Delivering Capital Growth - Finalisation

Planning Committee
5 August 2010

1 Purpose of report

1.1 To invite Committee to note the outcome of the public consultation on Delivering Capital Growth and agree to recommend to the Policy and Strategy Committee that it approves the proposed finalised versions of the strategy and action plan.

2 Summary

2.1 A public consultation exercise on the Delivering Capital Growth draft strategy and supporting documents ran from 17 May to 25 June 2010 and produced over 20 responses. These have informed the finalisation of the suite of documents. Proposed changes address many of the points made by respondents, bring content up to date and improve readability and flow.

2.2 The Policy and Strategy Committee will be asked, in the light of this Committee’s views, to approve the finalised documents when it meets on 31 August.

3 Main report

Background

3.1 Delivering Capital Growth’s (DCG) purpose and its role in the Council’s Achieving Excellence programme were explained in a report to this Committee on 10 April this year. Committee approved a DCG draft strategy document, a draft action plan and an interim environmental report for early public consultation.

3.2 A public consultation exercise ran for six weeks from 17 May to 25 June. The DCG draft strategy and action plan had previously been shaped by very constructive external inputs: in 2009, two workshops were held with key agencies, environmental groups, the business community, neighbourhood partnership officers and others.
3.3 The actions taken to engage the public, community groups and stakeholders are set out in the consultation summary in Appendix 1. This groups and summarises the consultation responses by theme and lists the respondents.

3.4 The public consultation exercise produced 23 representations from 19 organisations and 4 individuals. Responses were varied, reflecting the views of the full range of community, environmental and commercial interests in the city.

3.5 The suite of documents has been amended in light of consultation responses and to reflect recent factual developments. The revised versions of the main strategy document and the action plan, with changes highlighted, are contained in Appendices 2 and 3. The finalised Environmental Report has been placed in group rooms for information.

Respondents' Views

3.6 The principle of pursuing a city and city-region growth strategy was supported by some as necessary to maintain the city’s competitive edge but robustly challenged by others concerned about the impacts on sustainability and city form.

3.7 Several responses were received from landowners or their agents promoting the contribution their site or scheme could make to achieving the strategy's aims. These have all been noted and will be held on file for further consideration during the preparation of development plans.

3.8 A range of more detailed, often area or site-specific points were made. Many of these are reflected in changes to the documents.

3.9 The documents have also been amended to bring their contents fully up to date, and improve the flow by modifying the structure. The following sections highlight some of the changes made; the appendices show the changes in detail.

Finalising the DCG Strategy

- section order of Building on Success changed to improve flow;
- reference added to the benefits of the Council’s schools building programme added;
- up to date reference to the Transport service’s emerging Active Travel Action Plan added;
- acknowledgement of the need to increase capacity at Sheriffhall roundabout;
- reference to joint working with Midlothian Council to assess the potential of a rail-based waste management facility at Millerhill added;
- greater emphasis on the international ecological importance of Firth of Forth.
Finalising the Action Plan

- inclusion of new World Heritage Management Plan as part of promoting successful and sustainable places;
- reference to creation of green networks in areas of future growth added;
- reference to Edinburgh’s Job Strategy added which aims to bring 3,000 people facing significant barriers into sustainable employment, education or training by 2012.

Finalising the Environmental Report (available in Group Rooms)

- amendments made to reflect comments from the SEA Gateway authorities;
- account taken of the SEA of the SDP’s Main Issues Report;
- archaeological impacts taken into account and mitigation measures identified;
- additional account taken of flood risk and effects on the water environment;
- need to adapt to climate change taken into account.

Delivering Capital Growth and the Strategic Development Plan

3.10 SESplan is currently consulting on the Strategic Development Plan’s Main Issues Report (MIR) and its supporting documents. The 3-month consultation ends on 27 August. The MIR considers future land requirements for development and presents options for broad policy approaches to the key strategic planning issues facing the Edinburgh city-region.

3.11 The draft version of DCG has informed the joint working to produce the MIR and was framed to complement and supplement the SDP’s first stage output. While covering some of the same ground and spanning broadly the same time period, it ranges beyond the scope of land use planning into social and health issues.

Next Steps

3.12 Because the scope of DCG extends beyond land use planning and addresses social, education and health issues and actions, its finalised suite will be presented to the next available meeting of the Policy and Strategy Committee for approval.

3.13 When finalised, the DCG documents will be produced in hard copy and made available on the Council’s web site. One of its roles will be to inform the development, with SESplan partners, of the next statutory stage of the SDP: the proposed plan.
3.14 Looking further ahead, an annual monitoring report will measure progress towards achieving DCG’s outcomes and action plan targets. The intention is that the strategy and action plan will be fully reviewed, again with full stakeholder involvement, after five years.

4 Financial Implications

4.1 There are no direct financial implications arising from this report. The cost of printing copies of the finalised strategy document will be met from the Department’s budget.

5 Environmental Impact

5.1 The development of the DCG strategy has been informed throughout by strategic environmental assessment (SEA). The published draft strategy was accompanied by an interim environmental report (ER) which was part of the public consultation exercise. Informed by the responses of the SEA gateway authorities, the ER has now been finalised. It has been placed in group rooms for inspection.

6 Recommendations

6.1 It is recommended that the Committee:

a) notes the outcome of the recent public consultation on the Delivering Capital Growth draft strategy, action plan and interim environmental report;

b) supports the consequent proposed changes to the main document and its action plan, as contained in appendices 2 and 3; and

c) agrees to recommend to the Policy and Strategy Committee that it approves the finalised Delivering Capital Growth strategy and Action Plan.

Dave Anderson
Director of City Development
Appendices

1. Delivering Capital Growth - public consultation report
2. Delivering Capital Growth - finalised strategy
3. Delivering Capital Growth - finalised action plan

Contact/tel/Email
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0131 469 3613
ken.tippen@edinburgh.gov.uk

Wards affected
All

Single Outcome Agreement

Supports National Outcome 1: We live in a Scotland that is the most attractive place for doing business in Europe

Supports Local outcome: Edinburgh is a thriving growing city with a high quality of life and environment and a prosperous economy

Supports National Outcome 10: We live in well-designed, sustainable places where we are able to access the amenities and services we need

Supports National Outcome 12: We value and enjoy our built and natural environment and protect it and enhance it for future generations

Supports Local Outcome: Edinburgh's natural and built environment is supported and enhanced

Background Papers

5. Report to Planning Committee, Achieving Excellence: City Transformation, August 2009
DELIVERING CAPITAL GROWTH – CONSULTATION STATEMENT

CONTENTS

1. Introduction
   - importance of consultation
   - purpose of Delivering Capital Growth
   - timeline

2. Publicity and consultation
   - overall approach
   - workshops
   - wider consultation

3. Responses
   - number
   - themes
   - list of consultees
1 Introduction

1.1 For the planning system to work effectively, people need to have the opportunity to take part in the preparation of planning and strategy documents. In preparing Delivering Capital Growth, the Council has sought to involve and engage a cross-section of Edinburgh’s people, businesses and groups. This statement explains how.

1.2 Delivering Capital Growth (DCG) identifies the challenges the city faces and identifies key actions for the Council and its partners to ensure the continued physical renewal and growth of Scotland’s Capital.

1.3 Timeline for the preparation of DCG:

   **April 2009** – project brief prepared

   **May 2009** – first stakeholder workshop to identify key themes

   **November 2009** – Second stakeholder workshop to consider first draft of DCG

   **February & March 2010** – draft DCG approved for consultation by the Council’s Planning and Policy & Strategy committees

   **May/June 2010** – wider consultation undertaken

2 Publicity and consultation

2.1 A staged approach was taken to consultation. The first stage involved engaging key stakeholders in facilitated workshops to identify and refine the key issues. This information helped us frame the first draft of DCG which was then presented to elected members for authority to consult more widely.

2.2 The second stage involved a wider consultation to gather views on the draft DCG document. This included an event for our 12 Neighbourhood Partnerships, publicity in libraries and on the Council website, a staffed exhibition at Cameron Toll and The Gyle shopping centres and a presentation to the Civic Forum.

