

## **Meadowbank Masterplanning Consultation Autumn 2018**

### **Frequently Asked Questions & Answers**

#### **Background**

On 29 June 2018, the City of Edinburgh Council Planning Committee approved two planning applications. The first one was for the redevelopment of surplus land for mixed uses. This is what we refer to as the masterplan area and is the land surrounding the new sports centre.

The second application granted full planning permission for the development of a new sports centre facility.

The two applications were considered separately which means the construction of the new sports centre can commence in advance of the approval of the masterplan. The completed masterplan will show the approved design of the Sport Centre.

#### **1) Is permission in place for the works that are currently on site?**

The demolition of the velodrome and existing stadium that is underway on the site is permitted development and does not constitute “works” on site as per the Planning condition.

#### **2) What is the aim of the masterplanning process?**

The council is committed to developing a proposal for a masterplan that shows a development with a number of different uses in line with those identified in the planning permission. It is important that the masterplan reflects the needs and aspirations of the many and varied communities in the area. The first stage is to understand what people would like to see as part of the new development in terms of uses as well as community facilities, greenspaces and local amenities. The aim of the masterplanning exercise may be summarised as follows:

- Ensure that Meadowbank and its community are at the heart of the masterplan and its development.
- Undertake a collaborative, design led approach with co-creation and stakeholders working at the centre of the design process.
- Create an exceptional place that is rooted in its historic context.
- Develop a vibrant new neighbourhood combining residential and commercial use in a holistic and sustainable way.
- Create a positive relationship with the area, new development and shared open space to enhance the quality of life for local residents and visitors.

**3) What do you mean by a “mixed use” development?**

Mixed use includes housing, student accommodation, hotel, and community facilities such as a GP surgery, community centre and nurseries.

**4) How many trees will be removed in order to deliver the new Sports Centre?**

There is a clear replacement plan for trees that will be removed during the construction of the Sports Centre. Of the 61 trees to be removed, 3 are Wheatley Elms.

The new plaza and car park area will have 48 new trees planted. This will include 19 disease resistant elm species.

**5) Will any more trees be removed as part of the wider development plans?**

Our aim is to minimise the need for any further tree removal beyond that needed to build the new Sports Centre.

We are aware that the Wheatley Elms currently provide foraging habitat for the local bat population as well as the potential for bird nesting.

Due to the rarity and value of the Wheatley Elms, and because of new buildings proposed adjacent to the trees, we have commissioned additional radar survey work to confirm the actual extent and condition of the mature tree roots.

**6) At the Planning Committee, it was agreed you would look at creating more spectator space for Edinburgh City. Is this now in the plans?**

We are currently looking at potential options to see what, if anything, is feasible. Further discussions are planned with Edinburgh City in the near future.

**7) How many homes are planned for the site?**

The intention is that there will be a mix of affordable homes as well as private homes for sale on the site. These will be shown as part of the final masterplan. There are several issues that will affect the final number of homes. This includes whether these

are flats or houses, how we ensure that height of buildings work well with what is already in the area and minimise impact on neighbours.

**8) What do you mean by affordable housing?**

Affordable housing includes homes for social rent, homes for mid-market rent as well as low cost home ownership options such as shared equity.

**9) What further consultation events are planned?**

There will be number of other public events in the coming months to allow feedback on the options that are developed which will aim to balance the views received with the overall Council objectives. These will be widely advertised.

**10) How did you promote the first drop in sessions?**

- 11,000 leaflets drop in the local area
- Posters distributed to local venues
- Promotion via Facebook and Twitter on the Council's accounts
- Targeted Facebook posts to people living in the area
- Promotion via schools (websites and/or newsletters) to parents in local schools
- Messages to key local stakeholders with request they share with their own networks
- Meadowbank hoarding posters – these may not be in place for the initial drop in sessions but we hope to be able to use these to promote future events

**11) Can you share examples of previous projects where community input has shaped the development?**

All projects we deliver through the Council's housebuilding programme *21<sup>st</sup> Century Homes*, are delivered through a process of consultation and ongoing engagement with the local communities.

This has included incorporation of play parks within developments as well as reconfiguration of buildings, redistribution of housing to avoid over concentration, enhanced community space and inclusion of growing space.

**12) What is the decision making progress for agreeing the masterplan?**

Development of the masterplan is an iterative process and will need to balance the community feedback through the consultation process with the Council's objectives to deliver a Sports Centre on the site, as well as a new mixed use development.

**13) What is the current position with the funding of the Sports Centre?**

An updated position on the funding strategy will be presented to the Finance and Resources Committee in October 2018.

**14) Can I gain access to the Meadowbank site?**

There is no public access to the site, the gate is kept locked at all times. All visitor access must be pre- arranged through the Council's project manager.

**15) The amount of sport facility provision in the new centre appears to have reduced by 40% compared to the old Meadowbank Stadium?**

This calculation is based on a comparison of the total number of rooms in the old building compared to the new design. This includes spaces within the old facility that have not been used for a number of years. The comparison does not take cognisance of the fact that whilst the total number of spaces may have reduced, there have been increases in the size of several sport spaces so a like for like comparison is inaccurate. The indoor athletics hall, gym, fitness studios, gymnastics hall and dojos have all increased in size.

**16) What materials have been recycled from the old stadium?**

Equipment and fixtures from the site have been reused in other areas of the city or returned to the governing bodies of the relevant sports. Some older/outdated equipment with the potential to become unsafe was disposed of. Below are some of the main items:

- Athletics equipment sent to be used at Saughton (Competition high jump Mat from Glasgow 2014 in excellent condition put in storage for new facility).
- Gymnastics equipment, including Trampolines, mainly owned by Meadowbank Gymnastic Club, mainly all moved to Jack Kane Sports Centre and Ainslie Park Leisure Centre.
- 3G football goals, moved to other Edinburgh Leisure pitches.
- Gym Health and Fitness kit moved to other sites or sold. Left over free weight equipment given to local Fire Brigade for fitness training.

- Boxing equipment owned by Meadowbank Boxing club taken by club.
- Competition Judo mats moved to Judo Scotland for use in Competitions (these were from London 2012 Olympics and will be returned to site at re-opening).
- All balls, training kit for Footballs, basketballs, netballs etc taken by Edinburgh Leisure Physical Activity team for outreach events.
- All shooting equipment returned to Scottish Target Shooting.
- All IT equipment that could be reused was reused by Edinburgh Leisure ICT department.
- All items of historical interest, programmes, plaques, trophies sent to the Museum of Edinburgh.

The 3G pitch has not been recycled as would be a complex and expensive process with no certainty that the relocated pitch would be safe to use.