

Integrated Impact Assessment – Summary Report

Each of the numbered sections below must be completed.

Please state if the IIA is interim or final: Final

1. Title of proposal

Meadowbank New Build Housing Development

2. What will change as a result of this proposal?

A total of circa 705 dwellings proposed across this site. The current accommodation schedule includes 14 studio, 216 one bed 337 two bed and 138 three-bedroom properties including 27 wheelchair accessible properties.

The site is vacant land surrounding the Meadowbank Sports Centre. It extends to 7.1 hectares (approx.) London Road is the boundary to the southwest, the East Coast Main Line to the southeast, the South Suburban rail line to the northwest and Wishaw Terrace and Marionville Road to the northeast. The site is generally level except for where the 'old' Meadowbank Stadium stands were once located.

The site is brownfield land that will be remediated and developed to provide affordable housing, private housing for rent and for sale, community and commercial space public realm, EV charging, cycle parking low carbon heating and greenspace for a wide range of users including social tenants, mid-market tenants, families, people living alone, wheelchair users, Health and Social Care clients.

3. Briefly describe public involvement in this proposal to date and planned

Through the development of the masterplan, and Planning process, the local community had been involved at each stage of the process. The community / stakeholder design approach was key to establishing the design principles for the site and ensuring the site becomes a people focused place that will integrate into the wider neighbourhood. Through that design process the design team listened to the communities' views on key elements such as building locations and tenure types with a preference for certain building types such as hotels or student accommodation to not be present within the development.

Those community views had been listened to during the masterplan design and have still been respected with this detailed application. The community focus approach of Engage, Listen, Respond and Act has continued during the detailed design stage associated with this application.

Public exhibitions took place on the 7th and 9th of February 2023 to provide the wider public with information on the developed design.

These events were well attended by the local community with 45 members of the public visiting on the first day and 72 attending on the second day. This event was also advertised through a flyer drop to 4,013 homes and on the Council's consultation and engagement hub which also hosted digital copies of the consultation boards and a facility to comment on the proposals. The page was opened on 30 January 2023 for a duration of three weeks and a total of 10 comments were received.

A FAQs page was created to provide responses to the key issues raised throughout the event which can be viewed on the Council's website.

On the days of the in person events, members of the design team were on hand during the events to provide guidance on the proposals and answer any questions the local community had.

The City of Edinburgh Council currently hosts a dedicated website for the Meadowbank Regeneration project which regularly posts general updates and information. It can be found here: <https://www.edinburgh.gov.uk/area-regeneration/meadowbank-regeneration/>

A second website hosted by the City of Edinburgh Council provided information associated with the community engagement events held in February 2023. The Hub page also provided access to FAQs and can be found here: [https://consultationhub.edinburgh.gov.uk/sfc/meadowbank/ Meadowbank Regeneration](https://consultationhub.edinburgh.gov.uk/sfc/meadowbank/Meadowbank%20Regeneration)

Project Specific Consultation:

Meadowbank Sounding Board was created to engage stakeholders, share information and collect comments and feedback, required by the Planning Conditions in the masterplan

The Sounding Board includes local councillors, it is chaired by an independent person and the membership list is used as a mailing list to send out information about the development as well as any updates for other projects around the area.

The design team presented the proposed detailed design at 3 No. Meadowbank Regeneration Sounding Boards. The presentation / review process at the sounding boards has been beneficial to the evolution of the detailed design with positive feedback received on the proposals. In particular the approach to adhere to the masterplan design principles established during the community focused design evolution has been commended by the sounding board.

An open day took place on Saturday 27 August 2022 to allow members of the public to view the exposed Victorian Locomotive Turntable that is located within the development site. The event was well attended by the wider community with 632 people coming along during the 6 hour event to view the turntable. The event was attended by members of the design team including archaeologist AOC and The City of Edinburgh Council archaeological officer on hand during the event to provide information on the excavation and recording process being undertaken. The turntable plays a key role within the proposed landscape design for the site with this historic heritage asset being integrated into a central square

Before the initial masterplan AMC was approved by Planning a comprehensive engagement process took place that included the following activities:

Stage 1 information gathering.

