that the site was previously open farmland. • There are existing sewers crossing the site which will limit how any new buildings are laid out or will involve additional costs in diverting them. • It is considered unlikely that there will be any significant contamination on the site although the neighbouring site on the east boundary is potentially contaminated so there is a potential that there may be some contamination along this boundary. • Ground conditions are not known without more detailed investigations. The proximity of the northern section of the site, which is also at the lowest level, to the River Dee could adversely affect the ground conditions in this area. • The northern part of the site encroaches on an area indicated on the SEPA Flood Map as an area at risk of flooding. The site is bounded to the east by industrial premises and to the south, across Abbotswell Road by Commercial properties. The west boundary is public open space and the north boundary is defined by the River Dee. The Duthie Park is located across the River Dee.
Location/Neighbourhood	<ul style="list-style-type: none"> • The site is situated between Kincorth and Torry to the North of the West Tullos Industrial Estate and is within 3 miles walking distance of the majority residences within the catchment area. • There are retail premises within easy walking distance (0.4 miles) of the site.
Site Access - Roads	The existing main vehicular access to the site is from Abbotswell Road. This road links West Tullos Road to the A956 Wellington Road. These roads give good vehicular access to the other parts of the catchment

	<p>area. Both West Tullos Road and Wellington Road are main routes into the city centre from the south.</p> <ul style="list-style-type: none"> • Footways/paths in the area are relatively wide. • Pedestrian routes for all pupils within the catchment area will require them to cross a dual carriageway although there are crossing points • controlled by lights. Other than these crossing points, pedestrian routes from Kincorth and Torry are good. Pedestrian routes from Cove are however poorer as much of the route is through industrial/commercial areas along heavily trafficked routes although controlled crossings are provided. • Abbotswell Road is a no waiting zone for its' entire length. <p>Roads in the immediate vicinity can suffer severe congestion. Strong concerns that inconsiderate/ illegal waiting and parking by parents could cause severe issues on sensitive routes bounding site.</p> <p>Dual carriageway present major barriers to access by sustainable modes to on all approaches to the site</p>
<p>Accessibility (Communications, bus routes etc)</p>	<ul style="list-style-type: none"> • Site is situated between Kincorth and Torry and is relatively central to both of these communities. Lying to the north edge of the catchment area increases the travel distance for pupils from Cove. • Public Transport links are reasonable with the FirstAberdeen No. 3 Bus Service stopping on Wellington Road (0.3 miles away). This service gives access to parts of Cove, Tullos and Torry as well as the city centre. The Service No. 18 stops within walking distance (0.5 miles) of the site which gives access to parts of Kincorth, Redmoss and the city centre. <p>School Transport's measurements indicate that the furthest (current) Cove residences are borderline for this distance, while Kincorth and Torry come under the 3 mile threshold.</p> <p>The above means that only pupils who reside in Cove would come over/just on the 3 miles distance to School and would therefore be entitled to School Transport. It is expected that these pupils will be no more than a handful and they would like require to be issued with bus passes to use local bus services, including the supported 21b service.</p>
<p>Development Potential (Planning Constraints, Ecological Issues)</p>	<ul style="list-style-type: none"> • The site is allocated as Urban Green Space meaning there is a presumption against development which is not related to recreation or sport. It is also within the Green Space Network, which again states a presumption against development. • There is a bank of mature trees on the east and

	<p>south boundaries as well as mature trees to the north. There are also groupings of mature trees within the site. This could restrict how any new development was laid out.</p> <ul style="list-style-type: none"> • Archaeological factors are unlikely to impact on the development of the site. • There are no listed buildings within the immediate vicinity although Duthie Park on the opposite bank of the river is on the Inventory of Gardens and Designed Landscapes. • There is a possibility, because of the mature trees on the site, that there may be a presence of protected species such as bats. <p>Any Planning application would be contrary to the Local Development Plan. There is therefore a high risk that Planning Consent would not be granted for the proposed development.</p> <p>There are no footway concerns. By footway, we assume the existence of pavements with lighting.</p>
Redevelopment Opportunities/Regeneration/Shared Use	<p>The site is wholly owned by ACC. As the site is less than the required minimum area there would be no room for future expansion. There are no adjacent sites owned by publicly funded bodies therefore the opportunity for shared facilities would be limited.</p> <p>Some of the sports pitches at Inverdee would be required for school use as the site is not large enough to accommodate these.</p>
Site Services/Sustainability Issues	<p>The existing area is currently utilised as Public Open Space. Re-zoning is likely to be an issue which could delay or prevent any development taking place.</p>
Availability/Existing Use	<p>Existing infrastructure is likely to be available to support the proposed development as there are developments immediately to the east and south of the site. There are foul sewers in Abbotswell Road as well as two lines which cross the site itself. Some upgrades may be necessary to the existing infrastructure as a result of the scale of the proposed new development.</p> <p>The open nature of the site offers the opportunity to incorporate on-site renewable energy generation.</p>
Site Value/Acquisition Costs/Displacement Costs	<p>Further investigation is required to determine the title under which the land is held. It is assumed that the land is held by the Council (not Common Good Account). Given the planning designation the value of the site (opportunity cost) will be low.</p> <p>No displacement costs are envisaged.</p> <p>The site comprises of an area of public open space between Abbotswell Road and the River Dee.</p>
Fit with Service Delivery Model	<p>Very good location which will provide a wide range of opportunities for inclusion and shared opportunities with</p>

	<p>local primary and secondary schools and external partners.</p> <p>Site exceeds requirements of statutory legislation.</p> <p>Site meets all local agreements and policies of Education, Culture and Sport service, including maximum three miles travelling distance from all parts of the zone.</p> <p>Distances to furthest points of the existing zone are: south east - 2.8 miles, east point - 2.1 miles, west point - 1.24 miles and south west - 2.74 miles.</p> <p>Consideration should be made regarding discussions with local bus operators regarding provision of service at start and end of school day.</p> <p>Requirements Safe Routes to Schools met for all zoned pupils. This will involve a detailed evaluation of the routes children and young people take from their homes to the site.</p> <p>The site provides all opportunities for requirements of curricular and extra-curricular learning opportunities and activities, both internally and externally.</p> <p>Site provides extensive opportunities for internal and external accommodation which could be used to provide community, cultural and sporting facilities.</p>
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Site Plan



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3.2 Bobby Calder Park

Address	Bobby Calder Park, Redmoss Road, Aberdeen, AB12 3JL.
Description	The site comprises of the existing Bobby Calder Park.
Site Area	The overall area of the site is approximately 15.15 hectares.
Site Characteristics (Topography)	<ul style="list-style-type: none"> • The site is relatively flat. • The site is regular in shape. • Noise is not considered to be an issue in the area
Site Characteristics (Ground Conditions)	<ul style="list-style-type: none"> • Historical maps show that the site was previously farmland. • There is an existing surface water drain crossing the site which will limit how any new buildings are laid out or will involve additional costs in diverting it. • It is considered unlikely that there will be any significant contamination on the site. • Ground conditions are not known without more detailed investigations. As there are however buildings on the adjacent site it is not anticipated that there will be significant issues that affect the foundation design of any new development.
Location/Neighbourhood	<ul style="list-style-type: none"> • The site is bounded to the south and east by commercial/industrial properties in the Balmoral Business Park and to the north and west by farmland/scrub and Kincorth Hill. • The site is on the extreme south west edge of the currently developed area of the city and lies within the Loirston development site. The masterplan for the development site identifies the potential for 1500 new homes as well as employment and recreational land. • The site is within 3 miles walking distance of the majority of residences within the catchment area. • With the exception of the businesses located in the Balmoral Business Park there are no shops or community facilities in the immediate vicinity. The nearest local shops and community facilities are on Loirston Avenue approximately 1 mile away.
Site Access - Roads	<ul style="list-style-type: none"> • The existing main vehicular access to the site is through the Balmoral Business Park via Wellington Circle which adjoins the A956 Wellington Road at a roundabout. This access is on the east side of the site. A more suitable route could be established in the future as part of the overall Loirston development. • Wellington Road provides good vehicular access to

	<p>the other areas within the catchment.</p> <ul style="list-style-type: none"> • An alternative vehicular access route is on the west of the site via Redmoss Road. Redmoss Road maybe upgraded and regulated to Bus Only following Loirston development. This is a narrow road which passes through a residential area and which is unsuitable for a large volume of traffic. • Footways on the Wellington Road are relatively wide. • Pedestrian route for a large number of pupils requires the crossing of Wellington Road. The main pedestrian route is also through a Business Park with related commercial and HGV traffic. There are no footways on Redmoss Road which would not currently be suitable as a high volume pedestrian route. • Wellington Circle has no waiting restrictions in place.
<p>Accessibility (Communications, bus routes etc)</p>	<ul style="list-style-type: none"> • Site is on the south west edge of the existing catchment area which increases the travel distance for the majority of pupils. • Public transport links are poor with only the FirstAberdeen Service No. 3 available on Wellington Road (0.3 miles) giving access to parts of Cove, Tullos, Torry and the City Centre. The Service No. 18 service from the Gateway Business centre and Redmoss through Kincorth to the City Centre also stops on Wellington Road. <p>Existing bus passes for Cove pupils would cease as they would no longer be eligible. The furthest away Torry residences from these locations are borderline. In terms of the 3 mile threshold and it is likely the numbers becoming eligible for transport would not be dissimilar to what is currently on record.</p>
<p>Development Potential (Planning Constraints, Ecological Issues)</p>	<ul style="list-style-type: none"> • The site is noted as OP80 within the Local Development Plan – possible new stadium and sports facilities. Any alternative use would be a departure from the local plan. • There is a possibility, because of the semi-rural nature of the site that there may be constraints from environmental or ecological factors. The loss of public open space may impact on Planning Consent. Existing sports pitches on the site would be replaced by School facilities. • Archaeological factors are unlikely to impact on the development of the site. • There are no listed buildings within the vicinity. • The site is free from environmental designations e.g. SSSI although Kincorth Hill is a nature reserve.

