



Craigentenny & Meadowbank
Community Council
9 Loaning Rd, Edinburgh EH7 6JE



Northfield & Willowbrae
Community Council
30 Piersfield Terrace, Edinburgh, EH8 7BQ

Head of Planning and Transport,
PLACE,
Waverley Court,
4 East Market Street,
Edinburgh
EH8 8BG

3 March 2018

Dear Sir

18/00154/PPP PROPOSED REDEVELOPMENT OF EXISTING SPORTS CENTRE SITE TO PROVIDE
NEW SPORTS CENTRE FACILITIES & REDEVELOPMENT OF SURPLUS LAND FOR MIXED USES

18/00181/FUL RE-DEVELOPMENT OF MEADOWBANK SPORTS CENTRE

1. This letter offers comments on these two planning applications following consultations held jointly by the Craigentenny & Meadowbank and Northfield & Willowbrae Community Councils.

Conclusions

2. We came to no view on the Full application for the Stadium, recognising that there have been substantial discussions with a variety of sporting bodies with expertise in the technical requirements. Overall, this is replacing a building with one similar but built to modern standards in the same location.

3. We conclude that we are unable to support the Application in Principle without fuller information about the proposed buildings, in particular height, and proposed mix of occupants. Regretfully, we feel the Council has failed to engage the immediate local community in its planning, almost indicating that it did not understand that such a community existed. We can see that there is potential for a strong positive influence from this development, if the competing interests can be reconciled.

4. We welcome the proposed Development Forum.

Consultation

5. We alerted our communities to the applications by Facebook, Twitter and email lists. We publicised by posters in the area and held public meetings on 22 and 27 February in St Margaret's House. In these meetings we were assisted by Council officers who brought, to the first meeting, an architects' model of the site.

6. The meeting on 22 February was an afternoon drop-in aimed at enabling local people living close to the site to understand what was proposed and what remained still for decision. About 50 came and many left written comments.

7. The meeting held in the evening of 27 February was intended to allow other local people to comment and for there to be some measure of discussion. This was very well-attended but space constraints meant we could not accommodate everyone who wished to attend.

8. We were conscious that our task was to take the views of our communities but that there were other groups, such as sporting bodies and campaigns on particular issues, which might overlay local opinion. We took some steps, such as checking post codes, to ensure that we heard clearly from our own people.

9. Transcript notes of comments made by attendees are attached.

ISSUES FROM THE APPLICATION IN PRINCIPLE

Height

10. The impact on Marionville was the most strongly expressed concern.

11. Even with the excellent model, it was difficult to visualise the impact of large buildings on the site. Sectional drawings would have helped. It was clear that most people had not been able to study in detail the many documents provided, in particular the Design Statement which contained photographs of the site taken from all sides showing present and prospective views. Thus it was difficult for the local people to access information on the way in which views and sight lines had been protected. There was a view that inappropriate “high rise flats” were planned.

12. It was not apparent what detailed consideration had been given by the Applicant to the precise level differences between Marionville Avenue and Park and the site which is a full storey height higher. This gave respondents concern about the impact of buildings which will rise 3-4 storeys in comparative height above their homes and obstruct light from the south. “Overwhelming” of Marionville Road was a common perception which the Applicant had not addressed. The existence of the railway between homes and the development seemed not to be considered, although there are varying stories about its future: either coming back into regular service or being converted to a cycle path.

13. Although not a formal ground for objection, many were worried about overlooking, privacy and disturbance from new buildings – bearing in mind that this area has been largely undisturbed for 50 years.

14. On the south side of the site proposal for a building which might reach 12 storeys seems almost a stalking horse to see how far it was possible to go. It certainly provoked an adverse reaction that prevented people seeing that the 6-8 storey buildings beside St Margaret’s House and Meadowbank House might be hidden by those larger buildings.