2.3 We held two workshops held with key stakeholders, on 24 June and 4 November 2009. The following attended the first workshop:

   **August 2010** – finalised DCG to Planning and Policy & Strategy committees
Invited

Essential Edinburgh
Historic Scotland
Scottish Natural Heritage
Scottish Water
Scottish Environmental Protection Agency
Scottish Government - Built Environment Directorate
Scottish Enterprise East
Transport Scotland
SESplan
Cockburn Association
Edinburgh World Heritage Trust
Edinburgh Old Town Association
Central New Town Association of Edinburgh
NHS Lothian
University of Edinburgh
Heriot-Watt University
Napier University
Portobello/Craigmillar Neighbourhood Partnership
Liberton/Gilmerton Neighbourhood Partnership
South West Neighbourhood Partnership
Western Edinburgh Neighbourhood Partnership
Leith Neighbourhood Partnership
City Centre Neighbourhood Partnership
Friends of the Earth
Edinburgh Chamber of Commerce
Homes for Scotland
Scottish Property Federation
Scottish Retail Consortium

Edinburgh Business Assembly
Spokes - The Lothian Cycle Campaign
SEStran
Edinburgh Voluntary Organisations Council
Edinburgh Community Health Partnership
Edinburgh & Lothians Greenspace Trust
Sustrans Scotland Limited

Attended

Scottish Water
SESplan
Edinburgh World Heritage Trust
Central New Town Association of Edinburgh
NHS Lothian
University of Edinburgh
Liberton/Gilmerton Neighbourhood Partnership
Leith Neighbourhood Partnership
Homes for Scotland
Scottish Property Federation
Edinburgh Business Assembly
Edinburgh & Lothians Greenspace Trust

2.4 All those who attended the first workshop, or were unable to but asked to be included in subsequent events, were invited to the second workshop in November. Those attending that event were:
Scottish Water
Edinburgh World Heritage Trust
Central New Town Association of Edinburgh
University of Edinburgh
Leith Neighbourhood Partnership
Homes for Scotland
Scottish Property Federation
Edinburgh & Lothians Greenspace Trust
NHS Lothian
Essential Edinburgh
Cockburn Association

2.5 The wider public consultation ran from 17 May to 25 June 2010. The draft DCG document was available on the Council's website and advertised on its homepage. Posters were displayed in all public libraries and officers attended events at Cameron Toll shopping centre, The Gyle and the Civic Forum.

2.6 The Neighbourhood Partnerships were used as the primary channel of consultation with community councils and groups. An evening event at the City Chambers was arranged for 26 May 2010. This was however poorly attended.

3 Responses

3.1 We received 24 responses during the public consultation period – 20 from organisations and 4 from individuals. The respondents were:

Edinburgh World Heritage Trust
Royal Highland & Agricultural Society of Scotland
Montagau Evans
Marchmont & Sciennes Community Council
Midlothian Council
Scottish Enterprise
Halliday Fraser Munro
Edinburgh & Lothians Greenbelt Network
Scottish Wildlife Trust
Scottish Natural Heritage
Historic Scotland
Murray Estates
Scottish Property Federation
Forth Ports
Homes for Scotland
Strutt & Parker
Royal Park Terrace & Spring Gardens Residents' Assn.
Grassmarket Residents' Association
Grange & Prestonfield Community Council
Cockburn Association

Councillor Cameron Rose (CEC)
Mr. Neil Henriksen
Mr. John Duncan
Ms. Sally Macpherson

The main points made have been grouped into common themes and addressed below. All comments informed the finalised DCG suite of documents.
## Comments

**Document**
- well presented, readable, eye-catching
- support intention to monitor regularly
- its non-statutory status reduces its weight in planning decisions
- too glossy for a draft – implies Council’s views are set
- title misleading – implies an investment brochure
- glosses over Edinburgh’s problems

**Strategic direction**
- support for aspirations and general strategy of pursuing growth focused on four strategic areas
- the document pulls together a range of initiatives and gives a sense of direction
- support for rethinking green belt as strategic green wedges
- welcome summary strategy
- support for vision and the document’s ambition and imagination
- good masterplanning will be the key to preventing urban sprawl
- right time to consider the future of the city from a growth perspective
- thrust of the four strategic areas is clear and understandable
- the vision is very positive and aspirational and identifies many of the key issues
- clear alignment with the preferred development strategy of the SDP’s Main Issues Report
- welcome commitment to partnership working within and beyond SESplan
- the big picture plan for growth is clear and logical
- document’s purpose unclear – not truly strategic or local

## Response

*(where no direct response, comments noted)*

- designed to supplement rather than replace statutory planning documents
- accessible style aims to enhance readability
- propose to add a strapline to title to clarify nature of content
- tone is intended to be positive, aspirational but section on Meeting the Challenges attempts to identify issues to be tackled, and the Action Plan sets firm delivery targets

- agree that for strategic scale development good masterplanning must underpin successful place-making

- changes made help explain the document’s purpose and relationship
<table>
<thead>
<tr>
<th>DCG’s growth plans contrast with the MIR’s less ambitious approach</th>
<th>to other strategies</th>
</tr>
</thead>
<tbody>
<tr>
<td>need to leave room for as yet unknown technologies and areas to emerge over a 20-year period</td>
<td>DCG is considered consistent with MIR’s approach to strategic growth areas and phasing</td>
</tr>
<tr>
<td>over-reliance on Edinburgh waterfront in short to medium term</td>
<td>agree a strategy looking 20 years ahead cannot anticipate everything and needs to provide scope to accommodate unforeseen economic and technical developments</td>
</tr>
<tr>
<td>concern over relationship to SESplan and timescales</td>
<td>looking beyond current economic conditions, the long-term, strategic role of Edinburgh’s waterfront should play a significant role over life of DCG’s strategy in delivering sustainable development on brownfield land</td>
</tr>
<tr>
<td>approach to green belt opposed – will lead to urban sprawl</td>
<td>one of DCG’s roles is as an input to the SDP process; the timescales are broadly consistent</td>
</tr>
<tr>
<td><strong>Growth</strong></td>
<td>the future role and form of the Edinburgh Green Belt will be a matter for the joint SESplan authorities and will be addressed through constructive partnership working on the proposed Strategic Development Plan; the ideas in DCG will inform that process</td>
</tr>
<tr>
<td>- support for an ambitious growth strategy – vital to keep Edinburgh competitive</td>
<td>sustainable economic growth is one of the Scottish Government’s and the Council’s key objectives</td>
</tr>
<tr>
<td>- sets out growth priorities clearly and concisely</td>
<td>- not accepted: new, greener technologies show great promise; carefully guided and managed growth can apply this new technology to maximise sustainability and minimise environmental impacts</td>
</tr>
<tr>
<td>- welcome emphasis on the geographic location of growth</td>
<td>the Council believes an ambitious population target is appropriate, achievable and necessary to keep Edinburgh competitive; the 1% per year population growth target is aspirational and will help monitor the city region’s progress on growth</td>
</tr>
<tr>
<td>- concept of continuous growth fundamentally flawed and unsustainable – aim should be to maximise prosperity, not growth – the ‘prosperity without growth’ agenda</td>
<td>- with prevailing and foreseeable technology, economic growth and sustainability are fundamentally opposed</td>
</tr>
<tr>
<td>- with prevailing and foreseeable technology, economic growth and sustainability are fundamentally opposed</td>
<td>- the aim of growing city’s population by 1% per year is undesirable, arbitrary and unachievable – will lead to more congestion and pressure on land and infrastructure</td>
</tr>
<tr>
<td>Housing and development</td>
<td>Environment</td>
</tr>
<tr>
<td>-------------------------</td>
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<tr>
<td>- too much growth will undermine the qualities that make Edinburgh such a good place to live</td>
<td>- focus on economy, environment, health and security good</td>
</tr>
<tr>
<td>- promoting growth in Edinburgh will rob other areas of chance to grow</td>
<td>- strategic green wedges will fragment important habitats</td>
</tr>
<tr>
<td>- growth targets not ambitious enough and will constrain prosperity</td>
<td></td>
</tr>
<tr>
<td>- areas earmarked for growth in later phases can and should be brought forward much earlier</td>
<td></td>
</tr>
<tr>
<td>- inner city brownfield should all be used up before extending into open countryside</td>
<td>- growth will need to be carefully guided and managed</td>
</tr>
<tr>
<td>- the key role of the housing market in delivery is not recognised</td>
<td>- the Council believes a growing, thriving Edinburgh is good for our region and for Scotland; the SDP’s Main Issues Report’s preferred strategy plans for balanced strategic growth across the city region based on sustainable transport locations</td>
</tr>
<tr>
<td>- not enough focus on importance of meeting urgent need for new family housing on greenfield sites</td>
<td>- growth targets are considered sufficiently ambitious but also realistic given prevailing economic conditions; DCG’s aspirations are set within SESplan context which identifies future housing requirements based on housing need assessments</td>
</tr>
<tr>
<td>- not accepted – careful phasing based on infrastructure is vital if new allocations are not to undermine current strategic development areas like the Waterfront</td>
<td>- not accepted – in line with national planning policy, the longstanding development plan strategy is to maximise the proportion of new development on brownfield sites but to also provide a mixture of housing units across a range of locations</td>
</tr>
<tr>
<td>- the efficient operation of the housing market will be critical to delivering new homes, including affordable homes in the Capital</td>
<td>- the Development Plan process is taking account of private and social housing need, demand and supply across the whole city region and looking at the issue of affordability</td>
</tr>
</tbody>
</table>
**APPENDIX 1**

