

EDINBURGH & THE LoTHIANS STRUCTURE PLAN REVIEW

2020 CONSULTATION PAPER

December 2005

Introduction

The current approved Structure Plan for Edinburgh and the Lothians was approved by Scottish Ministers on 17 June 2004. It covers the period 2001 to 2015. This consultation paper discusses options for reviewing the structure plan, and suggests a limited alteration is made to the plan, rolling the plan period forward to 2020. It also seeks preliminary views on the longer term development pattern of the Edinburgh city region to 2040.

Reasons for the Review

In approving the current Structure Plan, Ministers made a number of modifications. These included modifications requiring a review of the Plan to be launched no later than 2006, and for the plan to be replaced by 2008. This review therefore fulfils a commitment set out in the approved plan and is **required by Scottish Ministers**.

There have been a number of changes since the current plan was finalised in March 2003 which need to be assessed to see whether they result in a need to amend the plan. These include:

- **new or revised Government policy**, including the issue of the first National Planning Framework in 2004;
- **improved or updated information** such as revised population projections and a Lothian-wide Housing Needs Assessment; and
- **changes on the ground** such as the emergence of significant areas of development land at Leith Docks, progress with infrastructure projects such as the Waverley Line, and trends in the housing market.

Issue for Consultation:

1. The Lothian authorities are currently committed to an early review of the Structure Plan, but what issues would arise if a decision was taken not to review the Plan at this time?

Scope of the Review

The Lothian authorities have comprehensively monitored the performance of the approved plan in terms of the realisation of its strategy and the implementation of its policies. A full monitoring report will be published in early 2006 but the Housing element of this is available in December 2005. Monitoring indicates that in the main the plan remains fit for purpose and up-to-date, and continues to perform well in most areas. However there are a limited number of topics where a policy review could be worthwhile. These are:

- **Housing Land Supply**
- **Infrastructure**
- **Affordable Housing**
- **Retail Policy**

It is important that the structure plan review is carried out quickly, efficiently and avoids unnecessary re-examination of parts of the plan that are working well. Given the limited number of issues to be addressed, the Lothian authorities are therefore minded that the outcome of the review should be a **Structure Plan Alteration**, probably covering the four topics identified above, rather than a full replacement plan.

In their letter approving the current Structure Plan, Ministers set out a number of expectations for the review. These comprised:

- a **Long-Term Settlement Strategy** highlighting the strategic choices facing the region in terms of infrastructure and landscape capacity, including the impact of alternative scenarios on the Green Belt;
- a **Finer Disaggregation of Housing Requirements** based on a common assessment of housing needs across the city region, supported by all local authorities;
- close working with the **private sector and key infrastructure providers**, including the Executive's Trunk Roads Network Management Division; and
- taking account of, and responding to **market signals**.

Since the approval of the current Structure Plan, work on a new Planning Bill has progressed and is expected to propose the preparation of a Strategic Development Plan for the Edinburgh City-Region. This will encompass not only the four Lothian authorities, but Fife Council and Scottish Borders Council. This forthcoming city-region planning exercise will be the vehicle for taking forward detailed work on a long-term settlement strategy. The current Structure Plan Alteration exercise is an interim exercise, updating the current strategy in a way which should not unduly limit the options for the subsequent phase of strategic development planning. However, to ease the transition to a wider strategic plan, it would be useful to receive early views on the long-term scale and direction of growth in general terms.

Issues for Consultation:

2. Are the topics identified as the focus for the review appropriate? Are there any changes in circumstances that warrant any additional topics being included?
3. Is it appropriate for any review be progressed by means of an alteration rather than a full replacement plan?

Timeframe for the Review

Government policy, as expressed in **SPP3: Planning for Housing**, is that structure plans should identify the overall housing land requirement for a period of twelve years from the plan's expected date of approval, and provide a broad indication of the scale and location of housing development beyond year 12, preferably up to year 20.

If any structure plan alteration was to be approved in 2008, this would imply that a specific housing land requirement should be identified to 2020. The forthcoming strategic development plan will be the appropriate vehicle for the city-region partners to set out in detail their longer-term expectations for housing development, though it is appropriate for partners to begin thinking now about overall spatial scenarios and their attitude to growth post-2020.

The most up-to-date 2002-based **household projections** provide a forecast of household numbers in Lothian up to 2018. Any significant projection of household forecasts beyond this date would be an increasingly less robust basis for accurate and effective forward planning.