<p>Redevelopment Opportunities/Regeneration/ Shared Use</p>	<p>The site is wholly owned by ACC. The site is more than double the area that is required for the proposed school which would allow for other additional uses that facilitate opportunities for other services to co-locate. There is also sufficient space to accommodate the future expansion of the school if required. The Council have been in discussions with a local football club to create facilities on the site for some time. The land take for their current proposal could be accommodated alongside the school proposals.</p>
<p>Site Services/Sustainability Issues</p>	<p>Existing infrastructure may be available to support the proposed development as there are developments immediately to the east of the site. There are surface water and foul sewers on the site boundary although SUDS would be created for the surface water drainage. Some upgrades may be necessary to the existing infrastructure as a result of the scale of the proposed new development. An existing surface water drain crosses the site. Overhead electricity cables cross part of the site which would impact on how any new development was laid out. Alternatively these could be buried although this would have a cost implication The open nature of the site offers the opportunity to incorporate on-site renewable energy generation.</p>
<p>Availability/Existing Use</p>	<p>The existing park is currently utilised, although there are no formal arrangements/lets in place for the use of the pitches. There are no existing changing facilities serving the pitches.</p>
<p>Site Value/Acquisition Costs/Displacement Costs</p>	<p>The site is owned by the Council. The opportunity cost would be based on the planning consent and accordingly the value would be low. There are no displacement costs.</p>
<p>Fit with Service Delivery Model</p>	<p>Good location which will provide a reasonable range of opportunities for inclusion and shared opportunities with local primary and secondary schools and external partners. Relatively close proximity to Aberdeen College Altens Campus. Site comfortably meets requirements of statutory legislation. Site meets local agreements and policies of Education, Culture and Sport service, including maximum three miles travelling distance from the majority of the zone. Maximum travelling distances are to south east - 2.64 miles, to west - 2.49 miles and to north east - 2.91 miles Some children and young people will require to travel a significant distance to reach the site. Consideration should be given to working with local bus operators to provide bus services at the beginning and end of the school day. All requirements Safe Routes to Schools met for the majority of zoned pupils. This will involve a detailed evaluation of the routes children and young people take</p>

from their homes to the site.
Site provides many opportunities which could meet many of the requirements for curricular and extra-curricular learning opportunities and activities.
Site provides opportunities for internal and external accommodation which could be used to provide community, cultural and sporting facilities.

Site Plan



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3.3 Craighill Primary School

Address	Craighill Primary School, Heatherwick Road, Kincorth AB12 5ST
Description	The site comprises of the former Craighill Primary School and associated playground areas. The existing school building, which still occupies a large part of the site is currently vacant and is awaiting demolition.
Site Area	The overall area of the site is 1.54 hectares. (Less than minimum required)
Site Characteristics (Topography)	<ul style="list-style-type: none"> • The site is relatively flat • The site is regular in shape • Noise is not considered to be an issue in the area.
Site Characteristics (Ground Conditions)	<ul style="list-style-type: none"> • Historical maps show that part of the playground area previously had a dam and sluice which may affect ground conditions. • As there are existing buildings on the site it is likely that ground conditions are suitable for the erection of a new structure. • There may be some contamination on the site from the demolition spoil from the existing building - this is considered to be a minor risk.
Location/Neighbourhood	<ul style="list-style-type: none"> • The site is in a wholly residential area in Kincorth on the south side of the city. The surrounding properties are a mix of low density terraced housing and flatted developments. • The site is easily accessed from the existing primary schools in Kincorth but is remote from the schools in Altens, Cove and Torry being located on the south site of Kincorth. • There are no parking controls in the area. • The site is within 3 miles walking distance of the majority of residences within the catchment area. • There are no shops or community facilities within the immediate area. There are local shops, library and community centre approximately 0.7 miles away on Provost Watt Drive. Abbotswell Primary is close by.
Site Access - Roads	<ul style="list-style-type: none"> • Site has good roads infrastructure with Gardner Drive forming part of the local distributor road for the area. • Gardner Drive is a bus route which also gives good access for emergency vehicles. • Heatherwick Road on the North boundary of the site has traffic calming and there are also 20 mph speed limits on other roads within the area.

	<ul style="list-style-type: none"> • Footways in the area are generally wide. • Pedestrian route for a large number of pupils requires the crossing of major distributor roads.
Accessibility (Communications, bus routes)	<ul style="list-style-type: none"> • Site is to the south/west edge of the catchment area which increases the travel distance for the majority of pupils. • Public transport links are good with the FirstAberdeen No. 17 and 17A services, which gives access to the City Centre and other parts of Kincorth passing adjacent to the site. The Service number 18 also passes close to the site and gives access to the City Centre and parts of Altens/Cove. <p>This location increases the mileage for the furthest current Cove residences to over 3 miles distance to School, making more pupils eligible for transport than what is currently on record. We would therefore be looking at about 50 in total becoming eligible for a bus pass to use local bus services, including the supported 21b service. Total increase in costs is expected in the region of £100 per day / £19,000 per annum. There are no footway concerns. By footway, we assume the existence of pavements with lighting.</p>
Development Potential (Planning Constraints, Ecological Issues)	<ul style="list-style-type: none"> • There are unlikely to be constraints from environmental or ecological factors • Archaeological factors are unlikely to impact on the development of the site. • The existing buildings are not listed therefore their demolition should not be a Planning issue. • The existing buildings are unsuitable for conversion to accommodate the proposed new school. • Part of the site currently accommodates a sports field, which may have to be replaced. • The site is free from environmental designations e.g. SSSI.
Redevelopment Opportunities/Regeneration/ Shared Use	<p>The site is wholly owned by ACC. There may be the opportunity for limited shared use of the site which would require further investigation. There are no adjacent sites owned by other publicly funded bodies that offer the opportunity for a joint development or extension of the area available to develop.</p>
Site Services/Sustainability Issues	<p>External infrastructure is available to support the proposed development although some upgrades may be necessary as a result of the scale of the proposed new development.</p>
Availability/Existing Use	<p>The existing school building is vacant and awaiting demolition which is programmed to take place during the current financial year. The existing Janitor's Lodge is currently occupied by a tenant, which restricts the way in which the site can be developed.</p>

<p>Site Value/Acquisition Costs/Displacement Costs</p>	<p>The site lies within a local authority housing area, with limited alternative use other than social housing provision. The opportunity cost of utilising the site is low. The site has been declared surplus to the requirements of the Council.</p>
<p>Fit with Service Delivery Model</p>	<p>Good location which will provide a reasonable range of opportunities for inclusion and shared opportunities with local primary and secondary schools and external partners.</p> <p>Site does not meet requirements of statutory legislation. Site meets local agreements and policies of Education, Culture and Sport service, including maximum three miles travelling distance from the majority of the zone, although some pupils will have to travel considerable distances. All requirements Safe Routes to Schools met for the majority of zoned pupils. This will involve a detailed evaluation of the routes children and young people take from their homes to the site.</p> <p>Site provides many requirements for curricular and extra-curricular learning opportunities and activities.</p> <p>Site provides opportunities for internal and external accommodation which could be used to provide community, cultural and sporting facilities.</p>

Site Plan



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3.4 Kincorth Academy & Playing Fields

Address	Kincorth Academy, Kincorth Circle, Kincorth, Aberdeen, AB12 5NL.
Description	The site comprises of the existing Kincorth Academy and associated playing fields together with an area of open green space to the north of the existing school across Kincorth Circle. The existing school building, currently occupies a major part of the site.
Site Area	The overall area of the site, including the adjacent sports pitches and open space is 7.142 hectares.
Site Characteristics (Topography)	<ul style="list-style-type: none"> • The site is relatively flat with only slight changes in level and a gentle slope from north to south. • The site is reasonably regular in shape. • Noise is not considered to be an issue in the area.
Site Characteristics (Ground Conditions)	<ul style="list-style-type: none"> • As there are existing buildings on the site it is likely that ground conditions are suitable for the erection of a new structure on that part of the site. • Historic maps show that the site was previously farmland prior to the construction of the school and surrounding housing developments. • There is a possibility of some contamination on site as a result of the demolitions of the existing buildings. It is not anticipated that there will be contamination on the area of the site that is currently open green space.
Location/Neighbourhood	<ul style="list-style-type: none"> • The majority of the premises on all boundaries of the site are low rise residential. The north boundary adjoins the existing recreational area which is included as part of the proposed overall developable site. • The site is easily accessed by the existing primary schools in Kincorth but is remote from the schools in Altens, Cove and most of Torry. • The site is not within a parking control area. • There are local shops, library and community centre approximately 0.3 miles from the site. • The site is within 3 miles walking distance of the majority of residences in the catchment area.
Site Access - Roads	<ul style="list-style-type: none"> • Site has good roads infrastructure - Cairngorm Drive, onto which the site adjoins links to other main roads and via these to West Tullos Road and Provost Watt Drive which gives good access to the other parts of the catchment area. • Cairngorm Drive is a bus route which together with Kincorth Circle gives good access for emergency vehicles.

	<ul style="list-style-type: none"> • There are traffic calming measures on most of the streets surrounding the site. • Footways in the area are generally wide. • Pedestrian routes for pupils within the Kincorth area are generally good. The available routes for pupils from other parts of the catchment area requires crossing Wellington Road and/or West Tullos Road.
<p>Accessibility (Communications, bus routes etc)</p>	<ul style="list-style-type: none"> • Site is to the west of the catchment area which increases the travel distance for the majority of pupils from outwith the Kincorth area. • Public transport links are reasonable with the FirstAberdeen No.17A Bus Service passing the site. This service gives direct access to the city centre and to some other parts of Kincorth. There are no bus services from the site serving other parts of the catchment area. The Service No.18 is however within walking distance (0.2 miles) of the site. This service gives access to the Gateway Business Park and Altens as well as the city centre. <p>Eligibility for School Transport is determined on a walking distance of 3 or more miles from a pupil's address to their zoned School, for a provision to be made. Our measurements indicate that the furthest (current) Cove residences are borderline for this distance, while Kincorth and Torry come under the 3 mile threshold. The above means that only pupils who reside in Cove would come over/just on the 3 miles distance to School and would therefore be entitled to School Transport. It is expected that these pupils will be no more than a handful and they would like require to be issued with bus passes to use local bus services, including the supported 21b service.</p> <p>There are no footway concerns. By footway, we assume the existence of pavements with lighting.</p>
<p>Development Potential (Planning Constraints, Ecological Issues)</p>	<ul style="list-style-type: none"> • There are unlikely to be constraints from environmental or ecological factors • Archaeological factors are unlikely to impact on the development of the site. • The existing buildings are not listed therefore their demolition should not be a Planning issue. • The existing buildings are may be suitable for conversion to accommodate the proposed new school but would require to be significantly extended. The existing buildings would require major works to improve their condition and suitability. • The site is free from environmental designations e.g. SSSI.