Mix

15. People could not understand why more detail had not been given of the proposed mix of uses and numbers of dwellings expected. Information that 38 % of the housing would be affordable was not re-assuring – the term “affordable” was thought to be vague or relative. There was confusion about what local people wanted – on one hand keen for social housing but not significant density and on the other opposed to “fat cat developers” making a fortune from private houses.

Traffic

16. There was a distinct agitation about traffic. Marionville is something of a rat-run and the flow towards and up Smokey Brae is a current problem without it being added to by a new development. The new housing, student accommodation or office use were all perceived as adding traffic to an already difficult area. Even increased cycle use along the re-instated Clockmill Lane was seen in a good and bad light – people being encouraged to pass at the foot of hitherto secluded gardens at all hours.

17. That much of any increased traffic would flow onto London Road was also felt to be problematic, giving rise to congestion or pedestrian hazard.

18. Current residents expressed the need for better transport infrastructure if more homes are to be built, such as more buses and a tram to Portobello.

Parking

19. There is an existing problem that users of the sports centre, even day-to-day let alone during special events, park around the site at all times of the day and night. Although the stadium audience capacity is to be reduced to 20% of current, its resumed use for events continued concerns about parking.

20. The City policy restricting parking in residential areas to one place per dwelling raised derision. Many homes will have two cars, some more, so the surplus will be parked in adjacent streets. Unless special, policed, restrictions are in place from the outset, existing congestion will worsen – the more so as people working in town start parking in the new streets.

Student Accommodation

21. Given the large amount of student accommodation already provided or under consideration, people questioned whether the City had a strategy for its provision. There was no support for providing any on this site – “short-term tenants who don’t care about the area”.

22. The possibility of a hotel raised concerns about AirBnB accommodation

Environment

23. The site is perceived by local people as a green oasis in the city centre. The plans give little comfort that “greening” the site has been given much thought.

24. There is confusion about trees. The removal of some elms along the London Road frontage produced campaign outrage but many did not understand that they were to be retained along Wishaw Terrace and made a feature of the new housing there. The extent of new tree planting on the whole site was unclear.

25. Several requests were made for more greenspace, a place to go for peace, nature and to enjoy history.

Facilities

26. Concerns were expressed about infrastructure: such as drains and sewerage. More were worried about school and medical provision and general lack of amenities given current pressure on GP practices and schools.

SPORTS CENTRE

27. Much of the comment on the Full Application for the Sports Centre was on the loss of its potential for large and international events. It was hard to reconcile this with the strong views against traffic, noise, pollution and disturbance.

28. Less was said about the sports centre as a local facility, likely to be used by local people – presumably the new building will offer much to local people.

29. Despite the headlines, we understand, informally and from material on the Portal, that the sports bodies are broadly content with the specification for the new building and are keen there should be no delay in restoring provision.

THE WIDER AREA

30. Significant disappointment was expressed that a more strategic view was not being taken of the whole site, which many regard as including St Margaret's House and Meadowbank House (for which a planning permission is in place). The announcement of the sale in principle of St Margaret's House during the consultation period confused many people and diverted focus.

CONCLUSION

31. We hope these comments are helpful to the Council in determining these applications. Whichever way the PPP decision goes, we think the Council as Applicant has much more work to do before an application for full permission would be supported by the local community.

Yours faithfully

Andrew Fournet Interim Chair Craigintinny & Meadowbank Community Council	Lorraine Simpson Chair Northfield & Willowbrae Community Council
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MEADOWBANK PLANNING APPLICATIONS 2018

THE COMMUNITY COUNCILS' CONSULTATION 22 FEBRUARY

We estimate 50 people attended the event.

Below is a summary of the main concerns raised on 32 returned comments forms.

Height/number/type of the buildings:

Don't want too many high brick buildings blocking out light – good balance between green spaces and buildings, open views between buildings

Lack of privacy

Overshadowing

Size of flats

Noise from new properties

Buildings don't match/fit in with surroundings

Smells from flats

Access

Be sympathetic to local existing housing

Security

We were refused planning for a 2 storey extension yet you are proposing a 3 storey building beside my house!

