

MEADOWBANK DEVELOPMENT – FAQs

WHAT IS BEING PROPOSED FOR THE SITE?

The Planning Permission in Principle [18/00154/PPP](#) granted on 12 December 2018, approved the proposed redevelopment of the existing Sports Centre site to provide new Sports Centre facilities and redevelopment of surplus land for mixed uses including residential, student accommodation, hotel and commercial uses, together with car parking, landscaping, drainage and ancillary works.

AFFORDABLE HOUSING

240 new affordable homes are proposed which represents 35% of the overall development. This will be achieved through a series of 1, 2 and 3 bed apartments located both to the west of the Sports Centre (Site A) and within Site B to the east of the sports pitches. 10% of the affordable properties will be wheelchair accessible.

No. bedrooms	No. of homes
1	50
2	127
3	63
TOTAL	240

PRIVATE HOMES FOR RENT

No. bedrooms	No. of homes
1	118
2	108
3	33
TOTAL	259

PRIVATE HOMES FOR SALE

No. bedrooms	No. of homes
1	29
2	102
3	41
4	13
TOTAL	184

COMMERCIAL NON-RESIDENTIAL ACCOMMODATION

- Community, commercial and retail space
- Cycle parking

STUDENT AND HOTEL ACCOMMODATION

After extensive community engagement it was agreed that there would be **no student accommodation or hotels** as part of the proposals for this site

WILL THERE BE A SUFFICIENT BUS SERVICE FOR THE SITE?

The Meadowbank site is served by approximately 19 buses per hour on a variety of routes providing regular access across the city and beyond. Key bus stops are located at Meadowbank Sports Centre, Meadowbank House, and Marionville Road. A Transport Assessment Addendum carried out in 2020 found that there is an excellent level of bus accessibility from the development.

It is noted that the East Coast Service, operated by Lothian Buses, has seen a reduced stopping pattern. This was a commercial decision made by Lothian buses based on the post-pandemic fall in passenger numbers. The action was designed to provide a faster and more reliable service and takes cognisance of existing alternative services.

Table 1: Buses serving Meadowbank Stadium bus stop (not including night buses)

Service	Route (both directions)	Frequency*	Operator
4	Hillend – The Jewel	Every 20 minutes	Lothian Buses
5	Hunter’s Tryst – The Jewel	Every 20 minutes	Lothian Buses
26	Clerwood – Seton Sands or Tranent	Every 15-20 minutes	Lothian buses
44	Balerno – Wallyford or Whitecraig	Every 15 minutes	Lothian Buses
45	Heriot Watt Uni – Queen Margaret Uni	Every 30 minutes	Lothian Buses

*Times at traditional ‘rush hours’

WILL THERE BE RESIDENT PARKING ON THE SITE?

The proposals prescribe a low car development in support of the Council’s [2030 Climate Strategy](#). There is provision for 22 accessible car parking spaces, five City Car Club spaces.

The Council is currently taking a phased approach to implementing a series of controlled parking zones (CPZ). Phase 1, covering Abbeyhill, Leith and Shandon, will be the first to be implemented. Phase 1 will be monitored, and the results will determine whether phase 2 (Lochend, Ryehill, Bonnington, Willowbrae and the A8 corridor) will be delivered.

More information of [controlled parking zones](#), the [strategic parking review](#) and the [City Car Club](#), can be found on the Council’s website.

ARE THERE SUFFICIENT SCHOOL PLACES FOR THE ADDITIONAL RESIDENTS?

PUPIL NUMBERS

The Council prepares [School Roll projections](#) using a robust methodology based on birth rates, housing development and catchment population trends. The projections suggest when certain schools will be over capacity. The Meadowbank development has been included in these projects, and the site sits within the catchment area for the following schools:

- Craigentenny Primary
- Abbeyhill Primary

- Drummond High
- Leith Academy
- St Ninian's RC Primary
- Holyrood High

Table 2: Primary School projections

School	School capacity	2022	2023	2024	2025	2026	2027	2028	2029	2030
Craignetinny Primary	420	311	308	286	287	288	280	268	266	262
Abbeyhill primary	231	169	164	162	154	155	155	150	154	156

Table 3: High school projections

School	School capacity	2022	2023	2024	2025	2026	2027	2028	2029	2030
Drummond High	600	498	528	548	540	552	545	561	563	558
Leith Academy	950	984	974	958	940	928	922	916	908	900

Table 4: Roman Catholic school projections

School	School capacity	2022	2023	2024	2025	2026	2027	2028	2029	2030
St Ninian's RC Primary	315	191	168	136	145	136	135	134	134	135
Holy Rood RC High	1200	1148	1147	1146	1157	1176	1168	1170	1163	1147

EDUCATION CONTRIBUTION ZONES

In accordance with planning conditions of the Planning Permission in Principle the Meadowbank Development will contribute to either the Drummond or the Leith Trinity Education Contribution Zones (ECZ) depending on location of the home within the site.