<table>
<thead>
<tr>
<th><strong>Infrastructure</strong></th>
<th><strong>Other</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>- the natural environment should have more prominence</td>
<td>- strong support for CEC’s leadership on new funding mechanisms as catalyst for regeneration</td>
</tr>
<tr>
<td>- changes made underscore importance of the city’s natural environment and need to manage it for future generations</td>
<td>- changes should clarify the Council’s approach to the role of its arm’s-length companies</td>
</tr>
<tr>
<td>- recognises that improvements to infrastructure and services needed</td>
<td>- unclear what the role of the Council’s arm’s-length companies will be in regeneration</td>
</tr>
<tr>
<td>Insufficient references to social infrastructure like schools</td>
<td>- insufficient focus on existing residents and businesses</td>
</tr>
<tr>
<td>- strategic connectivity plans rely too heavily on tram and future extensions</td>
<td>- the Council recognises the crucial role played by the city’s people and businesses and aims to implement a joined-up strategy to maximise prosperity, health and happiness in a sustainable way</td>
</tr>
<tr>
<td>- more required on high speed rail to London</td>
<td>- high speed rail targets identified in Action Plan</td>
</tr>
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Preface

I am pleased to introduce Delivering Capital Growth, containing draft proposals for the continued physical renewal and growth of Edinburgh. This consultation document outlines both the steps we are taking now, and those we need to take in the future, to ensure Scotland’s Capital continues to be a superb place in which to live, work, study and invest.

We have worked with our partners to identify the kind of Edinburgh we want to see in a generation’s time. This draft strategy recognises our many successes and also identifies the challenges the city faces in the economic, housing, environment, health and quality of life areas. It identifies a number of key actions which will require collaborative working.

We will monitor our performance regularly and publish an annual report measuring progress against agreed targets.

This strategy seeks to involve everyone who has an interest in securing the future of Edinburgh. The Council is very keen to hear what you think. I do hope you are able to offer your views.

Cllr. Jenny Dawe
August 2010
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1 Introduction

*Edinburgh is a wonderful city with an outstanding environment and exceptional quality of life. We want it to remain one of Europe’s top cities in which to live, work, study and invest.*

We aim to retain Edinburgh’s unique character, building on the values that have helped the city to succeed in the past, whilst developing ambitious ideas for the next generation of city-making.

This consultation document – Delivering Capital Growth - explains how the Council is helping Scotland’s capital city stay strong and beautiful and leading the next stage of its renewal and growth.

It sets out our vision for Edinburgh in 2030 and our strategy for getting there. It also explains the positive steps we’re taking now to make it happen. It has been shaped by the Council’s core values: putting customers first, looking after Edinburgh, and becoming a top performing Council. We want to hear your own views, ideas and proposals for the city’s future.

You can give us your views in a number of ways which are explained at the end of this document. Once we have consulted widely, we’ll produce a revised version of this report, as a guide for Edinburgh’s future development.
2 Our Vision

‘Edinburgh in 2030 is an innovative, environmentally responsible and inspiring capital city with an outstanding quality of life and skilled, resourceful communities. Our reputation for excellence in science, technology and the arts ensures that the city is an international hub for talented, creative people and enterprises.’

Developing the city and regional economy 2030

Edinburgh 2030 has a thriving, resilient economy, the heart of a connected city region. We’re open for business and enjoying sustained and sustainable growth. Powered by a flexible, skilled workforce, our diversified economy provides high quality jobs with good potential for career progression. We compete successfully on the global stage, supported by excellent transport and communications infrastructure.

Sustaining our environment 2030

Our natural and built environment is cherished and well looked after under Council-led stewardship. Our wildlife is thriving in well-managed habitats. We move around the city on a modern, fully integrated public transport system and a quality network of cycleways and footpaths. Our communications systems fully exploit the benefits of new technology and media. We’re one of Europe’s leading cities in reducing carbon emissions and adapting to climate change.
Healthy People, Strong Communities 2030

We’re physically active and living longer, healthier lives. People have access to a choice of homes they can afford. Socially, the city is much more geographically equal, with all parts of the city sharing in prosperity and the benefits of growth and development. We have built cohesive, mixed communities and social networks. Our children get the best possible start in life; they are safe and thriving, learning in good quality schools. People feel they have a real say in decisions affecting their communities and environment.

High quality of life and safer neighbourhoods 2030

Edinburgh’s very high quality of life continues to attract people to live, work, study, visit and invest here. We have high quality public streets and spaces, designed for people. Everyone has access locally to green spaces to relax in and enjoy. Compact new, mixed-use developments with a distinctively Edinburgh style are sensitively woven into the urban fabric. Careful design of new development and public spaces makes the city a safe place for residents and visitors. Children can play outside, there is a healthy night-time environment and people of all ages can mix, walk and cycle safely. We deliver high quality, accessible public services.

3 Building on Success

*Edinburgh is fortunate to be building from a strong base.*

Scotland’s Capital in 2010 is economically competitive and prosperous, with a strong identity and positive international profile. The city regularly tops surveys measuring quality of life and prospects for future growth.

The Edinburgh city region has a deep, well-educated labour pool and a good mix of attractive urban and rural places. We are a destination of choice; people are attracted to live here and businesses continue to invest in Edinburgh.

We remain strong in economic sectors such as tourism, financial services, higher education, science and technology, such as life sciences and renewable energy, and the creative industries. We work hard to help our key industries compete and stay resilient; we regularly
review our economy's Key Sectors to keep us in touch with the views and needs of our biggest employers. At the same time, we are broadening our economic base by encouraging the new sectors that will create tomorrow's jobs.

Edinburgh is a compact city and public transport use is high and growing. We have an excellent bus network with a new tram system under construction. The Council's Transport 2030 vision establishes a clear, long-term development framework for sustainable city transport and movement. It sits alongside our Local Transport Strategy which drives practical actions to improve how people move around the city. Our Active Travel Action Plan will build on our successful record of promoting walking and cycling.

Edinburgh is a great place for young people to live, learn and thrive. Over the last ten years we have invested considerably in our city's schools. More than £420 million has been invested in education capital projects, delivering 32 new schools. This investment continues with two further high schools by 2015. One in three pupils now learn in new or significantly refurbished schools. In secondary schools, over half of pupils are in new or refurbished schools and this will rise to two thirds by 2015.

We provide high quality educational provision, offering the right kind of support where needed. Edinburgh is a great place for young people to enjoy their childhood and achieve their potential, we have first class nursery, primary and secondary schools. Three colleges provide a range of further education provision for all age ranges.

There are Edinburgh city region is home to four excellent universities in and around Edinburgh leading world-class teaching and five-star research in areas such as biomedical science, informatics and finance. A strong focus on knowledge transfer is helping link research to new products and commercial opportunities.

A great place to visit

Edinburgh ranks second only to London as a destination for business and leisure visitors. We attract more than five million visitors every year, supporting 32,000 jobs and generating £2 billion for the Scottish economy. We host hundreds of events and conferences each year, and have the UK's largest financial services sector outside London.

Edinburgh is a cultural capital, rich in concert halls, museums, galleries, theatres and libraries. We are now a year-round festival city, the best known and largest being the Edinburgh International Festival and the Festival Fringe, between them selling almost two million tickets in 2009.

The city's growing international reputation as a dynamic and innovative capital is being shaped by the Edinburgh city region brand, Inspiring Capital. The Destination Edinburgh Marketing
Alliance Ltd (DEMA), Edinburgh’s new city promotion body, is the custodian of the brand. It is committed to developing the city’s reputation, and that of the city region, and ensuring the city remains a magnet for talent, tourism, trade and investment.

Tomorrow’s economic drivers

Edinburgh is a growing force in tomorrow’s key sectors such as life sciences where we are developing a world-class cluster of research and development expertise at Edinburgh BioQuarter. This is one of the corners of the region’s ‘science triangle’, comprising the city’s universities, two bioscience research institutes and seven science parks. Edinburgh’s human-focused life science research complements the animal bioscience centres of excellence in neighbouring Midlothian, including the Roslin Institute and the new Easter Bush Research Centre.

The city is also increasingly strong in green technology, design and architecture. The amount of new development in Edinburgh opens up opportunities for the wider use of ‘green’ technologies. Solar panels, wind turbines, rain water collection, natural ventilation and combined heat and power are now being built into new developments. Leith has been identified as a strategic location for manufacturing and logistics – support for future off-shore wind turbine generation, wave and tidal power presenting a fantastic opportunity for the city region to be at the heart of the renewable energy revolution.