<p>Redevelopment Opportunities/Regeneration/ Shared Use</p>	<p>The site is wholly owned by ACC. There may be the opportunity for limited shared use of the site which would require further investigation. There are no adjacent sites owned by other publicly funded bodies that offer the opportunity for a joint development or extension of the area available to develop.</p>
<p>Site Services/Sustainability Issues</p>	<p>External infrastructure is available to support the proposed development although some upgrades may be necessary as a result of the scale of the proposed new development.</p>
<p>Availability/Existing Use</p>	<p>The existing school building is currently still in use but will be closed after the new Academy is built. If this site is selected there would be a need to either phase the development by constructing a new school on the existing sports pitches as phase 1 with the demolition of the existing school and creation of new pitches as phase 2. Consideration would have to be given as to whether the existing road that divides the school and pitches was stopped up. This would however come with an additional legal process which could impact on the timescale for delivery. An alternative to phasing would be decanting the pupils during the works.</p>
<p>Site Value/Acquisition Costs/Displacement Costs</p>	<p>The site is owned by the Council and on the EC and S account. In valuation terms there is an opportunity cost in using the site, although this is low based on alternative use and in relation to the overall project costs.</p>
<p>Fit with Service Delivery Model</p>	<p>Very good location which will provide a good range of opportunities for inclusion and shared opportunities with local primary and secondary schools and external partners.</p> <p>Site meets requirements of statutory legislation.</p> <p>Site meets local agreements and policies of Education, Culture and Sport service, including maximum three miles travelling distance from almost all parts of the zone, with the furthest distance pupils would have to travel being of the order of 2.94 miles (to south east) and 2.81 miles to north east. Consideration should be made of having discussions with local bus operators regarding providing services at beginning and end of school day.</p> <p>Requirements Safe Routes to Schools met for almost all zoned pupils. This will involve a detailed evaluation of the routes children and young people take from their homes to the site.</p> <p>Site provides many requirements for curricular and extra-curricular learning opportunities and activities.</p> <p>Site provides good opportunities for internal and external accommodation which could be used to provide community, cultural and sporting facilities.</p>

Site Plan



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3.5 Loirston Site A

Address	Loirston Site A - within Opportunity Site OP77 (Local Development Plan (2012)). Identified as Development Block E7 in the Loirston Development Framework document.
Description	The site comprises of an area of ground within the Loirston masterplan area.
Site Area	The overall area of the site is approximately 11.75 hectares.
Site Characteristics (Topography)	<ul style="list-style-type: none"> • The site slopes gently from the north east to the south west. • The site is regular in shape. • Noise is not considered to be an issue in the area.
Site Characteristics (Ground Conditions)	<ul style="list-style-type: none"> • Historical maps show that the site was previously farmland/undeveloped scrub. • It is considered unlikely that there will be any significant contamination on the site. • Ground conditions are not known without more detailed investigations. Suggestions from preliminary research are that some additional ground works may be required. • There is no evidence of any existing services on the site. High-Voltage overhead power lines are located close-by.
Location/Neighbourhood	<ul style="list-style-type: none"> • The site lies to the extreme south of the city on the border between Aberdeen City Council and Aberdeenshire. • The site is bounded to the north by industrial/commercial properties in the Balmoral Business Park and to the east by the A956 Wellington Road. Undeveloped land lies to the south, north-west and west of the site. • The site is located within the area covered by the Loirston Development Framework document. The overall masterplan identifies the potential for 1500 new homes as well as employment and recreational land. • The site is within 3 miles walking distance of the majority of residences within the catchment area. • With the exception of the businesses located in the Balmoral Business Park there are no shops or community facilities in the immediate vicinity. The nearest local shops and community facilities are on Loirston Avenue over 1 mile away.
Site Access - Roads	<ul style="list-style-type: none"> • There are currently no vehicular access routes onto the site. A new access would require to be

	<p>required to be formed from the A956 Wellington Road as part of the development. Wellington Road is a dual carriageway at the point where an access would be required.</p> <ul style="list-style-type: none"> • Wellington Road provides good vehicular access to the other areas within the catchment. • An alternative vehicular access route could be formed on the west of the site via Redmoss Road. Redmoss Road maybe upgraded and regulated to Bus Only following Loirston development. This is however a narrow road which passes through a residential area and which is unsuitable for a large volume of traffic. This route would therefore only be suitable for a secondary/emergency access point. • Pedestrian route for a large number of pupils requires the crossing of Wellington Road. • There are no established pedestrian routes to the site. The main pedestrian route would be along the A956 which is currently unsuitable for a large volume of pedestrians.
<p>Accessibility (Communications, bus routes etc)</p>	<ul style="list-style-type: none"> • Site is on the extreme south west edge of the existing catchment area which increases the travel distance for the majority of pupils. • Public transport links are poor with the FirstAberdeen No. 3 Bus Services available on Wellington Road giving access to parts of Cove, Tullos and Torry and the City Centre. Service No. 18 is an infrequent service from the Gateway Business centre and Redmoss through Kincorth to the City Centre. <p>Existing bus passes for Cove pupils would cease as they would no longer be eligible. The furthest away Torry residences from these locations are borderline, in terms of the 3 mile threshold and it is likely the numbers becoming eligible for transport would not be dissimilar to what is currently on record.</p>
<p>Development Potential (Planning Constraints, Ecological Issues)</p>	<ul style="list-style-type: none"> • There is a possibility, because of the semi-rural nature of the site that there may be constraints from environmental or ecological factors. There is the possibility of protected species (bats) being on the site and the site is close to the loch side. • Part of the site already has previously been earmarked for a proposed stadium for Aberdeen Football Club. This has been approved by Committee on a minded to grant basis. • Archaeological factors are unlikely to impact on the development of the site. • There are no listed buildings within the vicinity. • The site is free from environmental designations e.g. SSSI although Kincorth Hill is a nature reserve.

Redevelopment Opportunities/Regeneration/ Shared Use	<ul style="list-style-type: none"> • The site forms part of a development agreement between the Council and a private landowner for the delivery of the overall Loirston Development. • The site lies within Opportunity Site OP77 - mixed use allocation. It is therefore recognised as suitable for development and is currently identified within the Framework Document as a site for a new football stadium or employment land. A site for a secondary school is identified in the Framework Document but is currently shown on the adjacent Loirston Site B. • A number of opportunities exist to integrate the proposed school with the wider new community (and community facilities) around it.
Site Services/Sustainability Issues	<ul style="list-style-type: none"> • There is currently no existing infrastructure or services to support the proposed development. This will have a significant impact on the cost of the development and will also impact on the timescale to deliver it. • The open nature of the site offers the opportunity to incorporate on-site renewable energy generation.
Availability/Existing Use	On conclusion of the joint venture agreement the site will be available for development. As there is currently no infrastructure or roads network, initial design work will be required on the overall development to ensure that the school integrates with the remainder of the development.
Site Value/Acquisition Costs/Displacement Costs	The alternative uses for the site include a stadium development and the potential for residential use. As such the opportunity cost/ value will be higher than other sites.
Fit with Service Delivery Model	<p>Good location which will provide a reasonable range of opportunities for inclusion and shared opportunities with local primary and secondary schools and external partners. Relatively close proximity to Aberdeen College Altens Campus.</p> <p>Site comfortably meets requirements of statutory legislation.</p> <p>Site meets local agreements and policies of Education, Culture and Sport service. Site meets some local agreements and policies of Education, Culture and Sport service. Maximum three miles travelling distance for the majority of pupils in the zone. Some areas of Torry lie slightly beyond the three mile distance. Discussions with local bus operators regarding provision of services at beginning and end of school day should be considered.</p> <p>All requirements Safe Routes to Schools met for the majority of zoned pupils. This will involve a detailed evaluation of the routes children and young people take from their homes to the site.</p> <p>Site provides many requirements for curricular and extra-</p>

	<p>curricular learning opportunities and activities. Site provides opportunities for internal and external accommodation which could be used to provide community, cultural and sporting facilities.</p>
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Site Plan