The forthcoming Planning Bill is expected to introduce a requirement for the four Lothian authorities to work with Fife and Scottish Borders Councils to produce a **Strategic Development Plan** for the Edinburgh city-region. This requirement is likely to be introduced by 2008. It is important that the options available to the city-region planning exercise as regards infrastructure provision and the scale and location of development land are not unduly limited by excessively long-term decisions having already been made within the individual structure plans currently covering the city-region.

The potentially limited scope of the current review also points to a limited roll-forward of the plan's end-date. The current exercise could be seen as an **interim update** between the more significant exercises of the 2015 Plan and the forthcoming strategic development plan.

For these reasons, the Lothian Councils' interim conclusion is that **2020** is an appropriate end-date for the structure plan review.

Issue for Consultation:

4. Is 2020 the appropriate end date for the structure plan review?

Housing Land

The current Edinburgh and the Lothians Structure Plan makes significant strategic allocations of new housing land, amounting to a minimum of 18,200 dwellings for the period to 2015. This total included an allowance of 5,800 dwellings to provide some flexibility over and above the assessed plan requirement, and to allow for a range and choice of sites. If achieved, this level of development would be a step-change increase in the annual build-rate in the Lothians of over 20%. It therefore represented a challenge to the four authorities and the building industry to deliver unprecedented numbers of new homes. Local plans throughout the Lothians are now at various stages of preparation bringing forward the housing land to meet this ambitious existing strategic allocation. The Lothian Councils and housebuilders are also still striving to deliver some of the major housing land allocations from the 1994 Structure Plan, largely due to infrastructure constraints.

An assessment has been made of the **housing land requirement** for the period to 2020. This is set out in the supporting Housing Background Paper which contains statistical information on the housing land requirement and the housing land supply. It is calculated that the overall housing land requirement for the period 2005 to 2020 is for **73,740 new homes**. Some points in the calculation are of particular note:

- The latest (2002-based) **household projections** supplied by the GRO(S) are significantly lower than those used when the current structure plan was being prepared. This has resulted in a lower overall requirement to 2020 than might have been expected.
- For the first time, it is intended that this structure plan review will include an allowance for **additional needs for affordable housing**. These are needs not identified through the GRO projections and address households resident in the Lothians but whose housing needs are not being met at the start of the structure plan period. The Lothian authorities commissioned a Housing Needs and Market Study to help assess the level of unmet needs, but translating the findings of the Study into an additional housing land requirement is complex. The methodology set out in the supporting paper indicates that the level of additional need may be as high as **9,800 households**, but views are sought on whether this is the best way of calculating unmet needs.

Future growth levels are uncertain, and are influenced by a range of factors beyond the scope of the planning system. A high-end scenario sets a significant level of population growth above trend that some argue is required to help Edinburgh and the Lothians achieve their potential to be one of the most successful city-regions in northern Europe. The Lothian authorities also recognise the value of providing a range and choice of housing sites. It is therefore considered sensible, in this phase of strategic planning, to allow for a significant **flexibility margin** over and above the housing land requirement. This will ensure that, if a growth strategy is pursued, a range of growth scenarios can be accommodated. It should also help ensure that a lack of land will not constrain regional economic growth.

The 2005 Annual Housing Monitor demonstrated an **effective housing land supply** existed in Edinburgh and the Lothians for **23,114 dwellings** in March 2005. However, there are large amounts of additional housing land in the pipeline, much of which will become effective between 2010 and 2020. This includes most of the housing land allocations made in the current Structure Plan, some of which will actually deliver many more units than envisaged in the current plan. For instance, the current plan required the identification of land for a minimum of 1,700 dwellings in Waterfront Edinburgh. In reality the redevelopment of one sub area alone, Leith Docks, can accommodate around 18,000 dwellings, a large proportion of which can realistically be expected to come on stream before 2020. The full potential of the core development areas in West Lothian will also be realised by 2020; the final level of development here is likely to be around 5,000 dwellings above the levels identified in the current structure plan for 2015. In total, it is estimated that the strategic housing allocations in the current plan will now yield an additional 33,300 dwellings over and above the existing effective supply, by 2020. Once allowances are made for a strong continuing supply of windfall sites, and some output from currently constrained sites,

the Lothian authorities calculate that there is a **committed land supply** for the period 2005 to 2020 of **94,530 dwellings**.