We have a solid platform for sustainable growth and a good head of steam from current investment plans, with trams and new rail links on the way. But there is no room for complacency; challenges lie ahead that we need to meet.

Meeting the Challenges

Edinburgh’s growing economy over the past decade has delivered benefits but has also created some challenges: shortages and skills gaps in the labour supply, lack of affordable housing, traffic congestion and overstretched infrastructure.

The city centre’s national ranking as a shopping centre remains strong, however has dipped in recent years and some of our streets and public places fall short of what people expect in a modern capital city. The local economy is also dominated by the service sector, especially financial services. We need to diversify our business base further to make sure there is a good balance of vibrant business sectors to maximise future growth opportunities.

We want established residents more easily to achieve their full potential by improving opportunities for personal development through school, lifelong learning and work.

A great place to visit
DELIVERING CAPITAL GROWTH – FINALISATION  APPENDIX 24

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Open for Business, Ready for Investment

Project Edinburgh is a Council-led public/private partnership, set up to look outwards and
actively attract investment into the region. The project team introduces long-term investors to opportunities, builds interest with occupiers and works with investors through to delivery.

The Council’s modernised planning service provides a one-door approach to development consents, offering pre-application discussions, agreements on processing applications and advice on consultation.

The Council’s Economic Development Unit works actively to build strong relationships with ambitious investors and businesses of all sizes and works in partnership with neighbouring local authorities on joint projects informed by a Edinburgh City Region Economic Development Framework. The Unit’s activity is also directed towards achieving the goals set in the Edinburgh Jobs Strategy jobs strategy and the Council’s plan to bring 3,000 people facing significant barriers into sustainable employment, education or training by 2012. Edinburgh Economic Development Plan. An emerging Physical Development Plan is directing the work of the Council’s arm’s-length companies.

4 Looking After Today's City

*We continue to protect the city’s built and natural environment...*

... from unsuitable development and enhance our urban inheritance which includes the Edinburgh Old and New Towns World Heritage Site. But Edinburgh in the third millennium needs to evolve and adapt to new, more sustainable ways of living, working, moving and using energy. It’s about finding the right balance.

The Built Environment

The life of our city plays out on the stage of its public realm – its streets, squares, public gardens and open spaces are the glue that binds the physical city together. And few cities are as defined by their public realm as Edinburgh, with its breathtaking vistas, central World Heritage Site and array of outstanding conservation areas.

Championing the benefits of a joined-up, consistent approach, our new Public Realm Strategy guides the maintenance and delivery of high quality public realm. This underpins economic success and directly affects health. It has real social benefits too, helping regenerate city
neighbourhoods. We have invested over £20m in the last decade to make our civic spaces better. And the results are there for all to see, most recently in the award-winning rebirth of St Andrew Square as a vibrant public space, and in a reinvigorated Grassmarket.

Edinburgh’s Built Heritage Strategy sets out the Council’s strategic aims for the built heritage, focusing on the physical characteristics which come together to produce Edinburgh’s distinctive ‘urban DNA’. Guidelines for Managing Edinburgh’s Built Heritage help us manage our built heritage based on sound knowledge and best practice.

Edinburgh has 40 conservation areas, each supported by its own conservation area character appraisal. These define the features and special qualities that give each area its architectural and historic interest. The Council also controls development affecting the city’s more than 30,000 listed buildings and items.

Our Guideline for the Protection of Key Views protects the city skyline from inappropriate development. It identifies key views and sets out how we will manage the impact of new development on these iconic vistas.

Our efforts are citywide. For example, the Council co-ordinates the Leith Townscape Heritage Initiative, a joint project with funding partners including the Heritage Lottery Fund and Historic Scotland. The LTHI targets investment in key streets and buildings in the Leith Conservation Area, raising environmental quality and enhancing Leith’s historic built heritage.

Open spaces, natural places

There is, of course, more to a city than its buildings; the green spaces between them are just as important. Edinburgh has a wealth of accessible open space, ranging from the formality of Princes Street Gardens to the settings of Holyrood Park and the Braid Hills.

These natural spaces, large and small, are Edinburgh’s green lungs. They’re good for our health and general wellbeing, providing opportunities for exercise, relaxation and socialising. They need to continue to be conserved and actively managed for wildlife.

Our Biodiversity Action Plan guides wildlife conservation action on the ground, helping to conserve and enhance the Capital’s rich wildlife heritage. It coordinates an ambitious programme of carefully targeted actions to enrich Edinburgh’s living habitats and look after key plant and animal species.

City trees are all around us, in streets, gardens, parks, small and large woodlands, cemeteries and other open spaces. To grow this ‘urban forest’, the Edinburgh Urban Forest Project finds sites for new community woodlands in treeless parts of the city.

The coastline of the Firth of Forth is internationally important for wildlife. Many of Edinburgh’s
open spaces are recognised as natural heritage sites, ranging from local nature reserves to the Central Scotland Green Network, which is promoted as a national development in Scotland’s second National Planning Framework. Our review of landscape designations is expected to lead to the replacement of some with Special Landscape Areas and increase the amount of designated land by 10%.

5 Shaping Tomorrow's City

Our city-building aims can be boiled down to this: we want to get the right development, in the right place, at the right time.

Our overarching aim is to achieve sustainable development to drive the city’s low carbon growth. Appropriate development brings tangible benefits and is essential for the city’s renewal. It provides new affordable homes and places to work and supports the viability of community facilities like shops, post offices and clubs. It replaces redundant buildings with new, greener ones. It helps deliver new public open spaces. And it can kick-start neighbourhood physical and social regeneration, re-energising communities with an infusion of new people and ideas.

We are setting the bar high for new development: we want to create the conservation areas of the future.

Integrating land use and transport planning is crucial. The tram is key – the vital public transport link connecting all the city’s major growth areas and unlocking their potential for sustainable growth. Excellent links for bus users and cyclists are also vital.

The Big Picture: Long-Term City Growth

Our Vision for Capital Growth: 2020 to 2040 is this council’s long-term thinking on how to deliver balanced growth by identifying a series of candidate sustainable growth corridors along which the city can ‘breathe out’. Demand and the state of the property market will drive the pace and phasing, but the direction of travel is clear.

As it highlights, green belts don’t have to encircle cities as Edinburgh’s presently does; they can take other forms such as green buffers, corridors or wedges. The notion of strategic green
wedges with urban corridors based on public transport is at the core of our ideas for growing Edinburgh and its city region.

Within Edinburgh, a strategy broadly based on concentrating growth along key public transport corridors, would make new development more sustainable, providing realistic alternatives to car travel. These ideas are being developed through the new Strategic Development Plan with our city region partner councils.

Following the Waterfront, West Edinburgh will be the first of the new planned city extensions to be comprehensively developed. It is at the most advanced stage in the planning process, with funded public transport schemes either in place or on the way which will make the area a sustainable focus for growth: tram to the airport, a new Gogar rail station and tram interchange, and a popular park-&-ride facility.

South East Edinburgh, served by a tram extension, would be the next spoke to be developed.

Planning for Better Health and Wellbeing

Generally, Edinburgh’s people are enjoying better health and living longer. But we lag behind other western European countries, and the upward trend masks some stark differences in health and life expectancy across the city. The pattern is clear: our most deprived communities also have the poorest health.

The way we shape the city makes a real difference to people’s health. Our development planning understands the links between environment and health and aims to improve general health and reduce health inequalities. We routinely consider these links in our planning to ensure we continue to build healthy, sustainable communities.

Making Edinburgh Healthier: Edinburgh’s Joint Health Improvement Plan 2008 – 2011 aims to improve health and address health inequality in Edinburgh. It addresses four key areas: food and health, physical activity, social capital and healthy environments. Drawn up by the Health Inequalities Standing Group, it comprises representatives from CEC, NHS Lothian, the voluntary sector, local partnerships and public partnership forums. CEC has a key role in encouraging active travel, promoting healthy eating, providing facilities for physical activities, fostering strong community and social networks, supporting economic participation, providing and opening up quality green spaces, and championing good urban design, providing facilities for physical activities and fostering strong community and social networks. We provide opportunities for all our children to be physically and emotionally healthy.

With our partners, we have set the goal of making Edinburgh the most physically active city in Europe by 2020.

We are helping by opening up access to green areas, improving our public streets and spaces and promoting a network of safe cycle paths throughout the city. We are promoting urban art;
Edinburgh’s a great walking city. We are actively helping people to walk and cycle more by developing a core paths plan to protect existing routes and help us make new links as part of a joined-up network. For example, we’ve built the first stage of an exciting new waterfront promenade which will stretch from Cramond to Portobello and connect our waterfront for walkers and cyclists.