Blocking of light – to my property and garden

New buildings are too high and there are too many of them

Height of new buildings doesn't match well with existing houses – too big and overwhelm existing buildings. Scale needs to be amended.

Height will block light out from existing houses

Particularly worried about the large 5-6 storey building overlooking Marionville Avenue

Our privacy will be affected – being looked on and over and houses too close

Too many

Please stop the mad building of high rise flats and student housing everywhere. It's too much now and is starting to ruin the city.

Height of some of the proposed buildings, especially those closest to Marionville Avenue

More affordable housing needed for young people and families not more student accommodation

That there are developments like this stretching from Norton Park to Lochend Road – making the east of Edinburgh a “sea of high rise flats” with nothing for the community but pressure on its infrastructure

Negative impact on the Marionville community if high affordable housing is built next to quiet bungalows/two storey houses

No 7 storey blocks

How many houses? Not just this bit but in addition to next bits of development

7 storey blocks not in keeping with the area which is 4 storey stone tenements and bungalows

It's all too high

I don't have a problem with more housing – just has to be the right number and type and by that I mean not too much and affordable to local people and young people. Let's not price ourselves out of the area.

2 storey max

Privacy loss and overshadowing of Marionville Avenue and Park residents from 4 storeys of an already 2 storey elevated level

Excessive heights of the flatted blocks on all elevations

Traffic:

Traffic flow challenges with increased traffic – impact on already busy junctions

Main roads already congested

Excessive stress on local transport links

Too much traffic – it's already congested

The entry and exit points for roads from the new houses

Overflow of traffic – it's already impossible to park (and that's in Lilyhill Terrace)

Remember fire station at bottom of Marionville Drive is a busy station and requires fast and easy access in and out

Increased traffic locally in in surrounding area, increased traffic flow in and out of area

It's going to increase traffic onto London Road at a time we've been trying to lessen the impact and flow of traffic – reduce pollution, safer road to cross

New housing means more traffic!

Impact of the additional traffic from St Margaret's on Smokey Brae

More traffic onto Marionville Road

Need to remove pressure from Smokey Brae

Impact on junctions and traffic flow

Traffic and parking concerns for surrounding roads when already a struggle with traffic and parking: Marionville Road, Avenue and Smokey Brae.

This will increase the congestion and safety of pedestrians trying to cross roads.

Unused railway line:

Would be great to get it opened up and something made of it

A chance to remember the history of the area – the Commonwealth Games, the station etc Road, walk and/or cycle way – will it be better lit? Improved safety and security.

In past have had lots of problems with people throwing gravel, stones etc. into gardens.

Used to have greenhouses in many of the gardens but people stopped as they were always being broken – it would be nice to feel we could replace them.

How will you prevent vandalism and improve security – great to have improved walkway but not if it gives robbers easy access to properties.

Vermin control from embankments into gardens. If more use, more rubbish, more vermin.

Student flats:

There's already too much in city

Don't want student accommodation

There's enough student accommodation in Edinburgh as it is
No student accommodation please
Too much student housing and provision
Short-term tenants (students!) who don't care about the area.
Change in character of the area.

Student Accommodation:

Let's have a more strategic plan to student accommodation in Edinburgh
More social housing needed not student accommodation – for rich students who don't tend to stay in Edinburgh. This is our land let it be for us, for the community, for Edinburgh people

Hotels:

Don't want hotels
No hotel please
Worried that we will end up with lots of AirBnB flats

Parking:

Will there be adequate provision for residents, existing locals – already hard to park.
Impact of overflow parking if not enough provision
Number of people working in area looking for daytime parking
Commuters parking in residential area then getting bus into town
Impact on parking – locally and in surrounding areas
Excessive stress on local parking
Too many people and houses per parking
The local streets are already full of parked cars 24/7 (go and look)
Reduced parking punishes existing and new residents
Commuter parking
People working in area and in town and where they park
Lack of car parking in the development