Public Events were held on the following dates in 2018

- 20th August Willowbrae Church
- 22nd August Craignettinny Community Centre
- 20th September Abbeyhill Primary School

These events used the Place standard Tool and over 457 questionnaires were completed

Stage 2 Design Workshops were held on the following topics:

- Housing and Community 15th November
- Economy and Local Amenity 15th November
- Study Tour 16th November
- Open space, trees and green space 19th November
- Active Travel Cycling and streets 19th November
- Heritage and Identity Tour 10th December
- Heritage and Identity 10th December

They consisted of expert stakeholders, Council officers and Sounding Board members.

Outcome and model designs from the workshops were shared with the Sounding Board and the themes and other main points collected were discussed.

Stage 3 was the visions and ideas as the masterplan emerged with a series of public events in 2019:

- 30th January Meadowbank Church
- 1st February Willowbrae Church Centre
- 9th February Craigtenny Community Centre

Stage 4 was a series of Public Events:

- 26th June Meadowbank Church
- 27th June Craigtenny Community Centre
- 22nd June street based consultation
- Drop-in session 25th July walkaround starting from Wishaw

These events culminated in a comprehensive consultation document that was submitted to Planning with the application.

4. Is the proposal considered strategic under the Fairer Scotland Duty?

No.

5. Date of IIA (interim)

The first version of the IIA was presented to stakeholders on November 2024.

6. Who was present at the IIA? Identify facilitator, lead officer, report writer and any employee representative present and main stakeholder (e.g. Council, NHS)

Name	Job Titles	Date of IIA training
Kerrie Blore (facilitator)	Project Manager	5 Feb 2025
Jen Blacklaw	Senior Project Manager	12 June 2024
Imogen Darrock	Graduate Apprentice	
Lee Clark	Primary Care Planning and Premises Development Manager	
Nicola Thomson-Jack	Portfolio Planner	
Emma Carroll-Monteil	Greenspace Development Officer	

7. Evidence available at the time of the IIA

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
Data on populations in need	Scottish Index of Multiple Deprivation (SIMD)	This site sits within the main road from East Lothian and Central Edinburgh. The SIMD is the Scottish Governments tool for identifying areas in Scotland of concentrations of deprivation. SIMD 2020 is made up of 6,976 datazones with 1 being the most deprived and 6,976 being the least deprived. The site lies within datazone S01008695 in Willowbrae and Duddingston Village, which is ranked 5354th in the 2020 Scottish Index of Multiple Deprivation (SIMD), placing it within the 20% least deprived decile nationally. Immediately to the East is Piershill datazone S01008746 which ranked 1500 placing it in the bottom (i.e., most deprived) decile of the zones. This also ranks near the bottom of the zones for Housing.

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
		This data evidence that the area requires significant support, affordable housing and infrastructure to mitigate the social inequality.
Data on service uptake/access	Edindex CEC Accessible Housing Study	Edindex gives data on housing waiting lists and show a clear demand for affordable homes in the city.
Data on socio-economic disadvantage e.g. low income, low wealth, material deprivation, area deprivation.	(SIMD)	The existing problems and issues facing the area can be quantified using SIMD which enables geographical areas within Scotland to be compared in terms of relative deprivation. Meadowbank sits mainly within datazone S01008695. As of 2020, this datazone ranked the 5261th most deprived of Scotland's 6,976 datazones, placing it within the least 10% deprived decile. On the "Crime" domain, S01008695 ranked 1848 out of the 6,976 datazones, placing it in the bottom (most deprived) decile with a high crime rate. On the "Housing" and "Education/Skills" domains, S01008695 ranked 2143th and 5078th respectively, Placing it low to medium for the need of housing and nearer the top of the rank for education and skills. Multiple datazones adjoining is S01008969 and s01008695 make up the other parts of Willowbrae and Duddingston Village which rank higher on income, health and education.
Data on equality outcomes	SIMD – deprivation. Office for National Statistics (ONS) – earnings.	The data shows that the site is within a split area of least 10% deprived area but other areas bordering the site are within the most deprived 10% with issues being crime and housing and education/skills.