Our We’re also preparing an Active Travel Action Plan shows how we will make it even better to get around on foot and builds on the recent growth in cycling in the city. It will help us hit our target of 15% of city trips by bike by 2020. This will mean more and better cycle lanes and cycle paths and more bike priority at junctions. Opening up access to green areas also has an important part to play. which will set out how we will achieve 15% of trips by bike by 2020 and maintain or improve current high-levels of walking.

Opening up access to green areas also has an important part to play. Our core paths plan protects existing routes and helps us make new links as part of a joined-up network.

We are also promoting urban art; providing new sport and leisure facilities, including play spaces for children; encouraging mixed tenure development; designing-in natural surveillance to reduce crime and introducing ambitious neighbourhood regeneration schemes.

We will continue to provide high quality public services and support community development initiatives that strengthen social bonds and encourage people to take part in the life of their community. Our planning and development enables communities to be involved in decisions that affect them. We want to see more inclusive, easy-living homes for people with disabilities so they can stay independent for longer and our planning and development enables communities to be involved in decisions that affect them.

Schools, working jointly with other services have a key role to play at the heart of their communities in providing a range of facilities and services to meet local people’s needs. Our children are successful learners, confident individuals and responsible citizens that make a positive contribution to their communities.

We want to see more inclusive, easy-living homes for people with disabilities so they can stay independent for longer.

A Strategic Green Network

National Planning Framework 2 identifies the Central Scotland Green Network as a national development. We identified candidate green wedges and corridors in the 2040 vision and these are a good starting point for creating a strategic green network.
Our emerging Open Space Strategy takes a comprehensive look at the quality and spread of urban open space. It will co-ordinate our approach to protecting and developing the city’s network of open space for the enjoyment of all.

Sustainability

We need to deliver new development and drive the city region’s growth without damaging environmental impacts. So sustainability is central to our development policies. To achieve environmental, social and economic sustainability we need to join up how we plan and deliver our services. Our forthcoming Sustainable Development Strategy will help us do this.

We are committed to reducing greenhouse gas emissions and the key to this, to reduce car use, is ensuring the successful integration of land use planning and transport planning. Transport 2030 helps forge these links.

We also support developing renewable energy sources, creating new waste management systems and working towards being a zero waste city by reducing, reusing and recycling.

Our Waste Prevention Strategy and Carbon Management Plan and the regional Area Waste Plan are helping us get there. In terms of practical actions, we are working with Midlothian Council on a potential waste management facility at Millerhill in south east Edinburgh.

We aim to make the Council’s activities carbon neutral by 2050.

Making Real Places

We have a passion for design and place-making is at the heart of our development strategies. We want to create places where people can feel safe and sociable throughout the day and evening, places where people want to live, work, study and play. We work with developers to deliver distinctive buildings and spaces, tailored to their Edinburgh setting.

We think about and plan for the city in three dimensions (four, if you count time), because growth doesn’t have to mean spreading outwards. We can also grow by building more compactly, and sometimes higher, in urban areas with really good public transport options. This ‘densification’ encourages walking and cycling, helps make the best use of buses, trams and trains, and conserves while conserving valuable open land.

Our Edinburgh Standards for Urban Design seek high quality urban design in new development across the whole city and ensure that new developments maintain and improve the visual image and identity of Edinburgh as a European capital. They set out urban design principles, such as defining city edges and strengthening and extending the network of green and civic spaces.

The Edinburgh Standards for Streets embody our aspirations for the public realm, applying...
general principles to the design and placing of footpaths, roads, ‘street furniture’ and signs. And building-in ‘natural surveillance’ to the design of new developments will help yield the social benefits of community security and lower crime levels. Many of our finest conservation areas, like Marchmont, Leith and Queensferry, were built at relatively high densities but have stood the test of time as highly liveable, efficient urban environments. We need to reinterpret this idea for an age where sustainability underpins everything we do.

We also need to capitalise on the potential of gateways into the city, like Haymarket. But, to give choice, we’ll need some new housing on sites that haven’t been built on before. It comes back to striking the right balance.

Current Growth Plans

The organic charm of the medieval Old Town; the stately grandeur of the Georgian New Town; the iconic architecture of a reinvigorated Holyrood and its new parliamentary quarter - ‘Auld Reekie’ has always known how to blend the old and the new, to embrace modernity with an Edinburgh stamp.

We want to grow and renew Scotland’s Capital in that fine tradition.

We want the city’s population to grow by at least 1% per year in each of the next ten years and will work with others to create the conditions that will allow that to happen. A growing population and workforce will boost the labour supply and support diversification. It will also help deliver the critical mass needed to compete on equal terms with other successful European city regions.

Our current plans focus growth and renewal on four strategic locations: the City Centre (including Princes Street and the Old and New Towns), West Edinburgh (the airport and A8 corridor area), the Waterfront (Leith and Granton), and South East Edinburgh (including the new Edinburgh Royal Infirmary and BioQuarter).

Again, delivering the tram system in Edinburgh is crucial; trams will connect and open up our ‘big four’ strategic development areas and maximise the sustainability of our wide canvas plans.

CITY CENTRE –
versatile heart of the city region

Edinburgh’s bustling, cosmopolitan city centre is where the Old (Town) meets the New (Town) in ‘a symphony in grey’. Its stunning setting and iconic architecture is celebrated internationally and is Scotland’s only urban World Heritage Site. It is south east Scotland’s hub for shopping, leisure, transport, culture and tourism - the vibrant hub of our city region.

But we can’t rest on our laurels. Other cities are working to improve their centres so we are
actively working with partners to keep Edinburgh ahead.

The Essential Edinburgh partnership takes forward the action plan for the city’s Central Business Improvement District. Through it, we and our private sector partners make sure the city centre continues to excel as a place to shop, work, visit and do business.

Princes Street

Princes Street is one of the world’s finest city streets. It has an outstanding physical setting, with stunning views of Edinburgh Castle and Calton Hill. The reintroduction of trams along the street is set to deliver step-change improvements in accessibility and connectivity.

It does however face challenges. Buses move significant numbers of people in and out of the area efficiently but high bus flows reduce the environmental quality for pedestrians and cyclists. To this end, improvements to Princes Street, Rose Street and George Street are highlighted in the Edinburgh Public Realm Strategy, where a commitment to delivering priorities for public realm enhancement has been made.

The City Centre/Princes Street Development Framework and subsequent development briefs continue to guide the street’s future development. Their goal is to develop and maintain a successful Princes Street and city centre - vital if Edinburgh is to maintain its position as a major tourist destination and regional centre. They set out clear development principles with the aim of reconciling the historic environment with modern needs, developing retail-led mixed-use development and promoting a high quality built environment.

The Council’s ‘String of Pearls’ concept unifies the street in a block-by-block development framework that is tackling these challenges and delivering major change to the city centre. This concept is embodied in the City Centre Princes Street Development Framework which promotes the co-ordination of new ‘permeable’ routes through the blocks, new uses for redundant upper floors, opening up and enhancing rear lanes for new uses and frontages, and knitting together pedestrian areas and public transport.

Up-to-date development briefs are in place for each of the Princes Street blocks. These are informed by a Heritage Framework for the street which identifies the cultural significance of the First New Town and guides the management of change. Further detailed guidance on city centre movement (including the tram), public realm, connectivity, waste and servicing is progressing.

St James Quarter / Picardy Place

We have approved a development brief for the St James Quarter to guide detailed redevelopment proposals for the St James retail centre. The brief also sets out development opportunities around the St James Centre that could help regenerate the wider area, including at St Andrew Square, Greenside Row and Picardy Place.
The Picardy Place Development Principles focus on the Picardy Place roundabout and surrounding road spaces which will undergo significant changes in the coming years to accommodate the tram network. They set out the main development principles which should shape future development proposals.

There are development opportunities in the commercial heart of the city centre and in the Fountainbridge area to the west. These will allow us to extend the capacity of The Exchange business district which is home to high-value financial and business services.

We have published an Urban Design Framework for the Haymarket area which shows how the area has evolved over time, charts the influence of recent development and paints a compelling picture of how the area can be regenerated and linked to the wider city. The framework’s design principles put public realm and place-making at the heart of this rebirth and promote better links from the railway station to Fountainbridge and the Exchange areas.