Even without any additional allocations, this represents a **flexibility allowance of 20,800 dwellings** over and above the identified housing requirement. In purely numerical terms therefore, existing commitments allow for a range of potential growth scenarios. If built out in full, these commitments would result in **5% more households by 2020** than forecast by the GRO, and a build-rate of **4,920 units per year**.

Choice and Distribution – In terms of location and type, the demand for new housing is diverse. While much of the increase in household numbers is due to the increasing number of single-person households, there is also a need to provide more family accommodation, and executive housing that may help attract new businesses to the region. While many are drawn to the convenience and vitality of urban living, others seek lower density suburban or rural lifestyles. It is therefore important to ensure that the supply of housing land includes sites which can cater for these diverse needs.

One way of assessing whether there is any mismatch between the sites being supplied and the types of locations demanded by housebuyers and the housebuilding industry is through a reading of **market signals**. For instance, there are current indications of some falling-off of demand for urban flatted development. However, caution is needed as market fluctuations operate on a much shorter cycle than development plans, and the market will be influenced by a wide range of factors beyond land use planning. The best way of ensuring that market demands can be met is to ensure that a range and choice of housing site continues to be available across the whole housing market area.

Analysis (see Housing Background Paper) indicates that two thirds of the base land supply across the Lothians will come forward on sites with a density of less than 50 dwellings per hectare. At these densities there should generally be no obstacles to delivering housing suitable and attractive for families. Over a third of the land supply is on land that can deliver low suburban detached densities of less than 25 houses per hectare. About a quarter of the supply is coming forward in high density flatted schemes in excess of 100 per hectare. The exact eventual density of the sites identified in the current structure plan is uncertain, but more than half will come forward in the landward authorities' areas and can be assumed to be mostly suitable for families.

The distribution of the committed housing supply shows around 55% is within Edinburgh, with 45% in the landward authorities. The landward authorities are therefore accepting a slightly higher proportion of development than their share of Lothian's population. The effective supply across the Lothians is approximately 62% brownfield and 37% greenfield, but much of the development coming forward through the current structure plan will be on greenfield sites. There is therefore good evidence that the existing known housing land supply offers the opportunity to develop a good range and choice of house type across the Lothian housing market area.

In **conclusion**, the evidence suggests to the Lothian authorities that there is no requirement to identify additional land for housing development before 2020. In numerical terms, existing commitments allow for a range of growth scenarios, including build rates higher than ever achieved before. And in terms of range and choice, analysis indicates that the housing land supply will provide opportunities for a range of housing types in a variety of locations within the housing market area.

The Five-Year Housing Land Supply & Policy HOU 10

Policy HOU10 of the ELSP gives a commitment by the Lothian Councils to maintain an effective five-year housing land supply. The adequacy of this land supply is to be assessed each year against annual monitoring reports which are informed by the annual Housing Land Audit and take account of assumptions for future windfall development. Where the contribution to the land supply by any one Council falls below 90% of its expected contribution, and the Lothians-wide land supply is short by more than 10%, then policy HOU 10 requires that council to bring forward additional land.

However, this policy is very dependent on market conditions and the timely delivery of housing units by the housebuilders. In the current situation, where the demand for housing is relatively sluggish and the provision of housing land in certain locations is already reaching market saturation, this policy is less appropriate; it means councils would be forced to release extra land as a response to slow market conditions. It could generate unregulated amounts of housing land and the ability to secure the required infrastructure in areas most suited to additional housing could be undermined. Whilst it is important to monitor supply and to address housing land shortfall, the original construction of this policy now needs to be reconsidered to allow for a longer period of monitoring prior to the release of additional land. This would build in more time for the existing and emerging strategic allocations to start delivering housing units.

Issues for Consultation:

5. Do you agree with the Lothian Councils' assessment that no additional strategic housing land need be allocated for the period to 2020?
6. Have the Lothian Councils calculated the land required to meet additional needs for affordable housing appropriately?
7. Is there a better mechanism for securing an adequate and effective housing land supply than that provided by structure plan policy HOU 10?

Infrastructure

In preparing the current Structure Plan, the Lothian authorities were at pains to emphasise that the development strategy of the plan could not be delivered without significant investment in new infrastructure. These requirements were set out in the Structure Plan Action Plan, and included major strategic infrastructure such as the

Edinburgh tram network, the Eastern Interceptor sewer, the Waverley Line and a new motorway junction on the M9.

