

MULL CAMPUS SITE SELECTION CRITERIA (v5)

Criteria Category	Weighting		Factors to consider	Site 1 Existing Tobermory site		Site 2 Craignure (001)		Site 3 Garmony (005)		Site 4 Tobermory South (013)		Notes/ rationale
	Category	Individual		Score	Weighted Score	Score	Weighted Score	Score	Weighted Score	Score	Weighted Score	
Deliverability	15	3	Utility infrastructure - capacity and need for any diversions	7	21	5	15	2	6	5	15	Existing utilities considered, minimal diversions, opportunities for future heat network connections. Distance of running utilities.
		3	Ground conditions	6	18	5	15	5	15	7	21	Potential for contamination at Site 1. Poorer ground conditions at Site 2/Site 3 marine deposits etc.
		2	Topography	3	6	8	16	9	18	5	10	Existing school site constrained. Site 2/3 both more developable level wise
		2	Flood risk & Drainage Assessment	4	8	6	12	5	10	9	18	Next steps would involve flood modelling/assessment. SEPA engagement key
		3	Site abnormalities	3	9	8	24	7	21	5	15	
		2	Habitat constraints	8	16	9	18	5	10	7	14	
Impact	53											
Education	32	10	Is the site capable of accommodating the brief in full?	4	40	9	90	9	90	5	50	South tob can be used better than existing, due to constraints. More space in Craignure/Garmony sites.
		5	Quality of external environment to support outside learning, sports activities etc	3	15	9	45	10	50	6	30	
		2	Does the site provide capacity for future expansion?	4	8	9	18	9	18	5	10	
		8	Travel times for ELC and primary school pupils	9	72	4	32	4	32	8	64	Systra report
		2	Travel times for staff and secondary school pupils	9	18	4	8	5	10	8	16	Systra report
5	Access and connectivity to good community facilities and services	9	45	4	20	1	5	8	40	Ryder place report		
Community and Place	8	2	Impact on family life	4	8	5	10	5	10	4	8	Refer to Stantec report. Impact on families if their child is away from home during the week was felt to be the greatest (sites 1 & 4). Increased travel time affects a greater number of families (sites 2 & 3).Travel time increase has a bigger impact for families with young children compared to older children
		2	Equitable - unites north & south of island	4	8	7	14	6	12	4	8	Criteria re-defined to be around uniting north/south island, as it was felt that better reflects community feedback
		2	Sustain and support local economy	7	14	4	8	3	6	7	14	Stantec report
		2	Impact of construction activities on existing school/ residential areas	3	6	7	14	6	12	7	14	
Accessibility & Transport	8	1	Good public transport links to site and location	5	5	7	7	4	4	6	6	Existing public transport links. Craignure slightly higher score due to ferry terminal and better links to north & south
		2	Existing safe active travel links to site	4	8	3	6	2	4	6	12	Improvements in scoring could be seen as a result of future development at sites
		1	Number of user journeys - bus, car, pedestrian (Pupil/ staff mode split)	8	8	5	5	3	3	7	7	
		1	Potential impact on public transport network	9	9	7	7	7	7	8	8	Scoring for sites 2 & 3 assumes school bus from Dervaig would travel via Tobermory
		2	Ability of existing (wider) roads infrastructure to service site	3	6	4	8	3	6	7	14	New access roads required for both Craignure/Garmony. Tob South limitations. Existing site challenging/constrained, not much space for adjustment - one way in/out. Single track roads on Mull have an impact
		1	Trips with complex dependencies/ multiple stages and modes of travel	5	5	5	5	5	5	5	5	5
Sustainability	5	2	Potential for re-use of existing infrastructure and buildings (embodied carbon)	4	8	3	6	1	2	3	6	
		3	Carbon impact of travel (travel distances and mode of transport)	8	24	3	9	4	12	8	24	Personal decisions to drive could impact actual carbon impact
Affordability	25	15	Costs associated with construction abnormalities	9	135	8	120	5	75	7	105	Thomson Gray report. Assume demolition included in scope regardless. Based on assumptions and known information, site investigations not completed at this early stage
		5	Potential acquisition/ disposal costs	4	20	7	35	10	50	3	15	Market value of each site. Updated 28/1/25 to reflect existing site value excluding common good land, and cumulative value of Tobermory South site (2 separate land transactions)

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		5	Other (revenue) cost implications e.g. pupil transport	9	45	2	10	2	10	9	45	4 additional buses for site 2 & 3 (£1,385 per week for 40 weeks = £222k per annum) plus additional cost for staff travel for change of base (over 4 years). Any hostel savings, assuming catchment area change, negligible as staff shortages already. Main difference would be cost of food
Risk	7	3	Wayleaves, legal restrictions and site acquisition risk	6	18	7	21	7	21	7	21	Common good land risk on site 1 Sites 2-4 have site acquisition risk
		2	Construction Programme risk	3	6	8	16	5	10	7	14	Likely to be a prolonged programme on site 1 due to need for staged construction and decant. Greater enabling works required for site 3
		2	Planning designation and sensitive receptors	8	16	7	14	6	12	8	16	Site 2 - consider risk with housing development next door. Countryside zone, but already some development. Site 3 - also countryside zone, flooding considerations, cat 1 peat land. Site 4 - Housing allocation, amendment needed to LDP.
<b>TOTAL</b>		<b>100</b>			<b>625</b>	<b>628</b>	<b>546</b>	<b>645</b>				

Impact	53
Deliverability	15
Affordability	25
Risk	7