South Central Arc Development Framework

To supplement development plans, the Council is preparing a series of Area Development Frameworks. These will seek a consensus among the Council, public sector, local communities and stakeholders about how the fine grain of a particular area should change over time and in three dimensions. One of the first will be the South Central Arc, a large swathe of the central city stretching from Haymarket to Holyrood, incorporating masterplan proposals for the extension of the city’s financial services district towards Fountainbridge and development opportunities on sites from Lothian Road to the Grassmarket.

ON THE WATERFRONT – breathing new life into Edinburgh’s coastal communities

In the 1990s we started planning to tap the huge potential of large tracts of previously used industrial land along Edinburgh’s waterfront. The closure of the Granton gasworks and the restructuring of port operations at Leith has allowed the city to begin to fully realise this massive opportunity lying on our northern shore. Centred on the two development zones of Leith and Granton, Edinburgh’s Waterfront is one of the UK’s largest and most ambitious urban regeneration projects.

A consistent strategic aim has been to fully integrate new waterfront development - physically, socially and economically - with existing communities.

Leith Docks is still a working dock but activity is declining as most port traffic moves up the Forth to Rosyth and Grangemouth. This has released significant amounts of development land
with huge long term development potential that will continue and complement the regeneration of Leith that began in the 1980s.

The first phase has begun at Western Harbour where a new neighbourhood is emerging around a central park. This will be followed by the phased development of the main docks area. Built on extensive engagement with local people, the Leith Docks Development Framework sets out a long term vision for the docks' redevelopment.

A mixed use development of over 15,000 houses and flats, shops and community facilities has been approved in principle. Conceived as a series of linked 'urban villages', detailed proposals have been submitted for the first two village master plans.

Tram route 1a will run from Edinburgh airport to Newhaven Harbour via the city centre. It will transform the accessibility and connectedness of the eastern waterfront area, including Leith Docks. It is vital to that area’s sustainable development, providing a fast, reliable public transport link to the city centre, west Edinburgh, the airport and other planned growth areas.

Granton includes a former gas works and a fishing harbour. Since 2000, Granton is being developed to a series of mixed use masterplans based on the accessibility benefits of the extension to tram line 1 (line 1b). The area is already home to a new campus for Edinburgh’s Telford College, a local shopping centre and the headquarters of Scottish Gas. Residential neighbourhoods are being built around planned tram stops, a landscaped park and a new civic square.

Delivering Regeneration

The world economy has changed significantly since the original Waterfront master plans and development frameworks were drawn up. We need new ways of delivering development. We need to refresh our master plans and development frameworks to ensure a mix of housing types and tenures are provided in all areas to cater for a broader housing market. The potential for a Tax Increment Financing Scheme (TIF) to deliver key infrastructure upfront to facilitate new development will be investigated as a key to unlocking development around Leith Harbour including a new esplanade and cruise liner terminal.

A flagship Waterfront project will build a continuous 17 km walkway along the coastline between Cramond in the west and Joppa in the east. This new promenade will provide a connected, secure environment for walkers and cyclists.

The waterfront, based around Granton and Leith harbours, is also the focus of the other first phase area development framework: the Waterfront/Leith Area Development Framework. This revisits some of the existing masterplans in light of the changing economic backdrop. Again, a key outcome is to fully integrate new development, physically and socially, with our established waterfront communities.
WEST EDINBURGH - International Gateway

The Scottish Government's West Edinburgh Planning Framework 2008 (WEPF) sets the vision of increasing the capacity of Edinburgh airport in phases, relocating the Royal Highland Showground to the south of the A8 and creating a new international business gateway (IBG) on the land between the airport and the A8. The strategic enhancement of Edinburgh airport is identified as a national development in National Planning Framework 2. This covers all the land uses identified in WEPF, including a new airport station at Gogar and the resolution of Gogar Burn flooding problems.

We are altering our Rural West Edinburgh Local Plan to implement the WEPF. In addition, the West Edinburgh Strategic Design Framework (WESDF) guides future detailed master plans for the area with a series of principles designed to achieve coherent, high quality development. The West Edinburgh Development Partnership is undertaking an outline master planning exercise to look in more detail at the development potential and associated infrastructure and other costs of the IBG in particular but also the showground relocation and airport expansion. This work will inform the finalised WESDF and its implementation plan.

International Business Gateway

The WEPF 2008 earmarks 34 hectares of land for international business and ancillary uses. Estimated figures from the West Edinburgh Development Partnership suggest the IBG has the capacity to deliver 225,000 square metres of development by 2030. Business development in this area could take various forms, for example WEPF 2008 envisaged campus style development like RBS headquarters at Gogarburn (below). However recent economic changes and recognition of the importance of place-making, suggest a more urban form of development within a landscape setting is appropriate. This would provide the same amount of business floorspace but could also accommodate other uses such as public open space, hotel and conference facilities, leisure, retail and residential. A rail/tram interchange station at Gogar at the eastern end of the IBG is being progressed.

Master plans will be prepared to bring forward IBG development in phases consistent with the West Edinburgh Strategic Design Framework. Development will be designed to maximise access by public transport, cycle and foot, focusing on tram stops and a public transport and cycle/pedestrian spine.

Scotland's National Showground - Royal Highland Showground

The Royal Highland & Agricultural Society of Scotland is producing a master plan for its existing showground site incorporating additional land to the east for the medium term. It is anticipated that this will provide improved showground facilities, related uses such as hotels and retail, car parking provision and good connectivity to public transport services. The showground master plan should accord with the West Edinburgh Strategic Design Framework.
The longer term aspiration is to relocate the Showground to the south of the A8 to facilitate further expansion of the airport.

West Edinburgh Planning Framework 2008, Vision Map

After 2019, to aid place-making and balance the strategic business development planned for the west Edinburgh corridor, a substantial number of additional homes could be accommodated in the corridor in this longer term period.

This would help create a rounded place and deliver the first urban corridor, with superb connections to new tram and rail services. Housing within the International Business Gateway in particular would give the area life and create a place with its own identity where people want to live and work. This would contribute to a compact settlement pattern, reinforce the commitment to the West Edinburgh area and help realise the inward investment potential the area offers to the Scottish economy.

Further housing in the West Edinburgh corridor outwith the IBG, in locations that are demonstrated to be capable of being well connected to the tram and rail network, will be supported. Additional housing can contribute to delivering sustainable economic development with the opportunity for new housing to be located close to a nationally important economic growth area.

SOUTH EAST EDINBURGH – leading-edge life science cluster

The South East Wedge Development Strategy guides the planned growth of this key part of the city which has been earmarked for phased strategic growth since the mid 1990s. It enables strategic business developments and new housing, all set in a strong landscape framework. Built around new centres of excellence for biomedical research and development, and a strong public transport spine, the layout and design of new development is steeped in sustainability.

Delivering a y of a tramline, and the Borders rail line and extra capacity at Sheriffhall roundabout are necessary to make new strategic development in this area sustainable. A new Edinburgh Orbital Bus Route would also improve links between the east and west of the city and underpin south east Edinburgh’s development. This would provide a service around the city, mainly using the City By-pass, linked to park-&-ride sites, including services now operating at Sheriffhall and Newcraighall.

Realigning the currently channelled Niddrie Burn will create a natural river corridor and extra recreational space. It will also protect existing and future development from flooding. It will unlock planned housing development in the area and support the further growth of the Bioquarter.

The Edinburgh Bioquarter, located south of the Edinburgh Royal Infirmary, is on track to be completed in 15-20 years and will extend to over 130,000 sq m of floor space. It will be a world leading life science centre focused on turning new laboratory discoveries into marketable...
health products.

We have approved the first building in the Bioquarter: Edinburgh University’s flagship Scottish Centre for Regenerative Medicine (SCRM). The Royal Hospital for Sick Children will also be relocating to the area, further catalysing activity.

Craigmillar

We have set up a joint venture company to deliver a long term regeneration programme in Craigmillar. The company, PARC (Promoting and Regenerating Craigmillar), has a 15 year business plan which is to delivering over 3,500 homes, two new primary schools, a new community high school, a public library and a 150 acre park and the wider regeneration of Craigmillar.

Most of the land in the wider South East Wedge lies in Midlothian Council’s area. The long term vision for the area is set out in the Structure Plan and in local plans in both councils’ areas. We continue to work closely with Midlothian to deliver housing and job opportunities in this key growth area.

South East Edinburgh: Looking Further Ahead

The principle of growing the city to the south east is long established in planning policy. The combination of new public transport links makes south east Edinburgh a strong candidate to be the next strategic development ‘spoke’.

In addition to the growth already planned, in the period after 2024, the area could accommodate substantially more houses and flats, provided a tram extension is in place.

City growth needs to be balanced and phased; the development of the Waterfront and West Edinburgh will be well advanced before additional development in south east Edinburgh proceeds.

