

# Corporate Policy and Strategy Committee

10.00am, Tuesday, 26 February 2019

## Redford Barracks Progress Report

Item number	7.7
Report number	
Executive/routine	Executive
Wards	8 Colinton/Fairmilehead
Council Commitments	<a href="#">C1</a> , <a href="#">C10</a> , <a href="#">C15</a> ,

### Executive Summary

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The Ministry of Defence (MOD) has stated that Redford Barracks is to close by 2022 and be disposed of as part of a wider estate rationalisation. Council officers have been engaging with the Defence Infrastructure Organisation (DIO) of the MOD to support the development of a masterplan and shared vision for the site. The aim is to transform the site into a successful, sustainable, residential-led community.

The DIO, as landowner, will be responsible for producing the masterplan. The indicative timetable for the masterplan is to produce an initial draft during 2019 and a final document masterplan by 2020.

Committee is asked to note the work that is ongoing to support the development of a masterplan for the Redford barracks site, including recent community engagement workshops, and to agree that officers continue to work with the DIO to maximise the benefits from any re-development of the Barracks for the surrounding communities and the city.

## Redford Barracks Progress Report

### 1. Recommendations

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- 1.1 It is recommended that the Corporate Policy and Strategy Committee:
  - 1.1.1 notes the work that has taken place to date in relation to re-development of Redford Barracks; and
  - 1.1.2 agrees that Council officers should continue to work with the DIO to maximise the benefits to Edinburgh from any redevelopment of the site.

### 2. Background

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- 2.1 Redford Barracks (built between 1909 and 1915) are in the suburb of Colinton in southwest Edinburgh. The barracks, including service family accommodation owned by the MOD, cover a total of 34 hectares. The complex is dominated by the large infantry barracks and cavalry barracks and their sizeable parade grounds, along with the polo fields to the southwest of the complex.
- 2.2 The MOD has stated that Redford Barracks is to close by 2022 and be disposed of as part of a wider rationalisation of the estate. The nearby Dregghorn Barracks will remain open with some functions being relocated there. The DIO of the MOD is managing the exit of the barracks and the disposal thereof.
- 2.3 A Member Officer Working Group has been established to consider the future of Redford Barracks and its surroundings.

### 3. Main report

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- 3.1 The Council's desired outcomes for any use of Redford Barracks are to comply with the Local Development Plan and Strategic Development Plan, and to utilise the redevelopment to contribute to the fulfilment of the relevant commitments set out in the Council business plan for 2017-2022, particularly to:
  - 3.1.1 deliver a programme to build 20,000 affordable homes over ten years;
  - 3.1.2 support the delivery of the Council's economy strategy and the South West Locality Improvement Plan with focus on innovation, inclusion and collaboration with partners; and

- 3.1.3 protect Edinburgh World Heritage status, and make sure developments maintain the vibrancy of our city in terms of placemaking, design and diversity of use.
- 3.2 The outcome for DIO, as set out in “A Better Defence Estate”, is to:
  - 3.2.1 release revenue from disposal to fund improvements to defence infrastructure;
  - 3.2.2 contribute to making best use of the public estate that is no longer required;
  - 3.2.3 contribute to the national target of releasing land for new homes;
  - 3.2.4 deliver a rationalised and improved defence estate that “better supports our military capability, is better quality, and more efficient; and
  - 3.2.5 minimise disruption to, and provide greater stability for armed forces activities, personnel and service families.
- 3.3 Council officers have been engaging with the DIO to support the development of a masterplan for the site that could transform the site into a successful, sustainable residential-led community. The master-planning process for the site will be led by the DIO who will be responsible for procurement of consultants and project management. It is intended to develop the masterplan during 2019.
- 3.4 Council officers and the DIO have formed a joint working group. The initial focus of the working group has been consideration of the process for developing the masterplan. At an appropriate point in the future it is acknowledged that the working group, subject to the agreement of both parties, will need to move its focus to the delivery of development outcomes for Redford Barracks.

#### **Initial Community Engagement**

- 3.5 Architecture & Design Scotland (A&DS) is providing advice to Council officers on the development of the Redford Barracks site. A&DS have worked with the Council to facilitate two community workshops which were attended by Elected Members, Community Councils and a range of community stakeholders. These workshop sessions were held on 5 December 2018 and 18 January 2019.
- 3.6 These placemaking workshops focused on the surrounding communities of Redford, Oxfords and Colinton, and explored key issues and priorities in the local area. Views were obtained on how the area could be different, and on opportunities which may arise from the redevelopment of the Redford Barracks site.
- 3.7 The workshop outcomes will be reported to the Redford Barracks Member Officer Working Group and will be key to future investment plans for the local area. They will be used to inform the development of a Redford Barracks Place Brief that will link the wider aims of City Plan 2030 and the Council’s South West Locality Improvement Plan with more site-specific planning guidance. This process will contribute to the production of a masterplan that will set out the broad extent and form of the site’s future development.

- 3.8 A communications protocol is being developed in partnership with the DIO to ensure that an appropriate framework for consultation and engagement is in place throughout the life of the project, and that proposals for the redevelopment of the Redford Barracks site are supported by full public and stakeholder engagement.

#### **4. Measures of success**

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- 4.1 The local community will be given the opportunity to be involved from the earliest stage in the strategy and planning for the development.
- 4.2 Greater joint working with public sector partners to support implementation of the city vision. Making the best collaborative use of services, resources and assets across the public sector for the benefit of communities.
- 4.3 Delivery of a sustainable housing-led development that will address local community requirements.
- 4.4 Delivery of a housing-led mixed-use development on a brownfield site, contributing to the delivery of 20,000 new affordable homes over the next 10 years.