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3.6 Loirston Site B

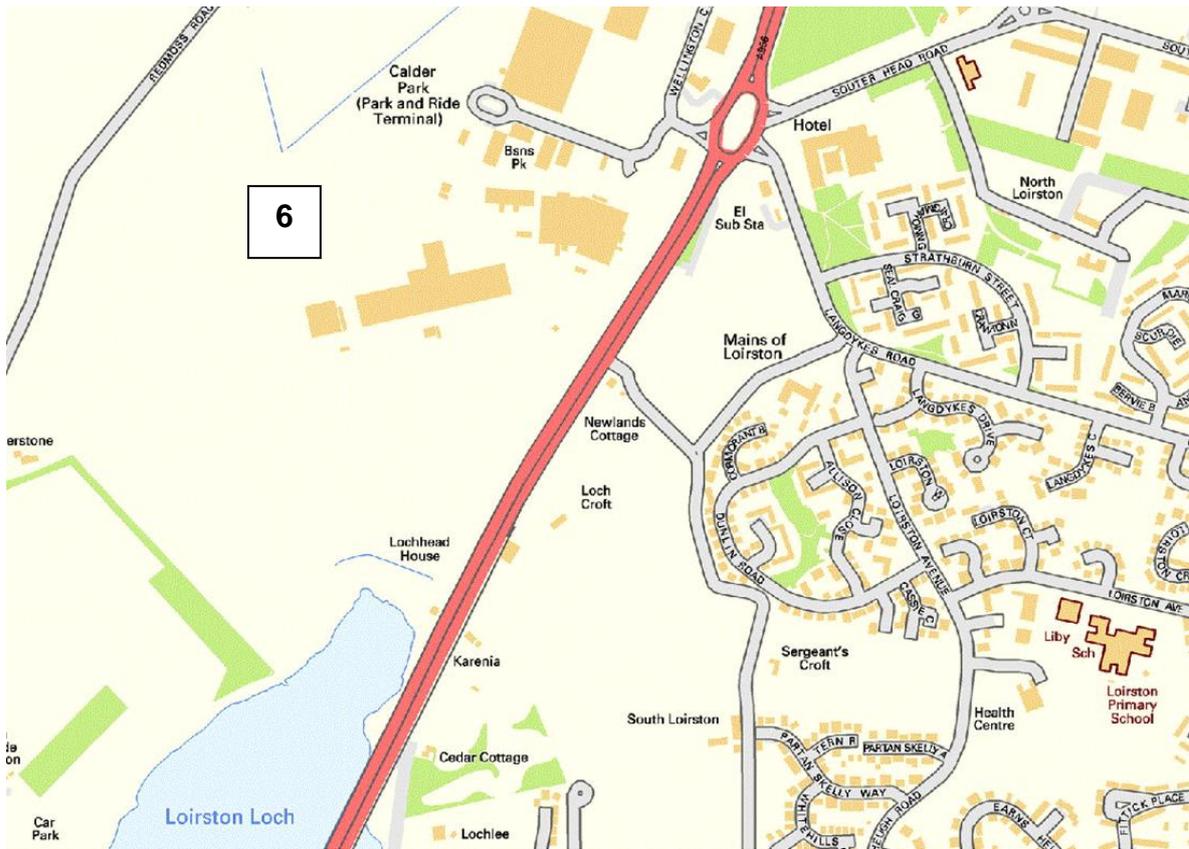
Address	Loirston Site B - within Opportunity Site OP77 (Local Development Plan (2012)). Identified as Development Block E7 in the Loirston Development Framework document.
Description	The site comprises of an area of ground within the Loirston masterplan area.
Site Area	The overall area of the site is approximately 8.0 hectares.
Site Characteristics (Topography)	<ul style="list-style-type: none"> • The site slopes gently from the north east to the south west. • The site is irregular in shape which will impact on the design of the proposed development. • Noise is not considered to be an issue in the area.
Site Characteristics (Ground Conditions)	<ul style="list-style-type: none"> • Historical maps show that the site was previously farmland/undeveloped scrub. • It is considered unlikely that there will be any significant contamination on the site. • Ground conditions are not known without more detailed investigations. As there are however buildings on the adjacent site it is not anticipated that there will be significant issues that affect the foundation design of any new development. • There is no evidence of any existing services on the site.
Location/Neighbourhood	<ul style="list-style-type: none"> • The site lies to the extreme south of the city on the border between Aberdeen City Council and Aberdeenshire. • The site is bounded to the east by industrial/commercial properties in the Balmoral Business Park and to the north by Calder Park. Undeveloped land lies to the south and west of the site. • The site is located within the area covered by the Loirston Development Framework document. The overall masterplan identifies the potential for 1500 new homes as well as employment and recreational land. • The site is within 3 miles walking distance of the majority of residences within the catchment area. • With the exception of the businesses located in the Balmoral Business Park there are no shops or community facilities in the immediate vicinity. The nearest local shops and community facilities is over 1 mile away on Loirston Avenue.
Site Access - Roads	<ul style="list-style-type: none"> • There are currently no vehicular access routes onto the site. A new access would require to be required to be formed from the A956 Wellington

	<p>Road as part of the development. Redmoss Road maybe upgraded and regulated to Bus Only following Loirston development. A new road would also require access across neighbouring areas of the Loirston Development site.</p> <ul style="list-style-type: none"> • Wellington Road provides good vehicular access to the other areas within the catchment. • An alternative vehicular access route could be formed by extending through a residential area and which is unsuitable for a large volume of traffic. This route would therefore only be suitable for a secondary/emergency access point. • An alternative vehicular access route to the site could be formed through the Balmoral Business Park via Wellington Circle which adjoins the A956 Wellington Road at a roundabout. This access is on the east side of the site and would require the new road to cross the south east corner of Calder Park. • Pedestrian route for a large number of pupils requires the crossing of Wellington Road. • There are no established pedestrian routes to the site. The main pedestrian route would be along the A956 which is currently unsuitable for a large volume of pedestrians. The main pedestrian route also passes through a Business Park which generates a high volume of vehicular traffic. There are no footways on Redmoss Road which would not currently be suitable as a pedestrian route. <p>Existing bus passes for Cove pupils would cease as they would no longer be eligible. The furthest away Torry residences from these locations are borderline, in terms of the 3 mile threshold and it is likely the numbers becoming eligible for transport would not be dissimilar to what is currently on record.</p>
<p>Accessibility (Communications, bus routes etc)</p>	<ul style="list-style-type: none"> • Site is on the extreme south west edge of the existing catchment area which increases the travel distance for the majority of pupils. • Public transport links are very poor with the FirstAberdeen Service No. 3 Bus available on Wellington Road giving access to parts of Cove, Tullos and Torry and the City Centre. The No. 18 Service is an infrequent service from the Gateway Business centre and Redmoss through Kincorth to the City Centre.
<p>Development Potential (Planning Constraints, Ecological Issues)</p>	<ul style="list-style-type: none"> • There is a possibility, because of the semi-rural nature of the site that there may be constraints from environmental or ecological factors. There is the possibility of protected species (bats) being on the site. • Archaeological factors are unlikely to impact on

	<p>the development of the site.</p> <ul style="list-style-type: none"> • There are no listed buildings within the vicinity. • The site is free from environmental designations e.g. SSSI although Kincorth Hill is a nature reserve.
Redevelopment Opportunities/Regeneration/Shared Use	<ul style="list-style-type: none"> • The site is not owned by ACC but will form part of a development agreement between ACC and a private developer for the delivery of the overall Loirston Development. • The site lies within Opportunity Site OP77 - mixed use allocation. It is therefore recognised as suitable for development and is currently identified within the Framework Document as a site for a new football stadium or employment land. A site for a secondary school is identified in the Framework Document but is currently shown on the adjacent Loirston Site B. • Development of the site for a new school would not preclude the development of the new football stadium or the Cove Rangers proposals which are identified as possibilities in the Loirston Framework document. There may be the opportunity to share sports pitches with adjacent sports proposals.
Site Services/Sustainability Issues	<ul style="list-style-type: none"> • There is currently no existing infrastructure or services to support the proposed development. This will have a significant impact on the cost of the development and will also impact on the timescale to deliver it. There is an existing sewer on the east boundary and the proximity of the existing Balmoral Business Park would suggest that services could be extended through to the site although upgrading may be required which would impact on costs. • High Voltage overhead power cables cross the site. • The open nature of the site offers the opportunity to incorporate on-site renewable energy generation.
Availability/Existing Use	<p>The site is available for development although significant shared infrastructure works including the creation of a roads network are required. Initial design work will be required on the overall development to ensure that the school integrates with the remainder of the development.</p>
Site Value/Acquisition Costs/Displacement Costs	<p>The alternative uses for the site include the potential for residential use. As such the opportunity cost/ value will be higher than other sites.</p>
Fit with Service Delivery Model	<p>Good location which will provide a reasonable range of opportunities for inclusion and shared opportunities with local primary and secondary schools and external partners. Relatively close proximity to Aberdeen College Altens Campus.</p> <p>Site comfortably meets requirements of statutory</p>

	<p>legislation.</p> <p>Site meets some local agreements and policies of Education, Culture and Sport service. Maximum three miles travelling distance for the majority of pupils in the zone. Some areas of Torry lie slightly beyond the three mile distance.</p> <p>Discussions with local bus operators regarding provision of services at beginning and end of school day should be considered.</p> <p>All requirements Safe Routes to Schools met for the majority of zoned pupils. This will involve a detailed evaluation of the routes children and young people take from their homes to the site.</p> <p>Site provides many requirements for curricular and extra-curricular learning opportunities and activities.</p> <p>Site provides opportunities for internal and external accommodation which could be used to provide community, cultural and sporting facilities.</p>
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Site Plan



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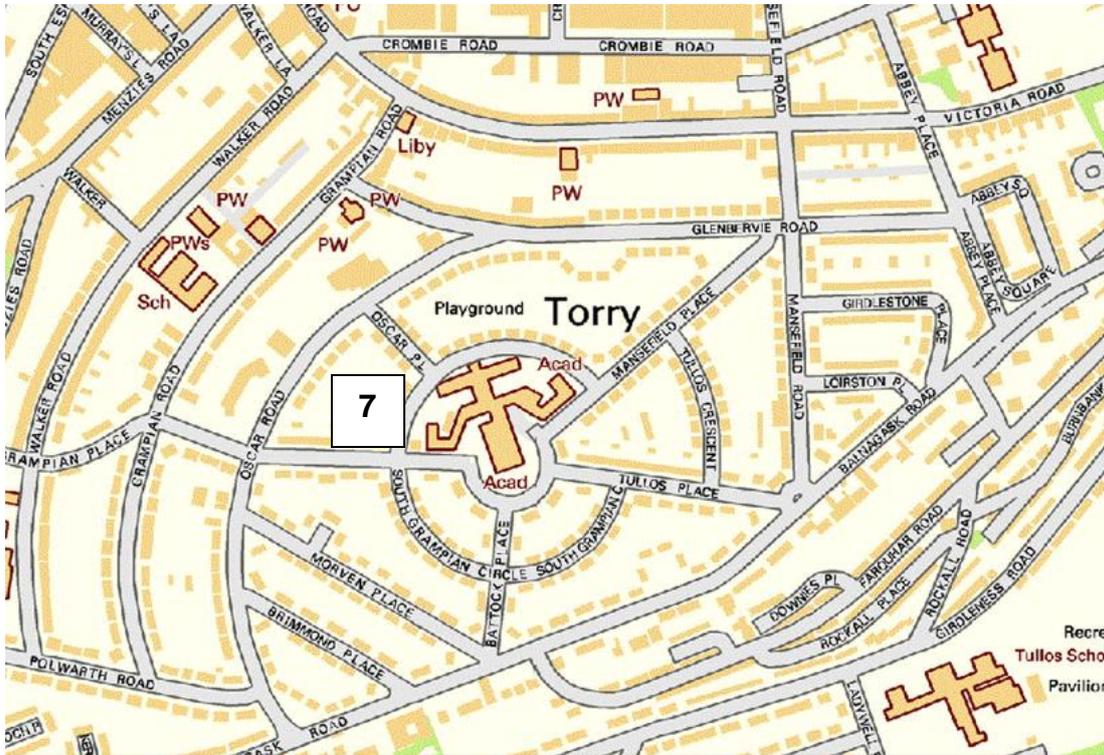
3.7 Torry Academy