Since the approval of the current plan, there has been a disappointing delay in securing the commitment of infrastructure providers and funders to the delivery of some key requirements, and, as the ELSP Action Plan 2 demonstrates, this issue is now developing into a **key constraint** to the delivery of development land and to regional growth. The Edinburgh and the Lothians area is the driver of the Scottish economy but is being held back by this **lack of investment in strategic infrastructure delivery**.

The following table illustrates the nature and extent of some of the most significant constraints identified. All the items listed are potential significant constraints to the development of sites identified for development in the current or previous approved structure plan.

Significant Infrastructure Issues	Areas Affected
Uncertain capacity in water and drainage systems such as the Eastern Interceptor Sewer. Expected lack of capacity to cater for committed strategic development	Midlothian, western parts of East Lothian, Edinburgh South East Wedge
Scottish Executive Trunk Roads Division objection to committed strategic developments in view of their implications for the capacity of the A1	East Lothian
Lack of capacity of Sheriffhall roundabout on A720 City Bypass	Midlothian/ region-wide
Full funding not committed to Waverley Railway	Eastern Midlothian/Scottish Borders
Full funding not yet committed to Tram Line 1	Edinburgh Waterfront
Full Funding not identified for Tram Line 2	Newbridge/ Kirkliston/ Ratho
Scottish Executive objection to new motorway junctions	M8 and M9 corridors in West Lothian.

The worst case scenario is that all these sites will be constrained to a greater or lesser extent into the medium term. The constraints identified could potentially delay the development of over 35,000 housing units and large areas of employment land.

The scale of investment required to overcome these constraints is beyond the level that can realistically be funded by local government. Developer contributions will undoubtedly have a role to play but are unlikely to prove sufficient to deliver the major levels of infrastructure investment that are required.

In some of the strategic housing allocations identified in the current structure plan, such as Blindwells and Gorebridge new settlements, there is some evidence that additional development may be required in the long-term to support the strategic new infrastructure required to allow these developments to function sustainably and effectively. While it would not be desirable to pre-empt the forthcoming city-region strategic development plan, it may be helpful to identify some limited locations where growth post-2020 is likely to be acceptable in order to provide long-term certainty to infrastructure providers contemplating particular identified investments.

Issues for Consultation:

8. The lack of commitment to strategic infrastructure investment is considered to be a major constraint which is holding back developments across the Lothians. How can this be overcome?
9. Should some limited supplementary allocations for new housing land post-2020 be identified up to or beyond 2020 to support a case for major new infrastructure investment?

Affordable Housing

The current structure plan requires that local plans should include policies to ensure the appropriate provision of affordable housing. The structure plan does not identify the affordable housing requirement either in terms of level of contribution or means of delivery. As a result approaches to securing affordable housing vary across the structure plan area.

Since approval of the structure plan additional guidance on delivering affordable housing has been published by the Scottish Executive (Planning Advice Note 74 – Affordable Housing). Some of the Lothian authorities have subsequently updated their affordable housing policies, but there remains a **difference in approach**. For example, some policies require exclusively socially rented provision, while others allow other forms of provision such as shared equity. Similarly, the percentage affordable contribution varies across the structure plan area.

The Lothian-wide **Housing Needs and Market Study** has recently been completed on behalf of the Lothian authorities. This assessment identifies differing levels of affordability across the Lothians.

Given these issues, the structure plan authorities are keen to explore the **options for standardising** the approach to delivering affordable housing and, in particular, the role that the structure plan can play in achieving this aim. However, it is recognised that a standardised approach may have consequences which may not be acceptable. For example a standard approach may result in ‘exporting’ of need from one area to another. It may result in longer distance commuting for some groups such as key workers or a requirement for households with local ties have to relocate in order to have their housing needs met.

Issues for Consultation:

10. Should the Structure Plan set a regionwide affordable housing requirement or should different affordable housing requirements be applied in different parts of the structure plan area?
11. Is it reasonable for affordable housing need generated in one local authority area to be met in another local authority area within Edinburgh and the Lothians?
12. Current levels of affordable housing funding are insufficient to meet the identified housing need. How can this funding gap best be addressed?