3d model/plan images available:

Wasn't very helpful – nothing like the leaflet we had
Architects were ok, were good – spoke better about plans that 3D model demonstrated
Plans helpful
I understand planning was already given for construction of new sports facility prior to the closure of existing facility!!!!
A complete lack of detail
Looks like a fait accompli

Trees:

Have been here for years and should not be removed

I'm worried about the loss of the mature trees in front of the stadium
Worried about raising of the Wheatley elms

Stadium:

Spectator space too small
Historically we hosted international level events – what a loss that new facility will not allow this
New stadium will be great for sport
There isn't sufficient parking for users of the stadium – how will this effect locals and their already stretched parking
Please keep this as not enough sports facilities as it is – need to keep youth active and off the streets
No staff carpark
East Edinburgh is losing a lot of sports facilities – unfortunate if you want a lot of people to keep fit
Want weight training, running, intergenerational activities
Available parking is reduced
We have lost an opportunity to build a world class stadium – why?!
Reduced spectator area not good
Looks extremely small and inadequate especially if going to be used by an influx of many new residents and students as well as existing community
How far do I now have to travel to see international events – sad for me but also the impact this has on young people or people who cannot afford to pay/travel for big events elsewhere. I am angry that the opportunity for Edinburgh to have a state of the art international level sports facility has been lost. And why – for housing? For someone to profit? Aren't we supposed to be encouraging more people to exercise more?
Don't we have a huge obesity problem and this was an opportunity to do something local and for Edinburgh and it's been lost.....
Downgrading of sports facilities at Meadowbank (in terms of seating capacity)
Stadium not appropriate size to attract high profile events

Greenspace/Creative and Active Space:

Please can we have good quality places to spend time in, walk through, and come together in?
Park space please
Walk/cycle links between area and Holyrood
Good venue – let's keep places like this
Let's have some good street art – play areas for children. That are safe and well looked after.
What about our local wildlife
Planning permission in principle means no alternatives could be considered such as expansion of sporting facilities or other developments which could bring visitors and money into the area more than a hotel would, plus enhance community pride and identity.

Rather than have hotel for folk to go "into town" from why can't we create a place people want to come and visit, come and spend time in – surely this would be better for visitors as well as locals and could help generate local economy – create business locally.

Look at all the history in the area – let's make something of it and create a stronger community around it.

Worried about removal of green areas

Improve sightlines between buildings

Don't remove our greenspace – we want more or at least better outdoor spaces

The art complex is such a special place/building, quite unique. Not just artists – disability projects, women's support group, gardens (we now have a rare butterfly and planners will have to take this into consideration), employability projects. I think it is now the largest community of artists in one building in Europe. It would be such a shame to lose this resource from the area.

Like Holland – like green gym kit around the city – let's have small play equipment dotted around the area

Local wildlife and habitats will be lost – decades to replace

Facilities/amenities:

The doctors and dentists cannot cope as it is without having hundreds of additional people being registered

Is there going to be enough infrastructure for all these new people – GPs, schools etc.

Schools already full

Blocked drains, infrastructure and sewage issues – already not working in the area

Flooding?

Not enough doctors surgeries as it is

Excessive stress on local amenities – area already lacks amenities

Pressure on amenities for local residents

We want more keep fit classes for the elderly

There's a lack of amenities – more GPs and shops

Where are the community spaces?

Local amenities already strained eg GP Surgery/schools/nurseries: will more open?

General numbers of development in area

Housing numbers – Tai chi site under development

Effect on existing medical, education and public services.

One bit of a bigger jigsaw:

Why can't we be consulted on whole plan for area – I want to see total impact not piecemeal bits like this

Why can't we see plans for whole Meadowbank area – hard to support one small bit when you don't know what is planned for neighbouring small bit. We need to see be told what the total projected plan is and the total impact on the area. See it as whole.