Address	Torry Academy, Tullos Circle, Torry, Aberdeen, AB11 8HD.
Description	The site comprises of the existing Torry Academy. The existing school building, is still occupied and in use as a school.
Site Area	The overall area of the site is 1.70 hectares. (Less than minimum required)
Site Characteristics (Topography)	<ul style="list-style-type: none"> • The site is relatively flat • The site is circular in shape and is surrounded on all sides by roads. • Noise is not considered an issue in the area as there is already a school on the site.
Site Characteristics (Ground Conditions)	<ul style="list-style-type: none"> • As there are existing buildings on the site it is likely that ground conditions are suitable for the erection of a new structure. • There may be some contamination on the site from the demolition spoil from the existing building - this is considered to be a minor risk. • Historical maps show that the area was farmland prior to the construction of the existing school.
Location/Neighbourhood	<ul style="list-style-type: none"> • The site is in a wholly residential area in Torry. The surrounding properties are mainly 2 to 3 storey high flatted properties. • The site is relatively easily accessed from the existing primary schools in Torry but is remote from the schools in Altens, Cove and Kincorth. • There are no parking controls in the area. • The site is within 3 miles walking distance of the majority of residences within the catchment area but is over 3 miles from a number of residences in the Cove area. • Shops, Library and Sports Facilities are within easy walking distance (less than 0.5 miles) of the site.
Site Access - Roads	<ul style="list-style-type: none"> • All roads giving access to the site are relatively narrow as they serve mostly residential properties. • Access to other parts of the catchment area by road is poor. • The roads around the site have 20 mph speed limits. • Footways in the area are generally wide enough although some are quite narrow for large volumes of pedestrian traffic. • Pedestrian route for a large number of pupils requires the crossing of major distributor roads.

<p>Accessibility (Communications, bus routes)</p>	<ul style="list-style-type: none"> • Public transport links are reasonable with the FirstAberdeen Service No. 12 service close to the site. This service gives access to the city Centre and some other parts of Torry. • The site is positioned centrally within the existing Torry catchment area and is reasonably accessible from Torry and most parts of Kincorth although not from Altens/Cove. <p>This site is measured at more than 3 miles against the furthest current Cove residences. This means that more than 50 new pupils will be eligible for transport. For these locations we would also be looking into providing bus passes. School Transport is concerned on possible capacity issues with the local bus service no 3 should plans for any of these locations go forward. It will need to be investigated whether First would be willing to put in place additional commercial services, or whether the Council would be required to support First on the additional demand for travel. For the latter option, costs are unknown at the moment. Kincorth and Torry come under the 3 mile threshold.</p> <p>There are no footway concerns. By footway, we assume the existence of pavements with lighting.</p>
<p>Development Potential (Planning Constraints, Ecological Issues)</p>	<ul style="list-style-type: none"> • There are unlikely to be constraints from environmental or ecological factors • Archaeological factors are unlikely to impact on the development of the site. • The existing buildings are not listed therefore their demolition should not be a Planning issue. • The existing buildings are unsuitable for conversion to accommodate the proposed new school. <p>The site is free from environmental designations e.g. SSSI.</p>
<p>Redevelopment Opportunities/Regeneration/ Shared Use</p>	<p>The site is wholly owned by ACC. There may be the opportunity for limited shared use of the site which would require further investigation. There are no adjacent sites owned by other publicly funded bodies that offer the opportunity for a joint development or extension of the area available to develop.</p>
<p>Site Services/Sustainability Issues</p>	<p>External infrastructure is available to support the proposed development although some upgrades may be necessary as a result of the scale of the proposed new development.</p>
<p>Availability/Existing Use</p>	<p>The existing school building is currently still in use but will be closed after the new Academy is built. If this site was selected there would be a need to decant the pupils until the completion of the new building.</p>
<p>Site Value/Acquisition Costs/Displacement Costs</p>	<p>The site owned by the Council, on the EC and S account. Alternative uses are limited to social housing, as such the</p>

	opportunity cost/ value will be low.
Fit with Service Delivery Model	<p>Location will provide some opportunities for inclusion and shared opportunities with local primary and secondary schools and external partners.</p> <p>Site does not meet minimum requirements of statutory legislation.</p> <p>Site meets many local agreements and policies of Education, Culture and Sport service. Maximum three miles travelling distance for some pupils is exceeded and in the case of pupils in Cove area, significantly so.</p> <p>All requirements Safe Routes to Schools met for some of the zoned pupils. This will involve a detailed evaluation of the routes children and young people take from their homes to the site.</p> <p>Site provides some opportunities for curricular and extra-curricular learning opportunities and activities.</p> <p>Site provides limited opportunities for internal and external accommodation which could be used to provide community, cultural and sporting facilities.</p>

Site Plan



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3.8 Tullos Primary

Address	Tullos Primary, Girdleness Road, Tullos, Aberdeen, AB11 8JF.
Description	The site comprises of the sports pitches and public open space to the east of the existing Tullos Primary School and to the south of Girdleness Road.
Site Area	The overall area of the site, comprising of the sports pitches and some of the public open space is 7.47 hectares.
Site Characteristics (Topography)	<ul style="list-style-type: none"> • The site is relatively flat. • The site is regular in shape. • The site is low lying compared to the adjacent Girdleness Road and is relatively exposed to the east where a sewer treatment works is located. • Noise is not considered to be an issue in the area
Site Characteristics (Ground Conditions)	<ul style="list-style-type: none"> • Historical maps show that the site was previously farmland. • There are a number of existing sewers and surface water drains crossing the site which will limit how any new buildings are laid out or will involve additional costs in diverting them. • It is considered unlikely that there will be any significant contamination on the site. • The low lying nature of the site may result in issues with the water table - mitigating measures may be required in this instance. • As there is a school building on the adjacent site it suggests that the ground conditions should be suitable for the erection of a new structure on the site.
Location/Neighbourhood	<ul style="list-style-type: none"> • The site is bounded to the north by residential properties which are a mix of low and high rise. These properties are at a higher level than the site. • The main railway line to the south defines the south boundary. The railway line also separates the site from a large industrial area. As the line is elevated it also forms a visual barrier to the East Tullos industrial estate. • The existing Category B Listed Tullos Primary School is located on the east boundary. The school is at the same level as the site.
Site Access - Roads	<ul style="list-style-type: none"> • Site has good roads infrastructure, with Girdleness Road, which is a wide bus route linking to other main roads in the area. Girdleness Road also gives good access for emergency vehicles.

	<ul style="list-style-type: none"> • The main vehicular access to the site would be from Girdleness Road via Kirkhill Place and Ladywick Road. Direct access from Girdleness Road would not be difficult because of the significant change in level between the road and the site. • The T junction between Girdleness Road and Ladywick Road is uncontrolled and would probably require to be upgraded to cope with additional traffic. • Kirkhill Place, which is a cul-se-sac serving Tullos Primary and the sports pitches is narrow. As this would be the primary route into the school site, the road may require to be widened. • Footways in the area are generally wide. • Pedestrian route for a large number of pupils requires the crossing of major distributor roads such as Wellington Road and West Tullos Road. • There are currently no parking restrictions in the immediate vicinity.
<p>Accessibility (Communications, bus routes etc)</p>	<ul style="list-style-type: none"> • Site is to the east of the catchment area which increases the travel distance for a significant number of pupils. • Public transport links are reasonable with the FirstAberdeen Service No. 5 available on Girdleness Road. This service gives access to the City Centre and other parts of Torry but does not link to any other parts of the catchment area. <p>This site is measured at more than 3 miles against the furthest current Cove residences. This means that more than 50 new pupils will be eligible for transport. For these locations we would also be looking into providing bus passes. School Transport is concerned on possible capacity issues with the local bus service no 3 should plans for any of these locations go forward. It will need to be investigated whether First would be willing to put in place additional commercial services, or whether the Council would be required to support First on the additional demand for travel. For the latter option, costs are unknown at the moment. Kincorth and Torry come under the 3 mile threshold.</p> <p>There are no footway concerns. By footway, we assume the existence of pavements with lighting.</p>
<p>Development Potential (Planning Constraints, Ecological Issues)</p>	<ul style="list-style-type: none"> • There are unlikely to be constraints from environmental or ecological factors although there is the possibility that any development could impact on the habitat of protected species (bats). The loss of public open space may impact on Planning Consent. • Archaeological factors are unlikely to impact on the development of the site. • The existing adjacent Tullos Primary is listed

	<p>Category B which could impact on the design of the new facility.</p> <ul style="list-style-type: none"> The site is free from environmental designations e.g. SSSI.
Redevelopment Opportunities/Regeneration/Shared Use	<p>The site is wholly owned by ACC. There may be the opportunity for limited shared use of the site which would require further investigation. There are no adjacent sites owned by other publicly funded bodies that offer the opportunity for a joint development or extension of the area available to develop. The opportunity exists to utilise the existing swimming pool at Tullos Primary for the new facility. Existing sports pitches would require to be replaced and these could be shared between the new facility and the existing primary.</p>
Site Services/Sustainability Issues	<p>External infrastructure is available to support the proposed development although some upgrades may be necessary as a result of the scale of the proposed new development. A number of foul sewers and surface water drains cross the site.</p>
Availability/Existing Use	<p>The existing sports pitches are currently utilised. Arrangements would have to be made to provide temporary pitches during the construction period.</p>
Site Value/Acquisition Costs/Displacement Costs	<p>The site is owned by the Council, on the EC and S account. Alternative uses are limited to social housing/ greenbelt/ sports uses; as such the opportunity cost/ value will be low.</p>
Fit with Service Delivery Model	<p>Location will provide some opportunities for inclusion and shared opportunities with local primary and secondary schools and external partners.</p> <p>Site meets minimum requirements of statutory legislation.</p> <p>Site meets many local agreements and policies of Education, Culture and Sport service. Maximum three miles travelling distance for some pupils is exceeded and in the case of pupils in Cove area, significantly so.</p> <p>Discussions with local bus operators regarding provision of services at beginning and end of school day should be considered.</p> <p>All requirements Safe Routes to Schools met for some of the zoned pupils. This will involve a detailed evaluation of the routes children and young people take from their homes to the site.</p> <p>Site provides some opportunities for curricular and extra-curricular learning opportunities and activities.</p> <p>Site provides limited opportunities for internal and external accommodation which could be used to provide community, cultural and sporting facilities.</p>