Retail Policy

Monitoring indicates that Lothian residents are now able to meet most of their shopping needs within the region, as a result of recent improvements in provision. Previous high outflows of spending to Glasgow and other centres have been significantly reduced. However, much of the additional provision has been in locations outwith town centres, often less accessible by a choice of modes of transport. **Edinburgh City Centre** in particular is being left behind in terms of new investment and development. Unless this is addressed, the City Centre could find it increasingly difficult to compete effectively with other major regional centres, provide for the higher order shopping needs of Lothian residents, and bring in visitor and tourist spending to the region. This could jeopardise the longer-term health of retailing and the wider regional economy.

Town centres are generally considered to be the most accessible location for new retail development. But compared with out-of-centre sites, development often has to deal with major issues such as local amenity, traffic, impacts on heritage and townscape, and the difficulty of assembling suitable sites.

Issues for Consultation

13. What policy support should the Structure Plan give to maintaining and enhancing the role of Edinburgh City Centre? Does the role of the regional and the sub-regional centre need to be more clearly defined?
14. How can the Structure Plan best support the retail and other functions of town centres and secure their long-term future?

Looking Forward

We think the scale and spread of land already identified for development will meet our needs to at least 2020. But strategic land use and transport change takes time to plan and build so we need to think now about the long term size and shape of the city region in the period to 2040. We need to look beyond current constraints and set a strategic framework for long term growth. This will pave the way for the new city region planning arrangements being proposed by the Scottish Executive.

We need to have a clear vision of the kind of place we want Edinburgh and the Lothians to be in the middle of the 21st century, and it is crucial that we have an early and inclusive debate and hear everyone's views. We want to build a consensus around whether the city region should adopt a growth agenda with its potential benefits in helping us stay competitive, realising the capital city region's full potential and delivering a prosperous, sustainable future. If we want to grow, we can't rely on market forces – we need to plan positively and make it happen!

The Lothians Councils are keen to canvass opinion on whether continued city region growth is necessary to underpin the region's prosperity and whether we should set an ambitious growth target. We will never be global city like London or Paris but should we aspire to be one of Europe's major growth regions in the twenty first century?

Global & European Trends

Speculating this far into the future is inherently uncertain. However certain trends can be identified that are likely to shape the long term future of the city-region.

Long run demographics – Long term projections indicate that the UK population will continue to grow and to age, as life expectancies increase. This could result in four or five generations of one family being alive simultaneously, or alternatively existing trends to delay child-rearing will continue. The increase in numbers over the current retirement age may result in higher levels of dependency, or, more likely, an increase in the average working life. The latter could generate an increase in the labour force, possibly implying higher risks of unemployment, but also the possibility of additional economic growth.

Climate Change – The Edinburgh city-region may expect warmer, wetter and more volatile weather in coming decades. This may affect the agriculture, forestry and tourism sectors. Though new technologies may come on stream to limit carbon emissions, Governments may still require a dramatic refocusing of travel onto public transport modes. The competitiveness of the city-region would, in this scenario, become more-than-ever dependent on its public transport network. Other climate change issues are sea level rise, and a possible northward shift in general European economic activity which could benefit the City-Region.

Changes in Technology – The rate of technological change is ever-quickening, and therefore its implications are particularly hard to assess. Huge advances may be expected in the fields of materials, nano-technology and robotics. A major feature is likely to be the replacement of people in the workforce by highly sophisticated machines, for instance in the transport and retail sectors. Offices may become centres

for meeting, rather than independent work, which may be done at home or elsewhere on-line. Improvements in domestic technology may allow more people to enter the workforce, but may increase demand for new houses equipped with the latest gadgets.

These developments offer a huge opportunity for the city-region's universities and research establishments in carrying out scientific development work. Manufacturing may also expand as wage differentials with other parts of the world reduce. The homes and workplaces that people will demand in response to new technology may be radically different from today, but the nature of this change is very difficult to anticipate

The Case for Higher Levels of Growth

The Edinburgh city-region is the engine of growth for the Scottish economy, and therefore the success of the national economy to some extent depends on ongoing growth here. Evidence suggests that we need to attract more people and businesses into the city region in the long term to increase economic activity. Without an increased population, the existing mismatch between the city's demand for labour and the size of the local labour supply is projected to worsen. This could result in unsustainable in-commuting from other parts of country, or a brake to economic growth. Higher levels of growth should also enable the range of housing needs to be met more easily and affordably. Though direct comparisons are not always useful, it can be noted that other successful capital cities in northern Europe such as Stockholm, Helsinki and Oslo have larger city-region populations than Edinburgh (about 1.5 million as opposed to 1.3 million for our city-region).