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
	Education Scotland – school leavers qualifications and destination. Scottish Public Health Observatory (SPHO) - Crime rates CEC – anti-social behaviour Edinburgh Poverty Commission – poverty DWP - child poverty	There is a need for interventions that will help reduce crime, improve the housing supply, and boost residents’ education/skills.
Research/literature evidence	As above	
Public/patient/client experience information	CEC Tenant surveys – Edinburgh Tenants Federation. Monthly newsletter. NHS Lothian	Every year the City of Edinburgh Council’s housing rent consultation gathers tenant views on their experience of the housing service and presents options for setting the next year’s rent levels. In addition, we also ask more detailed questions on cost-of-living difficulties and what issues were most affecting our tenants.
Evidence of inclusive engagement of people who use the service and involvement findings		The Project Specific Consultation is detailed in S.3 above They gave the community the opportunity to comment, ask questions and receive responses directly from the project team. Posters were displayed on and around the site giving details of the consultation and how to get involved.

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
		The mailing list were notified of the consultation. Surrounding community councils and local ward Councillors were notified personally via email of the consultation and through the Sounding Board. The consultation was advertised in the Edinburgh Evening News. The Council’s various social media platforms were utilised to publicise the consultation. Leaflets were delivered homes in the area
Evidence of unmet need	Edindex	There is no information for supply and demand within the Meadowbank area. The closest area is Peirshill which has 218 SR properties. 5 studio flats, 4 one bed flat, eight 4 in a block flats, 141 two bed flats, 60 three bed flats. Only one 2 bed flat was advertised within 2024/2025 with an average of 194 bids. There are currently around 4000 households in temporary accommodation awaiting a move to a permanent home. Around 70% of available Council homes are let to homeless people with the remaining homes let to others in urgent housing need. In 2024 Edinburgh Council declared a Housing Emergency and another in 2025.
Good practice guidelines	Housing for Varying Needs	Housing design guidance overseen by representatives from the following: Age Concern, Convention of Scottish Local Authorities, Disability Scotland Joint Mobility Unit of the RNIB and GDBA Royal Incorporation of Architects in Scotland, Scottish Federation of Housing Associations, Scottish Federation of House Builders and Scottish Homes Regional Offices.

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
	Edinburgh Design Guide Edinburgh Local Development Plan Proposed City Plan 2030 The City of Edinburgh Council New build housing design guide Housing Needs and Demand Assessment (HNDA)	The Edinburgh design guidance explains how to comply with local plan policies on urban design. A Local Development Plan (LDP) sets out policies and proposals to guide development. Sets out the strategy for development, proposals and policies to shape development and inform planning decisions in the city over the next 10 years and beyond. The guidance provides a concept for a flexible, modern home to suit varying levels of needs and support for residents without the requirement for major alteration or relocation. Design requirements of The Council’s Housebuilding Programme. The requirements were developed collaboratively with the Council, Housing management Team, Housing Asset Management, Health and Social Care Partnership, Planning, Roads, Waste, Lot 1 and Lot 2 framework Contractors, Architects and others. Identifies key factors driving the local housing market, including household formation, population and migration, housing affordability including income, house prices, rent levels, access to finance and key drivers of the local and national economy,
Carbon emissions generated/reduced data	2020 Air Quality Annual Progress Report	Annual update on the most recently available annual air quality monitoring data (2019), local pollutant trends and emerging issues.

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
	Transport Assessment Sustainability Statement All heat and energy demand will be met through renewable sources with no requirements for any fossil fuels.	Accessibility and public transport provision Proposal complies with and exceeds section 6 (energy) of the current building standard: works towards net zero carbon emissions, utilises zero carbon technologies, promotes passive design, renewable energy, sustainable transport, reduces water use, surface water attenuation, neighbourhood recycling, sustainable timber. This will ensure emissions from the development when operational are very limited.
Environmental data	City of Edinburgh Council 2021 Open Space Audit Ecological assessment	Classifies all significant open space within the urban areas of Edinburgh. Summary of Ecological Assessment undertaken in March 2024, by Applied .
Risk from cumulative impacts	Planning records for other applications	St Margarets House London Road Student Accommodation Planning applications will assess the cumulative impact of applications in the area
Other (please specify)		
Additional evidence required	NHS Lothian/ Health and Social Care	Information on healthcare facilities and need in the area.