Site Plan



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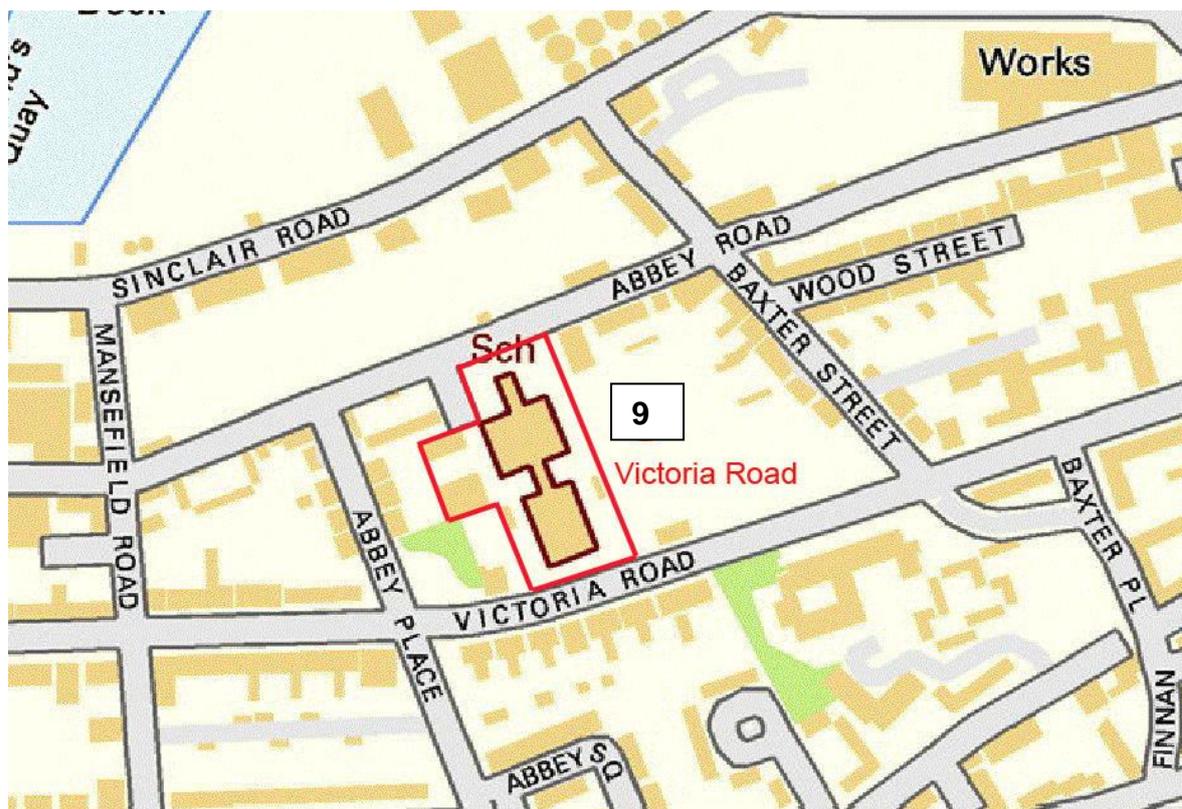
3.9 Victoria Road

Address	Victoria Road Primary School, Victoria Road, Torry, AB11 9N
Description	The site comprises of the former Victoria Road Primary School and associated playground areas. The existing granite school building, which still occupies a large part of the site has been empty for several years and is in poor condition internally.
Site Area	The overall area of the site is 0.66 hectares. (Less than minimum required) 0.77 hectares if adjacent Council owned commercial site is added.
Site Characteristics (Topography)	<ul style="list-style-type: none"> • The site slopes down significantly from south to north • The site is regular in shape • Proximity to Victoria Road which is a relatively busy route will result in some traffic noise. The commercial premises around the site may also generate noise.
Site Characteristics (Ground Conditions)	<ul style="list-style-type: none"> • Little information is available from historical maps on the previous use of the site prior to the erection of the school building. It is not therefore possible to assess whether ground contamination will be an issue. • As there are existing buildings on the site it is likely that ground conditions are suitable for the erection of a new structure. • There is a possibility of some contamination on site as a result of the demolitions of the existing buildings.
Location/Neighbourhood	<ul style="list-style-type: none"> • The majority of the premises to the south on Victoria Road are residential. The east boundary adjoins a recreational area which has an all weather pitch, bowling greens and a putting green. The properties to the south across Abbey Road are a mix of commercial and industrial and the properties to the west are a mix of commercial and residential. A playpark also sits to the west of the site. • The site is easily accessed by the two existing primary schools in Torry but is remote from the schools in Altens, Cove and Kincorth. • There are no parking controls in the area. • There are local shops approximately 225 metres from the site. Apart from the neighbouring bowling greens and tennis courts to the east of the site and the playpark to the west, there are no other community facilities in the immediate area. The

	<p>Torry Sports Centre is within easy walking distance (0.5 miles) from the site.</p> <ul style="list-style-type: none"> • The site is within 3 miles walking distance of the majority of residences in Kincorth and Altens but the majority of Cove is greater than 3 miles.
Site Access - Roads	<ul style="list-style-type: none"> • Site has good roads infrastructure - Victoria Road, onto which the site adjoins links to other main roads giving access to other parts of the catchment area. • Area currently suffers from on street parking pressure, concerns that inconsiderate/ illegal waiting and parking by parents could cause issues on routes bounding site. • Victoria Road is a bus route which also gives good access for emergency vehicles. • There are 20 mph speed limits on some of the roads within the area. • Footways in the area are generally wide. • Pedestrian route for a large number of pupils requires the crossing of major distributor roads such as Wellington Road and West Tullos Road.
Accessibility (Communications, bus routes.)	<ul style="list-style-type: none"> • Site is to the north/east of the catchment area which increases the travel distance for the majority of pupils. • Public transport links are reasonable with the FirstAberdeen Service No. 12 passing the site. This service gives direct access to the city centre and to some other parts of Torry. There are no bus services from the site serving other parts of the catchment area. <p>The site is measured at more than 3 miles against the furthest current Cove residences. This means that more than 50 new pupils will be eligible for transport. For these locations we would also be looking into providing bus passes. School Transport is concerned on possible capacity issues with the local bus service no 3 should plans for any of these locations go forward. It will need to be investigated whether First would be willing to put in place additional commercial services, or whether the Council would be required to support First on the additional demand for travel. For the latter option, costs are unknown at the moment. Kincorth and Torry come under the 3 mile threshold.</p> <p>There are no footway concerns. By footway, we assume the existence of pavements with lighting.</p>
Development Potential (Planning Constraints, Ecological Issues)	<ul style="list-style-type: none"> • There are unlikely to be constraints from environmental or ecological factors • Archaeological factors are unlikely to impact on the development of the site. • Discussions will be required with Planning to obtain their detailed views on the demolition of the

	<p>existing building which is not listed.</p> <ul style="list-style-type: none"> • The existing buildings are unsuitable for conversion to accommodate the proposed new school. • The site is not within a controlled parking zone. • The site is free from environmental designations e.g. SSSI.
Redevelopment Opportunities/Regeneration/ Shared Use	The site is wholly owned by ACC. Retaining the existing building would offer the opportunity of bringing an existing granite building back into use. There are no adjacent sites owned by other publicly funded bodies that offer the opportunity for a joint development. The site is not large enough to offer the opportunity for shared services. The adjacent Commercial premises, Tennis Courts and Bowling Green are owned by the Council. Even with all of these incorporated; the site would still not be large enough for the development.
Site Services/Sustainability Issues	External infrastructure is available to support the propose development.
Availability/Existing Use	The existing buildings on the site are currently empty. The existing buildings would require to be demolished and the site cleared for the new development.
Site Value/Acquisition Costs/Displacement Costs	The site is owned by the Council and has been declared surplus. The site has been on the market for some time without any substantive interest. The opportunity cost/ value of the site is low in relation to the total project costs.
Fit with Service Delivery Model	<p>Relatively poor location will provide only a few opportunities for inclusion and shared opportunities with local primary and secondary schools and external partners.</p> <p>Site fails to meet requirements of statutory legislation.</p> <p>Site fails to meet some local agreements and policies of Education, Culture and Sport service. Maximum three miles travelling distance for some pupils is exceeded and in the case of pupils in Cove area, significantly so.</p> <p>Discussions with local bus operators regarding provision of services at beginning and end of school day should be considered.</p> <p>All requirements Safe Routes to Schools met for some of the zoned pupils. This will involve a detailed evaluation of the routes children and young people take from their homes to the site.</p> <p>Site provides some opportunity for curricular and extra-curricular learning opportunities and activities.</p> <p>Site provides very limited opportunities for internal and external accommodation which could be used to provide community, cultural and sporting facilities.</p>

Site Plan



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Review of Potential Sites for South of the River Academy: Planning Risk Register