This could be a real opportunity to make the area special but can only do this if we agree plans with some cohesion not breaking it up bit by bit

It's the end of the a1 – the end point between London and Edinburgh – this could be an opportunity to make something special of the area. A celebration of the area and an opportunity to improve what is already here and life for the existing community not just new people moving into the area. Let's develop something that brings the new together with the old instead of separate communities as has been done in other areas.

Frustrated at only being able to comment on this one small bit when I know more development is following on from this. Why can't we see and comment on the total effect. Is this because by doing it this way it's easier to get each bit passed through planning? Change of area use – why not make it a park or designated green space instead of 400+ multi-storey homes.

Development isn't in keeping with surrounding boundaries, bungalows, semi-detached should be kept in line.

Concern around uncertainty of plans for St Margaret's House and Meadowbank House loss of space for arts and charity community currently housed in St Margaret's House.

Additional comments:

These plans are all about making money for the council not what the locals want
Sorry – not keen in principle, think the land could be better used can see total impact on the area and how each small bit connects with the other.

We were not notified officially, despite our houses proximity to the proposed developments
Please take account of existing community and what its existing needs are

Miller homes are not social housing

How does this impact on POLO?

This could be an opportunity for the area to make a positive change – to serve the community better and attract visitors into the area

It would be good to have the street cleaned up – look better, nicer and more local shop fronts

It will be good for business

Look at good models elsewhere

Had hoped for more definite information and indication of how planning will go.

2 different proposals that are fundamentally linked as you can't decide on the stadium final design without the residential design for size.

Things people like:

New developments could have the potential to rejuvenate the area

Opening up Clock Mill Lane and right of way to foot of Smokey Brae

Identifying and making something of the history of the area

Nothing!

Keeping Wheatley elms

Joining up Queens Park with area and onto Portobello for walkers and cyclists

Communal spaces

Opening up for pedestrians at Clock Mill Lane

Keeping the elms in Wishaw Terrace and Marionville Road

Sports centre is a useful thing for the community but not at the expense of all other amenities.

Removing floodlights – nothing else.

Improvement Suggestions:

I am positive about development but it needs to improve what's already there before adding in new things

Concentrate on the stadium

Underground parking

A community café

Places for people to meet – different ages, cultures and activities

Pathways to encourage exploring of the area and its history

Traffic calming measures

Ensure buildings are not too high, especially near Marionville (clash with houses/bungalows)

Like quarter mile – shops, café, a place with a good atmosphere linked to outdoor space

Limit the number of flats built

Ensure enough parking is built for each flat

Build fewer more high end flats rather than excessive amounts of affordable housing

Build similar properties at the back of Marionville Avenue to what is already there

A high fence between Marionville Avenue and railway walkway

A community centre to meet neighbours

More quality green spaces

Keep buildings low level

A whole vision for Meadowbank please

Remove student accommodation

Air pollution monitors on Smokey Brae

Improve traffic flow and parking through Smokey Brae and Jock's Lodge

Have buildings of ranging heights – not all the same

Green spaces to bring the community together

When new stadium is open lets promote events much better than we have done – let's increase the footfall and bring people into the area

Improve walkways, cycle ways in and out of the area to encourage people to walk, cycle or use public transport to help reduce traffic congestion

Replace one residential block with a multi-storey carpark

Keep whole site as a sports centre.

Housing and commercial space should not be allowed.

More parking.

Larger stadium instead of housing at Wishaw Terrace

Houses too close to track

Retain trees in area from Wishaw to Marionville

Questions raised:

Overall, a bit uncertain about what's happening.

Who sent the leaflet that came through the door? It wasn't from the architects who were present at the event so who sent it?

More information (in an accessible/plain English format)

Most homes now require more than one parking space – is this being taken into account?

Can we be provided with a view from Marionville Drive? All other perspectives seem to have been offered but not a viewpoint from this aspect – why?