6 Priorities and Timing

Tax Increment Funding (TIF) will support our commitment to brownfield regeneration. We may also need to refresh our masterplanning commitments to make sure all areas provide a wide diversity of housing types and are deliverable, taking into account the significant change in economic circumstances since their publications.

South East Scotland’s First Strategic Development Plan

The Strategic Development Plan will provide the statutory foundation for the growth of the
Edinburgh city region to 2032 and set the priorities and timing for its delivery. The Main Issues Report sets the target level of growth, housing and employment requirements and infrastructure capacity constraints.

This Delivering Capital Growth document is an important input to the growth of the city region, highlighting opportunities for growth for the next 20 years in locations linked by sustainable transport to Edinburgh’s city centre.

The action plan and regular monitoring of our strategy will keep it fresh and relevant and make sure it continues to influence the regional Strategic Development Plan.

Planning for growth

The well-developed plans for West Edinburgh mean the A8 corridor is the ideal opportunity to deliver the first major spoke of growth – a sustainable city extension built around high frequency bus services and new tram and rail services.

To get the right balance, we will also deliver strategic green corridors, some of which could be part of a wider green network. The Central Scotland Green Network will provide a mechanism to help to deliver key green wedges in a coherent strategy that can be integrated into the wider Central Scotland Green space network.

Other strategic corridors identified in the 2040 Vision are a far longer term issue for which will be planned through the Strategic Development Plan which will be progressed with our SESplan partners as part of an inclusive, open process.

7 Moving Forward Together

The Council will lead the next stage of the city’s transformation. But 21st Century city-building is a complex business and needs co-ordinated thinking and action.

To get to where we want to be, there needs to be joined up working between the public, private and voluntary sectors – the Council working in partnership with Edinburgh’s communities, voluntary organisations, businesses and with our city region partner authorities.

To make sure everyone’s pulling in the same direction, the Council has established a clear governance framework and is providing strong, consistent civic leadership.

The Edinburgh Partnership is the Community Planning Partnership for the City of Edinburgh. It focuses on outcomes and pulls together actions across the city. It is the means to meet the commitments of the Single Outcome Agreement and the Community Plan.
The SOA sets out the Partnership’s local outcomes and explains how these relate to the Scottish Government’s national outcomes. The Community Plan for Edinburgh 2008-2011 sets out the Partnership’s priorities: sustainable economic growth, maximisation of land use and affordable housing, investment in care services, health improvement and social inclusion and environmental sustainability and climate change. It is also a framework for action.

Complementing our work with local communities, our links with the development community are increasingly strong. We convene the Edinburgh Development Forum where ideas and information are exchanged and we support the Edinburgh Business Leadership Forum which co-ordinates economic development activity between the Council and business. We work together with eight other councils in the South East of Scotland Economic Community and are active in the Regional Economic Forum and the Leaders’ Forum.

We are working to attract inward investment to turn the vision into reality. Our Economic Resilience Action Plan and the EARN resilience network responds to recent economic challenges and sets the direction for the longer term. It co-ordinates practical actions to tackle the effects of the economic slowdown, the lack of available credit and maintaining the city’s reputation.

It helps safeguard jobs, provide targeted business support, stimulate new inward investment in key sectors and provide extra support for businesses looking to expand existing operations or relocate to Edinburgh.

We are committed to being a good neighbour. We’re already working on the new SDP and the Regional Transport Strategy with our city region partners in SESplan and SEStran. We work closely with Glasgow through the Glasgow-Edinburgh Collaboration Initiative; we’re collaborating to compete, making sure our two cities together punch their full weight internationally. Improving the speed and frequency of rail connections to and between Scotland’s largest cities and building a strong case for high speed rail links to London are top of the agenda.

8 Making it Happen

The City of Edinburgh is a doing council. Words only take us so far; actions will deliver transformational change on the ground. We are focused on outcomes, collaborative partnership working, delivery and implementation.
Removing barriers to growth

Our Economic Development Unit Plan for 2009 to 2012 aims to attract £500m of new physical regeneration investment and £100m of new commercial investment into Edinburgh. We are pursuing this in a number of ways. Our development companies have been consolidated into one organisation, CEC Holdings, to provide a single body for investors and enable access to the most competitive financing. To inform development of our Economic Strategy beyond 2012 we have started work on a comprehensive economic review of the city region.

As a council, we monitor changes in the local economy and react flexibly. For example, we have adjusted our requirements for developer contributions (section 75 agreements) on an individual basis to ensure the continued viability of developments.

New ways of funding development

Attracting funding for development, whether public or private, is always challenging. It is especially so in the current economic climate. It is vital to explore all possible avenues.

Edinburgh is one of the first local authorities in the UK to seriously consider tax increment financing (TIF), where funding for development is raised against the projected income from future business rates. The council hopes to deliver significant infrastructure investment in Edinburgh’s Waterfront this way.

Our Development Plans

The statutory planning system is at the heart of enabling this ambitious change agenda.

The Edinburgh and the Lothians Structure Plan and the West Edinburgh Planning Framework set the strategic context. The structure plan will soon be replaced by a new-style plan, the Strategic Development Plan (SDP), setting out a big picture vision on a wider regional canvas. It is the SDP’s job to provide enough housing and employment land for the period up to 2024, with a broad indication of where additional growth should be directed to 2032.

Local proposals and policies are contained in the Council’s two local plans: the Rural West Edinburgh Local Plan, and the Edinburgh City Local Plan.

A Local Development Plan Scheme and Strategic Development Plan Scheme set out the timetables for the new development plan programmes.

9 Staying on Course
We will monitor progress towards achieving this vision using the targets set in the accompanying Action Plan.

We will flag up where remedial action is needed and tackle any delays or barriers to progress. The strategy will be fully reviewed, with full stakeholder involvement, after five years to keep it fresh and relevant.

An annual monitoring report will be published on our web site at The City of Edinburgh Council.
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<td>Maintain up-to-date Development Plans</td>
<td>2012 - Approval of Strategic Development Plan</td>
<td>SESplan, SEStran, Transport Scotland, Scottish Water, SNH, SEPA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Implement City Region Economic Development Framework Work Plan</td>
<td>2010 - All partners to agree a programme of collaborative research activities</td>
<td>SESEC (South East Scotland Economic Community), Scottish Enterprise, Nine partner authorities</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Maximise benefits of</td>
<td>2010 - lobby for a supporting cross-Forth</td>
<td>SEStran</td>
<td></td>
</tr>
</tbody>
</table>
## Appendix 3, Delivering Capital Growth: Action Plan

<table>
<thead>
<tr>
<th>Action</th>
<th>Description</th>
<th>Key Stakeholders</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Replacement Forth Crossing</strong></td>
<td>Transport strategy to be a requirement of the Bill&lt;br&gt;2010 - Input into road network layout, SEA report and timeframe for construction&lt;br&gt;2015+ - Promote public transport use upon completion of replacement bridge&lt;br&gt;2015+ - Encourage maximisation of appropriate development opportunities</td>
<td>Transport Scotland&lt;br&gt;Fife Council&lt;br&gt;West Lothian Council&lt;br&gt;SNH&lt;br&gt;SEPA&lt;br&gt;FETA</td>
</tr>
<tr>
<td><strong>City-wide</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintain up-to-date Development Plans with sufficient land to meet strategic housing and business requirements</td>
<td>2011 - Adoption of Rural West Edinburgh Local Plan Alteration&lt;br&gt;2014 - Adoption of new single Local Development Plan covering CEC’s area</td>
<td>West Edinburgh Development Partnership</td>
</tr>
<tr>
<td>Build routine consideration of health into development plans</td>
<td>2010 - Mechanism agreed</td>
<td>SESplan&lt;br&gt;NHS Lothian</td>
</tr>
<tr>
<td>Implement Joint Health Improvement Plan</td>
<td>2010 - Annual Report&lt;br&gt;2011 - Review of Plan</td>
<td>Health Inequalities Standing Group&lt;br&gt;NHS Lothian</td>
</tr>
</tbody>
</table>
### Appendix 3, Delivering Capital Growth: Action Plan