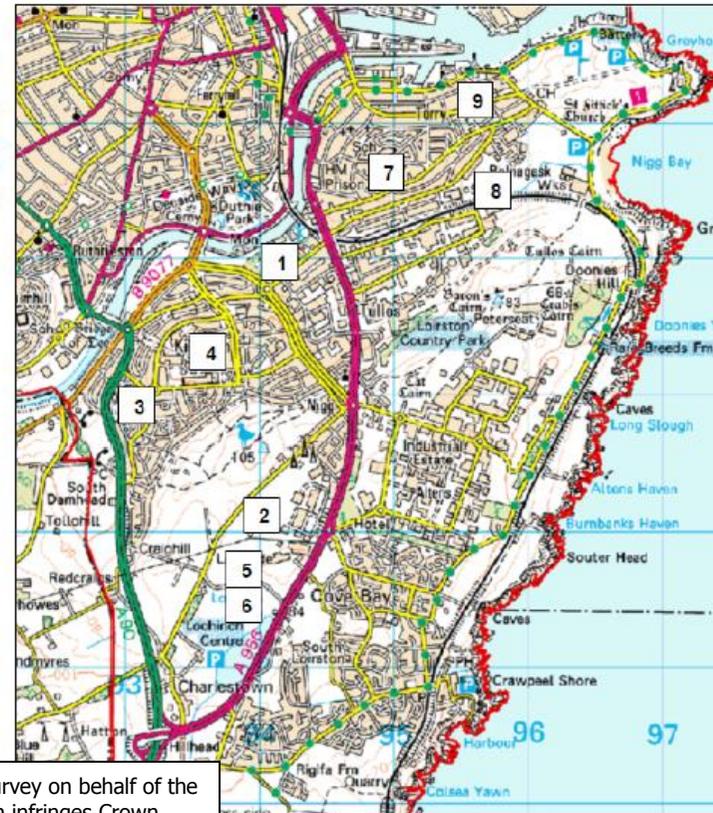
Introduction

This Assessment accompanies studies undertaken by other Aberdeen City Council Departments in order to consider potential options for the location of a new secondary school to serve the south of Aberdeen City. This Assessment should only therefore be read in the context of those other studies and assessments which make up the full site appraisal exercise

Sites Considered by Assessment

The sites considered by this Assessment are as follows:

1. Abbotswell Road Site, Abotswell Road, Tullos, Aberdeen
2. Bobby Calder Park Site, Redmoss Road, Aberdeen
3. Craighill Primary School, Heatherwick Road, Kincorth
4. Kincorth Academy Site, Kincorth Circle, Aberdeen.
5. Loriston Site A
6. Loriston Site B
7. Torry Academy Site, Tullos Circle, Torry, Aberdeen
8. Tullos Primary School Site, Girdleness Road, Tullos, Aberdeen
9. Victoria Road Primary School, Victoria Road, Torry



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Location of Sites Considered by Assessment

Criteria Considered by Assessment

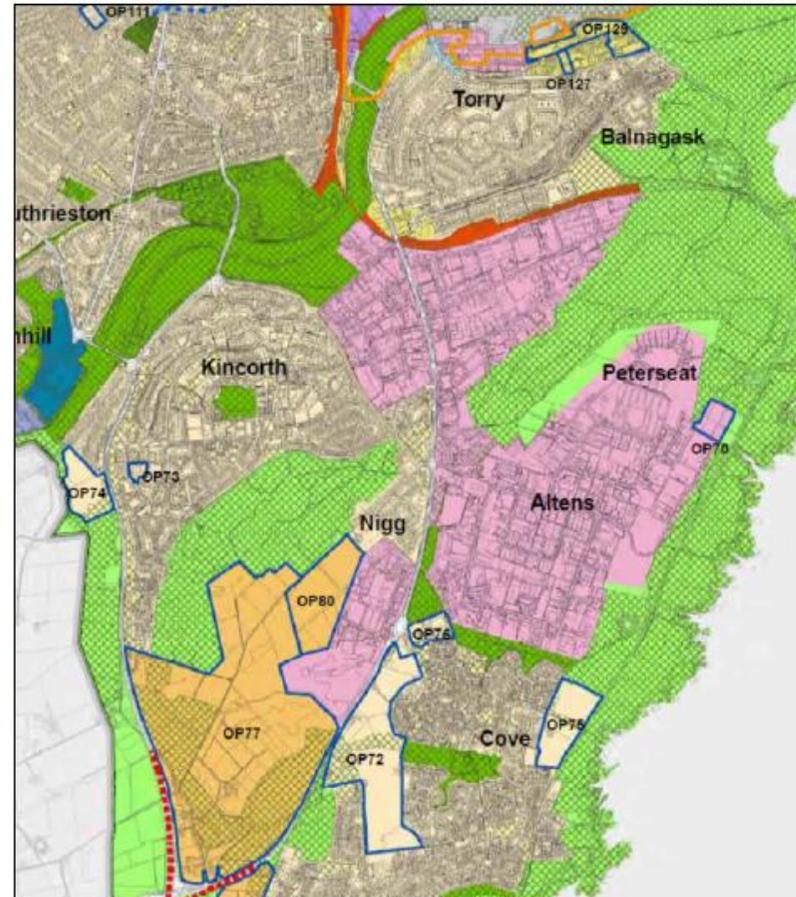
This Assessment has been prepared using desk based survey information, which has not included a visit to the site. The Assessment considers the following criteria:

- Local Development Plan Allocation
- Environmental Factors
- Topography
- Flood Risk
- Built / Cultural Heritage
- Landscape
- Relationship to Wider Area / Surrounding Land Uses

This list is by no means exhaustive, and a number of other criteria would be taken into account should any application for planning permission be submitted. Community consultation and consultation with the key agencies and other groups would also be undertaken.

It is recommended that a detailed planning assessment for any shortlisted sites be undertaken following this initial site appraisal exercise. As detailed proposals for the site are developed, it is also recommended that pre-application discussions are held with the Council's Planning, Transportation and Roads Services in order to discuss site strategy and clarify the level of information to accompany any subsequent application for planning permission.

If there are any queries on this initial assessment then these should be directed to the Local Development Plan Team (LDP@aberdeencity.gov.uk / 01224 523317).



*Extract from Aberdeen Local Development Plan
Proposals Map (2012)*

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1. Abbotswell Road, Abotswell Road, Tullos

Assessment Criteria	Comments	Risk Rating
Local Development Plan Allocation (Aberdeen Local Development Plan (2012))	<p>The site is allocated as Urban Green Space, meaning there is a presumption against development which is not related to recreation or sport. Where development is proposed then Policy NE3 requires an equivalent and equally convenient and accessible area for public access to be laid out and made available in the locality by the applicant for urban green space purposes. A number of other criteria relating to landscape, wildlife, etc must also be met.</p> <p>The site is also within the Green Space Network which again states a presumption against development. Policy NE1 states that the City Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the Green Space Network, and proposals which are likely to destroy or erode the character or function of the GSN will not be supported.</p> <p>Any proposal for new development on this site would be considered a Development Plan Departure, i.e. inconsistent with the adopted Plan.</p>	High
Environmental Factors	The whole area is part of the River Dee Corridor Local Nature Conservation Site (LNCS).	High

	<p>The site is adjacent to the River Dee Special Area of Conservation (SAC). This site will be subject to a Habitats Regulations Appraisal and an Appropriate Assessment will be likely.</p> <p>A Core Path crosses the site and would need to be diverted.</p> <p>The site falls within an area with suitable habitat for bats, so a bat survey would be likely if any trees are to be lopped or felled.</p>	
Topography	The site slopes (south to north) towards the River Dee. Significant levels of cut and fill would be expected.	High
Flood Risk	The site encroaches onto an area at risk of flooding from the River Dee (SEPA Flood Map). The flood map is recognised to be indicative, however the close proximity of the site to the River would mean a Flood Risk Assessment would be required. Development would not be permitted if it would increase the risk of flooding, or it would be at risk itself from flooding.	High
Built / Cultural Heritage	The site lies opposite to Duthie Park which is on the Inventory of Gardens and Designed Landscapes. This indicates the National importance of the Park. Duthie Park is the only site within Aberdeen City which lies on the Inventory, and is afforded special protection from development which would have an adverse effect on its	Medium

	character or setting. The Park also contains a number of Listed Buildings.	
Landscape	<p>About 70% of the site was planted as a new woodland as a part of the Aberdeen City Council Tree for Every Citizen project in 2010. Some of the planting was done by pupils from local schools. This project was delivered with Scottish Rural Development Programme funding through Forestry Commission Scotland which requires the site to be managed as a woodland. If the site was required for development then an alternative site of the same size would need to be planted with the same mix of tree species to act as a suitable replacement. There would not be grant funding to do this. The trees are now 1.5m - 2m tall so are becoming an increasing visual and wildlife habitat feature</p> <p>In addition, the setting the site gives to the river is also relevant to consider.</p>	Medium / High
Relationship to Wider Area / Surrounding Land Uses	The site is broadly surrounded by existing development. This existing development includes both residential and industrial / commercial properties.	Medium

2. Bobby Calder Park, Redmoss Road

Assessment Criteria	Comments	Risk Rating
Local Development Plan Allocation (Aberdeen Local Development Plan (2012))	The site is identified as Opportunity Site OP80 - land suitable for a new stadium and sports facilities for Cove Rangers. The site is therefore recognised as suitable for development, albeit not for the type of development proposed. Existing recreational facilities on the site would need to be reprovided / upgraded through discussions with Sports Scotland if development on this part of the site was proposed.	Medium
Environmental Factors	Existing trees on the site are suitable habitat for bats. A bat survey will be likely if there are plans to lop or fell them.	Low / Medium
Topography	The site is generally flat and appropriate for development.	Low
Flood Risk	The site does not appear to be at risk from flooding from either a river or the sea (SEPA Flood Map).	Low
Built / Cultural Heritage	There are no designated sites or buildings on the site or within the surrounding area.	Low
Landscape	There is a 10m-20m wide woodland planting zone along Redmoss Road, along the boundary with the radio mast	Medium

	<p>site and the boundary with the industrial units in Wellington Circle. These were planted in 2006 by the local community and the City Council Rangers. This planting was grant funded and, if the site was required for development, an alternative site of the same size would need to be planted with the same mix of tree species to act as a suitable replacement. There would not be grant funding to do this.</p>	
<p>Relationship to Wider Area / Surrounding Land Uses</p>	<p>The site is bordered by industrial units to the south and east and by currently undeveloped land to the west and north. Communications equipment exists to the north.</p> <p>Undeveloped land to the west and south is identified as part of the Loirston development for which a Development Framework has been prepared.</p>	<p>Medium / Low</p>

3. Craighill Primary School, Heatherwick Road

Assessment Criteria	Comments	Risk Rating
Local Development Plan Allocation (Aberdeen Local Development Plan (2012))	The site is identified as Opportunity Site OP73 - a brownfield site potentially suitable for residential redevelopment. The site is therefore recognised as suitable for development. The previous educational use of the site is noted. Existing recreational facilities on the site would need to be reprovided / upgraded through discussions with Sports Scotland.	Low
Environmental Factors	No comment	Low
Topography	The site is generally flat and appropriate for development.	Low
Flood Risk	The site does not appear to be at risk from flooding from either a river or the sea (SEPA Flood Map)	Low
Built / Cultural Heritage	There are no designated sites or buildings on the site or within the surrounding area.	Low
Landscape	A small group of trees are evident on the southern boundary.	Low
Relationship to Wider Area / Surrounding Land Uses	The site is surrounded by residential development.	Low