Though planning for growth would present undoubted challenges, there are also risks associated with not growing. For instance, a lack of labour supply or high labour and housing costs could discourage businesses from locating or remaining in the city-region. Low levels of in-migration could result in an ageing unbalanced population structure.

The Case for Lower Levels of Growth

However, a high level of strategic growth would carry risks, and a case can be made for adopting a more cautious long-term approach. The city-region is proving successful and competitive at its current scale, and there is a risk of destroying some of the very characteristics that currently make the region attractive to people and businesses. The compact nature of Edinburgh, easy access to the countryside and urban green spaces, and manageable traffic levels could all be threatened by high levels of new development. Existing transport, drainage and other infrastructure is at or approaching capacity, and without careful planning or major investment, these systems would become seriously overstretched. The unique historic character of Edinburgh and the region's other towns, and our precious natural environments could come under pressure in a high-growth scenario.

Where could Growth Go?

We would value the early views of the wider community as to the broad direction growth could take in the most general terms. Two possible scenarios are set out below.

CONCENTRATION	
<p>This approach could involve these features:</p> <ul style="list-style-type: none"> • A focus on the edge of the city and limited brownfield; • New strategic mixed use development concentrated along public transport corridors close to city; and • Strategic green wedges being retained and upgraded 	
<p>Advantages of this approach could include:</p> <ul style="list-style-type: none"> • A reduction in overall travel distances; • Protection of some attractive rural landscapes; • Consistency with compact city concept; • Possibly being the best response to market signals – providing private and affordable housing close to demand. This could ensure early delivery; • Efficient use of existing infrastructure; • Critical mass to fund new infrastructure; and • Critical mass allows for high public transport use 	<p>Disadvantages could include:</p> <ul style="list-style-type: none"> • Potential reconfiguration of Green Belt into spokes and wedges; • Significant environmental impact in those locations close to the city identified for growth; • An undermining of some of Edinburgh’s principal assets – scale, quality of life, access to countryside etc; • Pressure on Edinburgh’s services and transport systems, and on the city centre; • Less investment in remoter, less marketable areas; and • Coalescence – it would be more difficult to maintain the individual identity of neighbouring towns
DISPERSAL	
<p>This approach could involve these features:</p> <ul style="list-style-type: none"> • A spread of growth around the wider city region; • “Polycentric” growth; • Allocations outside the Edinburgh Green Belt linked to public transport nodes and corridors; and • New settlements if necessary. 	

<p>Advantages of this approach could include:</p> <ul style="list-style-type: none"> • Protection of the Green Belt; • Maintenance of the scale and setting of Edinburgh; • Could direct investment to areas in need of regeneration; • Spreads benefits of growth more widely; and • Offers a greater choice of options: therefore easier to avoid key environmental assets. 	<p>Disadvantages could include</p> <ul style="list-style-type: none"> • Encouragement of long distance commuting, especially if jobs cannot be dispersed as effectively as housing; • The significant environmental impact of development spread around region; • Possibly running counter to market signals; • High infrastructure bill, especially in transport infrastructure; • Loss of attractive rural landscapes and settings (more attractive than the Green Belt in places); • Likely to involve a number of smaller developments which may not individually achieve critical mass to fund essential infrastructure improvements; and • Difficulty in exporting Edinburgh-generated needs for affordable housing – danger of increased social imbalance in the city.
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The early views of consultees on the scale and form that any regional growth could take in the long term will ease the transition to formal city-region planning when the Lothian authorities will join with Fife and Scottish Borders Councils to produce a Strategic Development Plan for the Edinburgh City-Region. It will also help inform the Lothian Councils' inputs to the forthcoming review of the National Planning Framework, and guide consideration of future research requirements. For instance, an early view that we should be looking at concentration options could imply that we should be considering work soon to re-evaluate the shape, extent and essential qualities of the Edinburgh Green Belt.

Issue for Consultation

15. Do you think that the Edinburgh city region should plan for significant growth in the period 2020 – 2040?
16. If there is to be growth, should the emphasis be on concentrating it around Edinburgh or dispersing development around the city-region, or some other approach?