An ECZ requires developers to contribute towards the cost of education infrastructure to ensure that the cumulative impact of development can be mitigated. The rates applied to the Drummond and Leith Trinity zones are outlined below.

Table 5: Drummond and Leith Trinity ECZ rates

Zone	Rate per house	Rate per Flat
Drummond	£3,668	£853
Leith Trinity	£6,536	£980

MAP SHOWING EDUCATION CONTRIBUTION ZONE BOUNDARIES AND SCHOOL CATCHMENTS



Drummond education contribution zone. Catchment area for:

- Abbeyhill Primary
- Drummond High
- St Ninian's RC Primary
- Holy Rood RC High



Leith/Trinity education contribution zone. Catchment area for:

- Craigentiny Primary
- Leith Academy
- St Ninian's RC Primary
- Holy Rood RC High

WILL THE NEW HOMES BE ADEQUATELY SOUND-PROOFED?

The masterplan and current design have been informed by the surveys and technical data in the Noise Impact Assessments. There are four noise sources that have been considered and these include; road, rail, open sports field, and fixed plant.

The Noise Impact Assessment recommends that the proposed properties to the west of the development site (Marionville Road, Wishaw Terrace, London Road) are restricted to habitable rooms facing away from the sports pitches.

The remainder of the proposed properties will have a moderate adverse impact or lesser from noise and this will be addressed through an appropriate acoustic glazing specification.

WHAT WILL THE PROVISION FOR OPENSOURCE BE?

The private and communal open space for the future residents exceeds the Edinburgh Design Guidance Standards and Local Development Plan policy of 10sqm per dwelling. 47% of the proposed site layout is open space in the form of green and civic space for the public and future resident to use and enjoy.

The greenspace calculation is a combination of private, communal, and public areas. It excludes areas such as roads, buildings, and the existing sports pitches.

There are five priority greenspaces throughout the site designed for public use and will form part of the public realm. These areas include;

- The green edge to Marionville Rd/Wishaw Terrace,
- civic spaces such as St Margarets Well Place and Turntable Park,
- New central park for informal play and recreation
- Rain garden and active travel connection to Smokey Brae/ Restalrig
- A new active frontage to London Road with Cafes and hard/soft landscaping

WILL THE WHEATLEY ELM TREES BE REMOVED?

As an important landscape feature, the existing Wheatley Elm trees along Wishaw Terrace / Marionville Road are to be retained as a key local asset.

An updated tree survey has been carried out for the development and will form part of the submission package. The tree survey locates the position of the Wheatly Elm trees, their current condition and root protection zones.

All buildings are proposed out with the root protection areas with a suitable standoff distance provided for the construction of blocks adjacent to the trees.

A series of urban parklets and raised planters are proposed to the base of the Wheatley Elms to create shared public spaces and further integrate this key landscape feature into the surrounding neighbourhood.

We are currently removing the leylandii and self-seeded scrub throughout the site. Approval for the removal of those trees were sought and confirmed in the masterplan [20/00618/AMC](#).

HOW WILL THE NEW HOMES BE POWERED/HEATED?

An options appraisal was undertaken for the proposed energy strategy for the site.

The preferred solution that is being proposed involves the installation of individual extract air source heat pumps within each dwelling to provide domestic hot water.

The requirement for space heating will be minimised due to the highly efficient building fabric, but supplementary space heating will be provided by electric panel radiators.

WILL THERE BE FURTHER OPPORTUNITITES TO COMMENT ON THE PROPOSALS?

Yes. The planning application will be submitted in Spring 2023 and will be validated approximately 2 weeks thereafter. Upon validation, notification of the submission will be sent to all residents within a 20-metre zone of the site. At this time a period of 21 days will commence during which time members of the public will have an opportunity to formally comment on the proposals.

Please note that this planning submission will be the third opportunity to consider the proposals.

The Planning Permission in Principle was approved in 2018 [18/00154/PPP](#)

The masterplan was approved after significant community engagement [20/00618/AMC](#).

The current proposals adhere to the principles in the masterplan.

WHEN WILL WORK BEGIN ON SITE?

Subject to planning approval, it is anticipated that work will start on site in early 2024.