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
	Edinburgh Living	Information on need in the area.

8 In summary, what impacts were identified and which groups will they affect?

Equality, Health and Wellbeing and Human Rights	Affected populations
Positive Remediation of contaminated land including buried asbestos will remove harmful contaminants. 237 new affordable homes of mixed sizes and tenures including social and midmarket. New and improved cycle and pedestrian routes will be developed offering access across the site and access to the coast for existing population to the south and new residents. Increase in local population will support the provision of improved public transport provision e.g. additional bus routes. Creation of high-quality public realm and open space, including play space to meet existing deficit in the area. Well-designed streets including lighting and planting will increase security by surveillance and street activity. Reduced availability of car parking coupled with improved cycle / pedestrian routes will improve air quality and will have positive health benefits. New wheelchair accessible homes Homes will be built to Housing for Varying Needs Standards providing a home for life which can be adapted to varying needs.	Local residents New residents – People & families who are at risk of poverty. Current local and future residents and businesses. Current local and future residents and businesses Current local and future residents. Current local and future residents Current local and future residents Wheelchair users. New residents across all ages and stages of life.

Equality, Health and Wellbeing and Human Rights	Affected populations
Enhanced building fabric of homes with increased insulation and triple glazing will reduce need to heat home and prevent fuel poverty. PV panels will provide free electricity helping to reduce utility bills. All new homes fitted with fire suppression systems will protect residents from fire. New homes for Health and Social care clients currently in hospital without suitable accommodation in the community. New Mid-market homes.	New residents. New residents. New residents. People with mental health issues. People who are at risk of poverty who wouldn't be prioritised for social rent.
Negative Reduced parking levels could result in parking overspill in other areas and could be viewed as a disincentive to move to the area. Risk of lack of integration (physical and social) between existing neighbourhoods and new developments Construction causes disruption to surrounding residents e.g. noise, dust, vibration and traffic.	New and existing residents. New and existing residents. Existing Residents.

Environment and Sustainability including climate change emissions and impacts	Affected populations
Positive Design that promotes sustainable living: • reducing the need to travel through 20-minute neighbourhood principles • new and enhanced active travel routes. • reduced parking with alternative options like city car club provided. • 200% safe cycle storage provided across all homes • Green space on every doorstep.	New and existing residents.

Environment and Sustainability including climate change emissions and impacts	Affected populations
Plan for and adapt to the unavoidable impacts of climate change (surface water flooding, sea level rise, hotter and drier summers, milder and wetter winters) by e.g.: • installation of Sustainable Urban Drainage Systems (SUDS) in new developments • use of greenspace and nature based solutions • reducing urban creep through greening and permeable surfacing • natural flood defences • protected green belt through clearer and enhanced boundary • no underground storage tanks • rain gardens Increase local renewable energy generation for a net zero ready community: • zero gas heating solution • enhanced fabric to reduce need to heat homes • homes designed to benefit from maximum solar gain. • PV panels for local electricity generation	New and existing residents. New and existing residents.
Negative	
Redevelopment of ‘wild’ areas will lead to loss of habitat.	New and existing residents.
Embodied carbon within construction materials and within energy used to construct homes.	New and existing residents.

Economic	Affected populations
Positive - Increased population to support local shops/business. - All homes built with dedicated work from home space to allow for flexible working. - Fibre to Premise on all new builds.	Local businesses New residents

Economic	Affected populations
<u>Contractual Community Benefits with main contractor.</u> • Improve local employment opportunities. • Help young people into positive destinations. • Apprentices, work placements, interview techniques • Facilitate links between schools, college and employment agencies through learning and work forum to increase access for help with literacy and numeracy for children and adults.	All local groups and residents.
Negative No identified negative economic impacts.	