<table>
<thead>
<tr>
<th>Area</th>
<th>Target</th>
<th>Year</th>
<th>Key Partners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continued improvements to educational establishment buildings</td>
<td>2015 - Completion of two further high schools</td>
<td>2015</td>
<td>CEC (Children and Families)</td>
</tr>
<tr>
<td></td>
<td>2015 - Aim to ensure that two thirds of secondary school pupils are in new or refurbished schools</td>
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</tr>
<tr>
<td>Create the conditions to allow a 1% annual increase in Edinburgh’s population over the next 10 years</td>
<td>Encourage inward migration by promoting Edinburgh as a liveable City</td>
<td>2011</td>
<td>DEMA</td>
</tr>
<tr>
<td></td>
<td>Maintain an adequate supply of land allocated for housing</td>
<td>2010-2012</td>
<td>SESplan Homes for Scotland</td>
</tr>
<tr>
<td>Deliver Transport 2030 Vision</td>
<td>2011 - annual monitoring report</td>
<td>2010-2012</td>
<td>NHS Lothian</td>
</tr>
<tr>
<td>Deliver Active Travel Plan</td>
<td>2010 - Approval of Plans</td>
<td>2010-2012</td>
<td>CEC</td>
</tr>
<tr>
<td>Economic Development Unit Plan (2009-2012)</td>
<td>2010-2012 - The Council will work with a range of partners to: attract £500 million of new private sector investment into physical regeneration, attract an additional £100</td>
<td>2010-2012</td>
<td>Key partners</td>
</tr>
<tr>
<td>Edinburgh’s Jobs Strategy</td>
<td>2010 - Continue to deliver in partnership cross city services to jobseekers facing significant barriers through the Joined up for Jobs provider network</td>
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<tr>
<td></td>
<td>2010 - 2011 - Continue to work in conjunction with Edinburgh Partnership to rationalise service delivery and landscape</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>2012 - Bring 3,000 people facing significant barriers into sustainable employment, education or training</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DEMA (Destination Edinburgh Marketing Alliance) Action Plan</td>
<td>2010 - 2015 - As custodian of Edinburgh’s Inspiring Capital Brand DEMA, launched in 2009, with support of Economic Development</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Festivals Edinburgh Edinburgh Convention Bureau</td>
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</tbody>
</table>

 million in new commercial investment from companies investing in the city, increase GVA growth of supported domestic businesses by 1% p.a. above the Scottish average, increase visitor spending in the city by 15%, bring 3,000 underprivileged people into sustainable employment, education or training, strengthen the connectivity of the city region nationally and internationally.
### Economic Resilience Action Plan

**2010-2015** - Continue to deliver on the action plan launched in 2008 through the EARN resilience network and co-ordinated by the Economic Development unit.

- Edinburgh Tourism Action Group
- Hospitality and travel industry
- Essential Edinburgh
- Education providers
- SDI
- Scottish Enterprise
- Visit Scotland
- Edinburgh Science Triangle

**Support the Business Base**

2010-2015 - The Council will continue to support and develop the city’s business base by managing the Business Gateway contract (2008-2011) for Edinburgh and Lothians, and other interventions to help businesses grow and become more resilient, innovative and competitive.
<table>
<thead>
<tr>
<th>Action</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prioritise Council-led physical development and regeneration</td>
<td>2010 - Prepare Physical Development Plan to direct work of CEC arm’s-length companies</td>
<td>CEC arms-length companies Development industry</td>
<td></td>
</tr>
<tr>
<td>Regenerate town centres</td>
<td>2010 - Prepare Town Centres Strategy</td>
<td>Neighbourhood partnerships Local traders</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2010 - Explore national and European funding streams for town centres</td>
<td>Edinburgh Partnership</td>
<td></td>
</tr>
<tr>
<td>Deliver TIF funding scheme to unlock infrastructure constraints for new development</td>
<td>2010 - Implement TIF funding scheme</td>
<td>Scottish Government Scottish Futures Trust Development Industry National Grid Forth Ports</td>
<td></td>
</tr>
<tr>
<td>Deliver the Public Realm Strategy</td>
<td>2010 - Mechanism set up for private sector contributions to public realm</td>
<td>Development Industry Neighbourhood Partnerships</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2010-2015 - Deliver improvements relating to five key objectives set out in Strategy</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deliver the Open Space Strategy</td>
<td>2010- approve strategy and 12 neighbourhood action plans</td>
<td>Neighbourhood Partnerships</td>
<td></td>
</tr>
<tr>
<td>Implement and Monitor Biodiversity Action Plan 2010 - 2015</td>
<td>Annual reports</td>
<td>Edinburgh Biodiversity Partnership</td>
<td></td>
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<tr>
<td>--------------------------------------------------------</td>
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<td></td>
</tr>
<tr>
<td>Improvements to green infrastructure</td>
<td>2011-2020 - Commencement of strategic green network</td>
<td>Central Scotland Green Network CEC Edinburgh and Lothians Forest Habitat Network Private developers</td>
<td></td>
</tr>
<tr>
<td>Requirement for a new arena</td>
<td>2010-2012 - Establish the need for such a facility in an appropriate location with good public transport accessibility</td>
<td>CEC Scottish Enterprise</td>
<td></td>
</tr>
</tbody>
</table>

**City Centre**

<table>
<thead>
<tr>
<th>Deliver “String of Pearls” project</th>
<th>2016- Opening of new St James Quarter</th>
<th>Essential Edinburgh Investors Developers Property owners Retailers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review City Centre Action Plan</td>
<td>2011-2012 - Publication of new City Centre</td>
<td>Essential Edinburgh</td>
</tr>
</tbody>
</table>
## Appendix 3, Delivering Capital Growth: Action Plan

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Timeline</th>
<th>Responsible Bodies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Princes Street Public Realm</td>
<td>2010 - scheme approved</td>
<td>Edinburgh World Heritage Historic Scotland</td>
</tr>
<tr>
<td>Promote successful and sustainable places</td>
<td>2010 - Approve Area Development Framework for Southern Arc</td>
<td>Landowners, Neighbourhood partnerships</td>
</tr>
<tr>
<td>Waverley Station Upgrade</td>
<td>2012-2014 - Implement station renewal programme</td>
<td>Network Rail, Transport Scotland</td>
</tr>
<tr>
<td>Haymarket Station Upgrade</td>
<td>2010 - revised urban design framework</td>
<td>Network Rail, Transport Scotland</td>
</tr>
<tr>
<td>Enable the delivery of 4000 new hotel rooms by 2015</td>
<td>2010 - annual monitoring report</td>
<td>CEC (Econ Dev unit), DEMA, Investors</td>
</tr>
</tbody>
</table>
## Appendix 3, Delivering Capital Growth: Action Plan

### Waterfront

<table>
<thead>
<tr>
<th>Activity</th>
<th>Time Period</th>
<th>Responsible Parties</th>
</tr>
</thead>
<tbody>
<tr>
<td>Promote successful and sustainable places</td>
<td>2010 - Approve Area Development Framework for the Waterfront</td>
<td>Forth Ports WEL Neighbourhood partnerships</td>
</tr>
<tr>
<td></td>
<td>2011-2012 - review existing masterplans</td>
<td>Development industry</td>
</tr>
<tr>
<td>Tram Lines 1b and 1c</td>
<td>Investigate funding options</td>
<td>Development industry</td>
</tr>
<tr>
<td>Commence work on phase 1 of Waterfront Promenade</td>
<td>2009-2013 (Phase 1)</td>
<td>Development industry</td>
</tr>
<tr>
<td></td>
<td>- Portobello promenade piazza</td>
<td>Development industry</td>
</tr>
<tr>
<td></td>
<td>- western breakwater to Western Harbour</td>
<td>Development industry</td>
</tr>
<tr>
<td></td>
<td>- Existing parkland at Granton</td>
<td>Development industry</td>
</tr>
</tbody>
</table>

### West Edinburgh

<table>
<thead>
<tr>
<th>Activity</th>
<th>Time Period</th>
<th>Responsible Parties</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintain up-to-date Development Plans</td>
<td>2011 - Adoption of Rural West Edinburgh Local Plan Alteration</td>
<td>Scottish Government Scottish Enterprise BAA RHASS New Ingliston</td>
</tr>
</tbody>
</table>
### Appendix 3, Delivering Capital Growth: Action Plan

| Promote successful and sustainable places | 2010 - Apply principles in approved West Edinburgh Strategic Design Framework in assessment of individual proposals  
2010 – approve masterplans for International Business Gateway and Scotland’s National Showground | Scottish Government  
Scottish Enterprise  
BAA  
RHASS  
New Ingliston |
|---|---|---|
| Gogar Interchange Station | 2010 - planning permission  
2012 - completion | Transport Scotland  
Network Rail |

**South East Edinburgh**

| Prepare business case for Tram Line 3 | 2010 - Completion of South East Edinburgh Transport - Economic Potential Study  
2011-2012 - Business case with preferred route and full costings | CEC  
TIE  
Scottish Enterprise  
University of Edinburgh  
NHS Lothian |
|---|---|---|
| Niddrie Burn Restoration and Public Transport Link Road | 2010 - Progress Options 2 and 3 to tender stage | Scottish Enterprise  
Persimmon Homes  
Boskabelle  
EDI/PARC |