What will the price range of the new houses/flats be?

When and how will my questions be answered?

Why prioritise housing over sports and arts?

Main problem is what will become of Meadowbank/St Margaret's Houses. Hope they will tell us sooner than later.

For next event:

Can we have a presentation explaining future vision for the area and what is planned for the different sections and timings of this then time to discuss and ask questions?

I want to see plans and tree survey

Total plan for area`

Speaker to explain the development

Better signage outside event

More pens and paper to write on – sticky notes, post its maybe?

Only a part of the overall development so we cannot see the whole and the sum of the parts is always greater than the whole.

There was very little or no detail of parking capacity and height of buildings, without this detail the event was somewhat pointless

THE COMMUNITY COUNCILS' CONSULTATION 27 FEBRUARY

We estimate 80 people attended the event.

Below is a transcript of post-it comments made during the meeting. They were organised into sections at the event.

1. Stadium infrastructure not good enough?

Keep Meadowbank for sport

The new sports centre should replace the old one, like for like, if not better

Take money off £165 million ring-fenced for TRAMS!! And build a world class stadium for Edinburgh

Less facilities, Less of everything not good

Sort sighted – last opportunity for a fit for purpose stadium with grounds which cater for all ages

Parking already stretched for clubs – more parking required (x2)

Will there be sufficient car parking space?

A regional sports centre with only 100 parking spaces designated for this use (x2)? Come on!

You said "East of Scotland". They won't travel by bus! Has a feasibility study considered a 50% reduction to be at all practical?

50% reduction in stadium/sports centre car parking is not feasible unless 50% of car park is unused

Build an international stadium that Edinburgh, Scotland and the world would be proud of

We want an international stadium – initial feasibility built on a building starved of cash

Lack of investment – no wonder it wasn't attracting enough people

This new development of the stadium was never wanted by anyone I spoke to as a member of the first campaign it is only about certain people making money

This area needs more not less sports facilities (x2)

The Scottish FA, Scottish Hockey Assoc should be asked for views on redoing stadium

Edinburgh FC needs a home!

Keep the football pitches

Stadium playing and seating too small to make the stadium worthwhile..

Does plan contain squash courts?

Why no consideration of velodrome?

Why does stadium have to be financed by loss of facilities and quality of life by residents?

Direct money from trams!

Be honest reduce it to a sports centre or leave it.

Interested in the two halls...have they been used to capacity in last 18 months

Stadium needs to be bigger to meet existing and growing demand. We need a stadium that is fit to host big sporting events and enable folk to participate comfortably. I.e. Good accessible sufficient changing room space as well as sporting facilities.

Meadowbank was a busy sports centre despite having been run down/neglected/poorly maintained over very many years!

The reduction of size of sports centre is detrimental to the health of our young Edinburgh people.

2. Impact: transport, facilities, health, unused railway:

At peak times Lothian Transport on London Road is already stretched beyond capacity – will these services be increased? (x3)

Chance to lobby for tram extension to Portobello?

School catchment? Doctors/Dentist?

Investment need for GPs/schools

Where are the local health centres, school and shopping facilities?

You will be super overcrowded – already overcrowded area. Not enough doctors, local hospitals, dentists, schools to cope with influx of people

What about schools (x2) – already can't cope at present – St Ninian's + Craigentenny

Can't get a GP appointment just now

Impact on local infrastructure of such a large number of houses

Impact on local facilities with increase in housing

Public services at capacity already (x2)

Local doctors having to cut their districts/numbers because of overcapacity which surgery will take on 360+ people when they are already struggling?

Pressure on local church

Ensure developers pay for infrastructure

Using old railway lines as walkways/cycle corridors = good idea.