9. **Is any part of this policy/ service to be carried out wholly or partly by contractors and if so, how will equality, human rights including children's rights, environmental and sustainability issues be addressed?**

A Development Partner has been procured for the development as of the time of the IIA. All contractors and sub-contractors will need to comply with the terms imposed by CEC through Procurement to ensure Fair Pay, Equalities etc.

10. **Consider how you will communicate information about this policy/ service change to children and young people and those affected by sensory impairment, speech impairment, low level literacy or numeracy, learning difficulties or English as a second language? Please provide a summary of the communications plan.**

Development and Regeneration will continue to oversee and approve any consultation with the community during the construction and ensure community benefits are allocated to groups and projects most in needs or will have the biggest impact. The Sounding Board will continue throughout the development's lifespan.

Quarterly newsletters during the construction period will be distributed to surrounding residents to inform them of upcoming works and potential disruption, community benefit information and ways to contact will include happy to translate information.

Tenant handover packs will be drafted to be clear and concise with simple language to help new residents get to grips with their new home and will include information on local active travel routes, public transport links and energy saving advice.

- 11. Is the plan, programme, strategy or policy likely to result in significant environmental effects, either positive or negative? If yes, it is likely that a Strategic Environmental Assessment (SEA) will be required and the impacts identified in the IIA should be included in this. See section 2.10 in the Guidance for further information.**

No. The proposals have been screened for an Environmental Impact Assessment. Planning has confirmed that an EIA is not required.

12. Additional Information and Evidence Required

If further evidence is required, please note how it will be gathered. If appropriate, mark this report as interim and submit updated final report once further evidence has been gathered.

- 13. Specific to this IIA only, what recommended actions have been, or will be, undertaken and by when? (these should be drawn from 7 – 11 above) Please complete:**

Specific actions (as a result of the IIA which may include financial implications, mitigating actions and risks of cumulative impacts)	Who will take them forward (name and job title)	Deadline for progressing	Review date
Contractor should enrol scheme with considerate constructors' scheme and adhere to HSE guidance.	Principal Designer Currie and Brown -	Throughout build contract	October 2026
Quarterly newsletters during build to surrounding residents to notify of upcoming disruptive works.	Main Contractor -	Throughout build contract	October 2026
Tree protection measures to ensure integration of existing landscape within the proposed development areas and new landscaped areas to mitigate loss of habitat.	Main Contractor -	Throughout build contract	October 2026
Ensure letting policy for homes contains a good mix of starters and movers to create good integration between existing and new residents.	Local Housing Team.		October 2026

Specific actions (as a result of the IIA which may include financial implications, mitigating actions and risks of cumulative impacts)	Who will take them forward (name and job title)	Deadline for progressing	Review date
Ensure there is a robust plan in place and risk assessment undertaken for the care of Health and Social care clients.	Health & Social Care		October 2026

14. Are there any negative impacts in section 8 for which there are no identified mitigating actions?

Redevelopment of brownfield site will lead to loss of habitats within 'wild' self-seeded planting on derelict land. However, overall improvement in habitats created through new planting, safeguarding of the majority of existing trees and new measures such as bird and bat boxes integrated into the design of buildings. New Greenspace will also be within the development.

15. How will you monitor how this proposal affects different groups, including people with protected characteristics?

Every year the City of Edinburgh Council's housing rent consultation gathers tenant views on their experience of the housing service and presents options for setting the next year's rent levels. In addition, we also ask more detailed questions on cost-of-living difficulties and what issues were most affecting our tenants.

16. Sign off by Service Director

Name Peter Watton

Date
13 October 2025

17. Publication

Completed and signed IIAs should be sent to:

integratedimpactassessments@edinburgh.gov.uk to be published on the Council website
www.edinburgh.gov.uk/impactassessments

Edinburgh Integration Joint Board/Health and Social Care sarah.bryson@edinburgh.gov.uk
to be published at www.edinburghhsc.scot/the-ijb/integrated-impact-assessments/