4. Kincorth Academy, Kincorth Circle

Assessment Criteria	Comments	Risk Rating
<p>Local Development Plan Allocation (Aberdeen Local Development Plan (2012))</p>	<p>The site as existing is split into two allocations in the adopted Local Development Plan. The existing school buildings are within the urban residential area. The associated playing fields to the north are allocated as Urban Green Space and are also within the Green Space Network. There is therefore a presumption against development which is not related to recreation or sport on this part of the site. Where development is proposed then Policy NE3 requires an equivalent and equally convenient and accessible area for public access to be laid out and made available in the locality by the applicant for urban green space purposes. A number of other criteria relating to landscape, wildlife, etc must also be met.</p> <p>Policy NE1 states that the City Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the Green Space Network, and proposals which are likely to destroy or erode the character or function of the GSN will not be supported.</p> <p>The previous educational use of the site is noted.</p>	<p>Medium</p>

	Existing recreational facilities on the site would need to be reprovided / upgraded through discussions with Sports Scotland.	
Environmental Factors	The site falls within an area with suitable habitat for bats. A bat survey would be likely if any buildings are to be altered/demolished and if any trees are to be lopped or felled.	Low / Medium
Topography	The site is generally flat and appropriate for development.	Low
Flood Risk	The site does not appear to be at risk from flooding from either a river or the sea (SEPA Flood Map)	Low
Built / Cultural Heritage	There are no designated sites or buildings on the site or within the surrounding area.	Low
Landscape	Some trees are evident around the boundaries of the site. The existing playing fields are noted.	Medium / Low
Relationship to Wider Area / Surrounding Land Uses	The site is surrounded by residential development.	Low

5. Loirston Site A

Assessment Criteria	Comments	Risk Rating
Local Development Plan Allocation (Aberdeen Local Development Plan (2012))	The site lies within Opportunity Site OP77 – a mixed use allocation including 1500 new homes and 11 hectares of employment land. The site is therefore recognised as suitable for development. A Development Framework for the site (Loirston) identifies this site as the location for a new stadium for Aberdeen Football Club, however other options could be considered. Provision for a new secondary school is included within the Loirston allocation.	Low
Environmental Factors	The Loirston Loch is a Local Nature Conservation Site (LNCS). The trees to the south of this site fall within an area of habitat suitable for bats. Bats have also been recorded nearby. A bat survey would be likely if any trees are to be lopped or felled.	Medium
Topography	The Loirston site generally slopes from north east – south west. The site is appropriate for development.	Low
Flood Risk	The site does not appear to be at risk from flooding from either a river or the sea (SEPA Flood Map). The proximity of the site to Loirston Loch should however be noted.	Low / Medium

Built / Cultural Heritage	There are no designated sites or buildings on the site or within the surrounding area.	Low
Landscape	Some trees are evident to the south of the site. The site is reasonably visible from the surrounding environs. Proximity to Loirston Loch noted.	Medium / Low
Relationship to Wider Area / Surrounding Land Uses	The site is bordered by Industrial units to the north and by currently undeveloped land to the west and south. Undeveloped land to the west and south is identified as part of the Loirston development.	Medium / Low

6. Loirston Site B

Assessment Criteria	Comments	Risk Rating
Local Development Plan Allocation (Aberdeen Local Development Plan (2012))	The site lies within Opportunity Site OP77 – a mixed use allocation including 1500 new homes and 11 hectares of employment land. The site is therefore recognised as suitable for development. A Development Framework for the site (Loirston) identifies this site as part of the main development area. Provision for a new secondary school is included within the Loirston allocation.	Low
Environmental Factors	The Loirston Loch is a Local Nature Conservation Site (LNCS). The trees to the south of this site fall within an area of habitat suitable for bats. Bats have also been recorded nearby. A bat survey would be likely if any trees are to be lopped or felled.	Medium
Topography	The Loirston site generally slopes from north east – south west. The site is appropriate for development.	Low
Flood Risk	The site does not appear to be at risk from flooding from either a river or the sea (SEPA Flood Map). The proximity of the site to Loirston Loch should however be noted.	Low / Medium

Built / Cultural Heritage	There are no designated sites or buildings on the site or within the surrounding area.	Low
Landscape	Some trees are evident to the north and west of the site. The site is reasonably visible from the surrounding environs. Proximity to Loirston Loch noted.	Medium / Low
Relationship to Wider Area / Surrounding Land Uses	The site is bordered by currently undeveloped land identified for mixed use development as part of the Loirston Development Framework.	Medium / Low

7. Torry Academy, Tullos Circle

Assessment Criteria	Comments	Risk Rating
Local Development Plan Allocation (Aberdeen Local Development Plan (2012))	The site lies within the existing urban residential area. The site is therefore recognised as suitable for development. The previous educational use of the site is noted. Existing recreational facilities on the site would need to be reprovided / upgraded through discussions with Sports Scotland.	Low
Environmental Factors	The trees are part of an area highlighted as suitable habitat for bats. A bat survey would be likely if any buildings are to be altered/demolished and if any trees are to be lopped or felled.	Low / Medium
Topography	The site is generally flat and appropriate for development.	Low
Flood Risk	The site does not appear to be at risk from flooding from either a river or the sea (SEPA Flood Map)	Low
Built / Cultural Heriatge	There are no designated sites or buildings on the site or within the surrounding area. There would be a presumption however to retain the existing granite buildings on site (Local Development Plan Policy D3).	Medium
Landscape	Some trees are evident within the existing site.	Low

Relationship to Wider Area / Surrounding Land Uses	The site is surrounded by residential development.	Low
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8. Tullos Primary School, Girdleness Road

Assessment Criteria	Comments	Risk Rating
<p>Local Development Plan Allocation (Aberdeen Local Development Plan (2012))</p>	<p>The site of Tullos Primary School lies within the existing urban residential area. The previous educational use of the site is noted.</p> <p>The Green Space Network covers the existing playing fields and this area is also classed as Urban Green Space (although not expressly identified as such on the Proposals Map). On Urban Green Space areas there is a presumption against development which is not related to recreation or sport. Where development is proposed then Policy NE3 requires an equivalent and equally convenient and accessible area for public access to be laid out and made available in the locality by the applicant for urban green space purposes. A number of other criteria relating to landscape, wildlife, etc must also be met.</p> <p>To the east of the primary school area lies an area of public open space (St Fitticks Park) which is identified as within the Green Belt and the Green Space Network.</p> <p>There is a presumption against development on sites within the Green Belt for purposes other than those essential for agriculture, woodland and forestry,</p>	<p>Medium / High</p>

	<p>recreational uses compatible with an agricultural or natural setting, mineral extraction or restoration or landscape renewal. Policy NE2 discusses exceptions to this policy, however it is not thought that any would be applicable here.</p> <p>On areas covered by the Green Space Network, Policy NE1 states that the City Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the Green Space Network, and proposals which are likely to destroy or erode the character or function of the GSN will not be supported.</p> <p>Existing recreational facilities on the site would need to be reprovided / upgraded through discussions with Sports Scotland.</p>	
Environmental Factors	The trees to the south of the site are part of an area highlighted as suitable habitat for bats. A bat survey would be likely if any buildings are to be altered/demolished and if any trees are to be lopped or felled.	Low / Medium
Topography	The site is generally flat and appropriate for development.	Low
Flood Risk	The site does not appear to be at risk from flooding from either a river or the sea (SEPA Flood Map)	Low

Built / Cultural Heritage	<p>The existing school building is a Category B listed building, and recognised as a good, little altered, example of 1930s modernist architecture. There is a national policy presumption against demolition or other works that will adversely affect a listed building or its setting. At a more local level, there is a presumption to retain existing granite buildings (Local Development Plan Policy D3).</p>	High
Landscape	<p>The site has landscape value and is relatively visible (especially from the railway).</p> <p>If the development site extends east of the current Tullos School boundary into the St Fitticks Park then it could impact on the new woodland planting from 2005, 2010 and 2012 all of which was delivered with funding from the Forestry Commission Woodland Grant Scheme or Scottish Rural Development Programme. Much of the planting was done by the local school children and other community groups.</p> <p>If this part of the site was required for development then an alternative site of the same size would need to be planted with the same mix of tree species to ask as a suitable replacement. There would not be grant funding to do this.</p>	Medium / High
Relationship to Wider Area / Surrounding Land Uses	<p>The site is broadly bounded to the north and west by residential development. To the south lies a railway line</p>	Low / Medium

	with industrial / commercial development beyond. Green Belt land lies to the east.	
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9. Victoria Road Primary School, Victoria Road

Assessment Criteria	Comments	Risk Rating
Local Development Plan Allocation (Aberdeen Local Development Plan (2012))	<p>The site is identified as within Opportunity Site OP127 which is a residential / mixed use site. The site is therefore recognised as suitable for development.</p> <p>The northern edge of the site is located within the Major Hazard Sites – HSE Consultation Outer Zone given the proximity of the site to Aberdeen Harbour. Advice should therefore be taken from the Health and Safety Executive and development must not risk public safety.</p> <p>The previous educational use of the site is noted.</p>	Low
Environmental Factors	The trees to the south of the site are part of an area highlighted as suitable habitat for bats. A bat survey would be likely if any buildings are to be altered/demolished and if any trees are to be lopped or felled.	Low / Medium
Topography	The site slopes from south to north.	Low / Medium
Flood Risk	The site does not appear to be at risk from flooding from either a river or the sea (SEPA Flood Map)	Low
Built / Cultural Heritage	There are no designated sites or buildings on the site or	Medium

	within the surrounding area (PASTMAP). There would be a presumption however to retain the existing granite buildings on site (Local Development Plan Policy D3).	
Landscape	A small group of trees are evident on the southern boundary.	Low
Relationship to Wider Area / Surrounding Land Uses	The surrounding area is mixed use in character, with some residential, commercial and industrial.	Low / Medium