Active travel links using Powderhall Railway + to Clockmill Lane a fantastic idea

Seize the chance to improve cycle paths and pedestrians (x2) incl railway line and link from Holyrood to Lochend Park

Marionville Road: railway line and foot of garden – increase vandalism as in the past

Unused railway walkway is a security issue (x3)

Do not want walkway(x5) – will take away privacy of back garden, have enough problems with public walking along at present – beer bottles thrown in garden, crime, security, conservatories and greenhouses being damaged in past by kids throwing stones

Walkway along railway line will lead to vandalism/litter in gardens in Marionville Avenue

Want a high fence along proposed walkway on disused railway

Have enough vandalism in local area without more housing

3. Traffic: Increase, Access, Parking:

Restricted parking in the proposal will result in overspill parking via the new pedestrian access in adjacent streets

Not enough parking (x9), impact on Marionville Avenue will be immense

People in social housing will have cars – you want to stop them buying a car. These will be parked in already crowded streets.

Car parking a priority (x2)

Illegal parking, pavement parking

Spill over parking into many surrounding areas (x3)

Too many houses – too little infrastructure – really no parking spaces moves people to roads round the corner! Doctors(x2)? Roads? Public transport? (Buses are packed)

More car clubs/car shares – need a plan for LESS congestion. Limit car parking.

Marionville Ave not wide enough at present for traffic and parked cars

Traffic congestion will increase on Smokey Brae (x5) – won't cope with excessive traffic flow and air pollution monitor required for this "stank" (x4)

If re-open Clockwork Road even as pedestrian need improved traffic control – roundabout already dangerous

Does the traffic analysis take into account new flats in Loaning Road + Marionville Road + the Art Site?

Concerned about road safety

Too much traffic already

No hotel – too much traffic, pressure on car parking, no local benefit

Speed of traffic around area and road safety concerns for small children

RAS building carpark overflow to Marionville Ave (x2) – bad enough at present

Traffic from London Road uses Marionville Ave as a rat run/gridlock (x2) – junctions at M/Ave and Smokey Brae already logged. Also Craigentenny Ave and Restalrig Ave – only going to get worse!!

Pedestrian lights at Clock Mill Lane/London Road will slow traffic even more

Potential back up of traffic if you open Clock Mill Lane!

You do not need a car if you live in Meadowbank (x2) – do not incentivise car ownership with this development

Cars need to be discouraged (x2) – let's make more provision for pedestrians and cyclists, wheelchairs, mobility scooters and buggies.

Marionville Ave: too many cars from Meadowbank House and Easter Road – can't get out of drive

How will access to B + C areas work?

4. Building: height, how many? Type? Hotels. Student flats:

If the current proposals go through the one with the sloping roofs is better

Go for colony type, low rise development, human scale!

Mixed rather than single purpose development please: mixed use and affordability together.

No need to segregate.

Further gentrification?

Turning Edinburgh into central London.

Proposals look corporate and septic

Are there limitations on commercial use within section c?

Greater variety of housing in this site so as not to create a ghetto

Reduced security in area

Any new housing (and height) should be sympathetic/in keeping to current residents/area (x3)

Height, number and affordable houses will cause vandalism to this area

Can you put a restriction on the height of any/all commercial buildings – no more than height of new stadium (better still – a lot less)

4/5/6 storey buildings at a 2 storey elevation height on Marionville Ave side is too high (x10)
Why so high?

This is an EXCESS of flats, tenements and you have a duty to build one storey buildings to accommodate elderly and disabled people. These would be built behind the houses 70-96 Marionville Avenue

4-6 storeys – slums in 2-5 years

No higher than 6 storey

No higher than 2 storey (x2)

Too many flats in area already

Family housing not multi-storey flats – in keeping with local area (x2)

Overshadowing/loss of light for Marionville Ave and other neighbouring houses – goldfish bowl effect, reduced privacy(x12)

Proposals given are too high for the area and are not in keeping with the area – Marionville Ave is bungalows and 2 storey houses.

No buildings should be visible from bungalows or villas on Marionville Ave/Pk.

