

Proposal to dispose by lease, the area of Common Good land known as Land Adjacent to Tall Oaks, Gyle Park, EH12 8LJ to Corstorphine Dynamo FC

What is proposed?

A disposal by lease of 2,260 m² or thereby of Common Good property located at Tall Oaks, Gyle Park, EH12 8LJ to Corstorphine Dynamo FC. The extent of property included in the proposal is shown edged in red on the below plan. The area currently contains a derelict 3g pitch and an L shaped Parcel of Land. The proposed works to this area are included within the wider development of Tall Oaks.



Background to the proposal

The 1G Pitch and L shaped parcel of land has been in a state of disrepair for more than a decade and, as a result, is unusable on Health & Safety Grounds.

The land edged red forms part and parcel of the land contained in the Disposition by Mrs Elizabeth G Hume and Miss Catherine G Stewart in favour of The Lord Provost Magistrates and Council of the City of Edinburgh recorded GRS County of Edinburgh on 1ST September 1938. As a result of investigations pursuant to section 102 Community Empowerment (Scotland) Act 2015, whilst the larger area adjacent to the subjects (known as Tall Oaks has not been identified as a Common Good) the land edged in red forms part of a wider proposed disposal and is considered as a Common Good Asset of the City.

Corstorphine Dynamo FC (SCIO SC052411) are seeking to lead a redevelopment project, on behalf of the whole community, to upgrade the Playing Field area known as Tall Oaks together with use of the Small derelict 3g Pitch and L shaped Parcel of land. The development proposal will utilise the area edged red to include a new MUGA which will occupy a larger area than the current derelict pitch together with the "L shaped" Parcel of land being utilised as a Community Garden. The proposed Community Garden aspect will be used as an educational and social area with Corstorphine Dynamo

working in partnership with local Gylemuir Primary School and Nursery and other local groups who have an interest in having such an asset. Focus will be on biodiversity and sustainability with options for growing and maintaining small and manageable pieces of land. There would also be a dedicated wildflower area within the remaining L shaped parcel of land which will be accessible for the community, this will initially be laid as a wildflower meadow; however, there could be an opportunity for this to be used as a small community garden with raised beds and seats..

The development proposals over both the Common Good Land and the area known as Tall Oaks will accommodate football coaching and training as well as being available for use by the wider community. Corstorphine Dynamo already lease the Community Hub building which is on land adjacent to the pitch. The Community Hub, which has been recently refurbished, will be available for community use, with or without a sporting use for the wider community and local football group. This puts them in the ideal location to assume responsibility for the renovation, maintenance, and management of the playing field for the community both now and future generations.

The Club has asked that the Council consider a lease of at least 30 years which would provide them with security of tenure and allow them to make the necessary funding applications.

Proposed terms for a lease have been discussed in the event that this proposal is supported. It would be proposed that the lease should be of 30 years duration at an annual rental to be agreed. The rental figure reflects the ongoing maintenance requirements, the fact it is a location without development potential and the continuing restriction that it be for sporting or recreational use only.



Wider design proposal includes Land known as Tall Oaks

Consultation

As the area of land edged in Red and Adjacent to the land know as Tall Oaks is a Common Good asset, it must be subject to the requirement in section 104 of the Act to undertake a public consultation when considering disposing or changing the use of Common Good assets. This includes where the proposal is to grant a lease of over 10 years. Therefore, before taking any decision, and to inform the decision-making process, we are keen to hear the views of the community, in particular:

- What are your views on the proposed disposal by lease of this piece of Common Good land?
- Do you have any views on potential benefits of the proposal?
- Do you have any issues or concerns arising from the proposal?
- Do you have any additional comments?

The Council will take all representations into account in reaching a decision.

Depending on the representations received the possible outcomes are:

- The proposal goes ahead
- The proposal is amended significantly, and a fresh consultation takes place
- The proposal does not go ahead

Representations

You can feedback your views:

- online at <https://consultationhub.edinburgh.gov.uk/cg/tall-oaks>
- by filling in a paper questionnaire that you can pick up at Drumbrae Library
- sending comments by email to commongood@edinburgh.gov.uk
- writing to Brian Paton, The City of Edinburgh Council, 1:5 Waverley Court, 4 East Market Street, Edinburgh EH8 8BG

We must receive your comments by 8th August 2025.