#### **5. Financial impact**

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- 5.1 The MOD, as landowner, will meet the costs of developing the masterplan; including appointment of professional consultants, technical investigations, feasibility assessments and specialist studies.
- 5.2 Council officers will provide professional advice and support for community engagement with costs to the Council contained within existing revenue budgets.

#### **6. Risk, policy, compliance and governance impact**

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- 6.1 A Member Officer Working Group has been established to consider the future of Redford Barracks and surroundings, including alternative land uses should the barracks close. The remit of the group includes a commitment to ensure that locally elected members, Pentlands Neighbourhood Partnership, local community councils and other constituted groups are regularly updated on developments.
- 6.2 The Working Group will continue to meet as appropriate. Its final conclusions and recommendations will be submitted to the Corporate Policy and Strategy Committee for consideration.

## **7. Equalities impact**

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- 7.1 A full Integrated Impact Assessment will be carried out for any future proposals relating to the redevelopment of the Redford Barracks site.
- 7.2 Development proposals for the site will be expected to support the delivery of Council outcomes; in relation to inclusive growth and development of accessible and affordable housing. In so doing, the development would have a positive equalities impact.

## **8. Sustainability impact**

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- 8.1 The Council's housing strategy seeks to maximise delivery of homes on brownfield sites, reducing pressure on Edinburgh's green belt. A future housing-led development at Redford Barracks will ensure this substantial 'brownfield' site is regenerated.
- 8.2 The restoration of historic buildings and structures will preserve these significant structures for future use and will also provide a landmark for this flagship regeneration project.
- 8.3 Collaboration between the Council and MOD and meaningful community engagement from the outset will help drive a successful and sustainable development in terms of land use and local support for a mix of housing, commercial and community uses.

## **9. Consultation and engagement**

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- 9.1 Progress with development of the masterplan will be reported to the Redford Barracks Member Officer Working Group.
- 9.2 Initial engagement has taken place with stakeholders, including the local community, to identify wider benefits from the re-development of Redford Barracks. This will inform the development of a masterplan for the site, contribute to the delivery of the locality plan and future development of the City Plan.
- 9.3 The MOD will be responsible for carrying out statutory consultation to support the submission of a masterplan for the site. This will be informed by the approach to wider consultation and engagement set out in this report.

## 10. Background reading/external references

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- 10.1 [Appointment of Redford Barracks Working Group – Report to Corporate Policy and Strategy Committee, 24 January 2017.](#)

### **Paul Lawrence**

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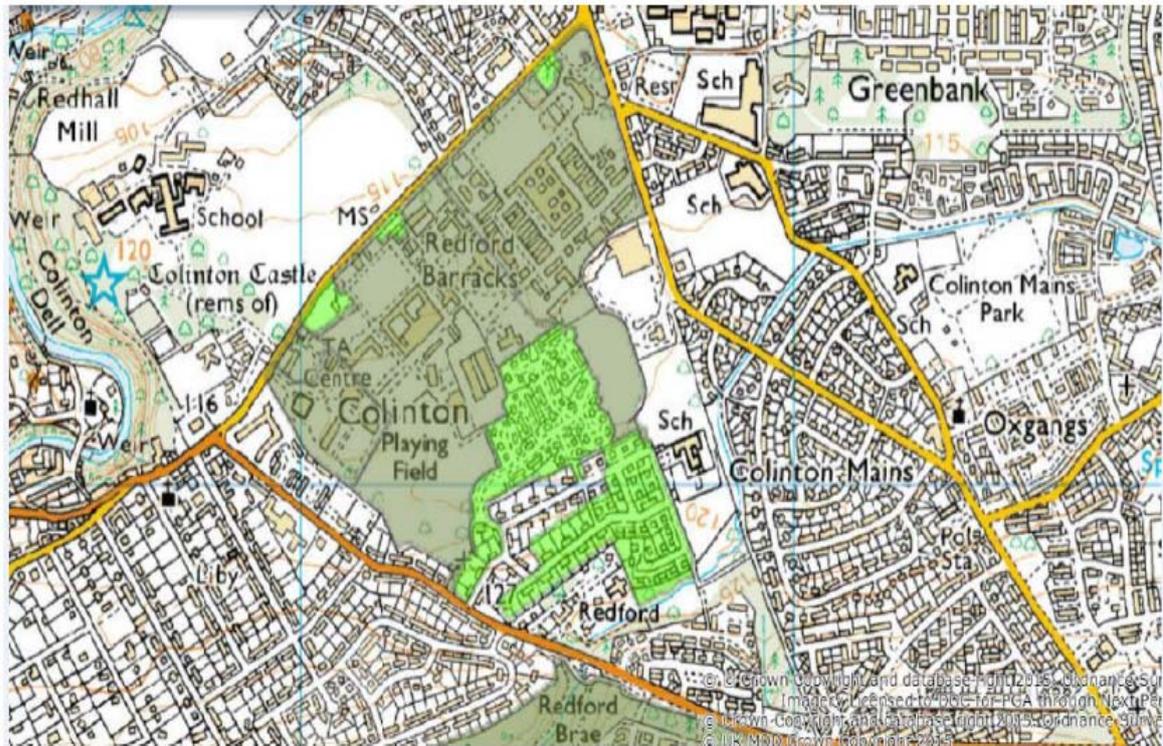
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## 11. Appendices

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- 11.1 Appendix 1 - Site plan

## Appendix 1



- Redford Barracks – main site
- Redford Barracks – service accommodation

Appendix 1 – Redford Barracks Site Plan