No student accommodation

Concerned student/affordable housing will be converted soon after (within 10years) of development

Social housing to be clearly designated to a minimum of 50% on site

Criteria for social housing – ensure the right calibre of tenant?

Areas such as Loganlea not a great advertisement for peaceful coexistence – vandals, disturbance, safety issues.

How affordable is housing (x2)? What does affordable mean? Truly affordable? Need to be more specific

Social housing, young families, and retirement/old folk – all groups with greater needs

Need for more affordable housing

Do not do the horrific segregation of “affordable housing” away from the fancy houses for the rich folk! Mix them all together!

Buildings too close to Marionville Ave

Not for families/lots of flats

Too densely occupied, overcrowded (x4)

Too busy, urban jungle – value what already here

360 houses/flats is too many for the area (x4)

Where does 360 come from? What is the calculation – what assumptions were made?

How many houses, where and how high?

Increased noise
Increased pollution/smells
Air quality needs to be improved

Damage to houses in Marionville Avenue when building work starts (PILE driving)

5. Environment: trees, greenspace, active/creative space:

Do not remove healthy trees (x8) – not replaceable, vital wildlife/insect habitats and good for mental health.

Would there be more trees planted?

We need to see green to appreciate and value green, help offset pollution
Why is the construction of the green area contingent on agreement with network rail?
Should also be green corridor to support wildlife + insulate noise, should be doing this anyway (x3)

More cycle paths and a community garden
Meadowbank and stadium and surrounds is a fabulous space with so much potential for sports, clubs, events, a social hub for the community and beyond
Ensure site is permeable to people on foot/by bike – perhaps with walkway priority (x2)
Cycle paths and walking paths to be clarified and included in final plans. Not just vague commitments as outlined here
Ensure site is permeable to those on foot/bike
Don't build walkways – especially in tunnels!! Not safe at night.
Don't build walkways unless existing buildings are secured

Our population is growing and we want to encourage more people to get active participate and stay fit.

No where for the kids to play

There could be other good uses for some space e.g. Skate park

Emphasis on "village"/community development e.g. cafes

How will you help build social cohesion within the community?

Great space for large scale music events which bring in a lot of revenue – celebrate and use the space – don't destroy it!!

6. Consultation: how? Council? Planning?

No housing (x3) – don't use the land as a "cash cow" for the council

Not following Edinburgh Design Guidance

No positive news about anything – 20 minutes on stadium info – most people here to discuss the buildings to be put up

Hobsons choice

Both proposals at same time very confusing

Used to be one application now split – why?

The two proposals are fundamentally linked but proposals are separate and yet one determines the other

No community consultation easily accessible before close date

Tuesday 2-4pm – people work

More consultation with local residents at each stage – lack of communication so far

More accessible consultation with residents – we are most affected by it. Listen to us before plans are firm

Lack of consultation when plans are drafted – nothing here to say what it will be, all words like possible, try, think, will confirm.....

Too “subject to change” without due consultation

Further consultation is needed with LOCAL PUBLIC before planning applications are given the go ahead

Poor consultation so far

Goes through with minimal local interaction

Not enough notification

General meeting after comment deadline

Not transparent

Everything unclear

We do not think any meetings up to now have given us a FAIR HEARING

Not happy about the letters not being circulated

I don't feel that the whole project reflects the needs/wishes of locals

Unfortunately the meeting feels like lip service to a local government process.

Questions not answered and people hurried up is indicative to a lip service meeting

We should love press involvement to give widespread info to those affected

Consider how overall development can be

Ensure that newsletters put through the doors actually get delivered to flats with entry phones – this is the first time in 30 years that I have got info re Meadowbank through the door.

You say the feasibility study determined the direction of travel and people don't want like for like but the people in this area do want that – not housing.

This is being presented as a fait accompli. By the time we see the plans it will be too late.

Demolition starts soon

Planning portal too complicated for normal person

Plans too complicated