

A Vision for Capital Growth 2020 - 2040: Consultation

Planning Committee

5 October 2006

1 Purpose of report

To report on the public consultation exercise on the Vision for Capital Growth 2020 – 2040, carried out in May and June.

2 Summary

The Council recently consulted the public and a range of communities of interest and place on its Vision for Capital Growth 2020 to 2040. The Vision is this Council's response to the longer term questions posed by the Structure Plan Review consultation paper. It sets out innovative longer term ideas about how the city might grow sustainably to 2040. Its main achievement is to have started a real public debate about the city's development. The breadth and depth of engagement provides an excellent base to build on when preparing a new Strategic Development Plan for the Edinburgh City Region in due course. The Vision can also be commended to the other Lothians authorities to Sustran as an input to the Regional Transport Strategy and to the Scottish Executive in the review of the National Planning Framework.

3 Main report

- 3.1 Committee approved the Vision for Capital Growth 2020 - 2040 for consultation on 9 March 2006. It was agreed that, within Edinburgh, it should accompany the Edinburgh and the Lothians Structure Plan Review consultation paper, as this Council's contribution to the long term spatial debate raised by the post-2020 questions. It presents a sustainable spatial model for accommodating significant long term growth closer to the city.

New ways of consulting the public

3.2 From 2 May to 30 June this year, the Vision was part of the Council's largest ever development plan public consultation exercise. Views were actively sought on three important new planning policy documents which together present an integrated forward planning vision for Edinburgh and the Lothians. All three documents, including the Vision, build on the City Vision and the Community Plan. They span planning issues from the local (design of buildings) to the strategic (long term settlement strategy for city region), and from short-term master planning to a long term, big picture spatial vision. The other two documents are:

- the Draft Edinburgh City Local Plan
- a consultation paper on the Structure Plan Review to 2020 (with the other Lothians councils)

3.3 The combined consultation exercise engaged people, local groups and the business sector in new ways by

- inviting community views early in the planning debate on the amount and direction of future change
- consulting in new ways and reaching out to people and groups often under represented (young people)
- seeking the views of the business community, as well as traditional amenity groups
- making information available to every household and business, by traditional publications but also by maximising the use of new technology
- consulting on each tier of planning policy at the same time, so people could make links and see the whole picture
- holding new kinds of consultation events and using groundbreaking online interactive mapping to get the message out

3.4 A range of events were held, including an Edinburgh Partnership In Conference (EPIC) event on 18 April. Attended by 58 invited representatives of communities, business and public bodies, the event focused on the issues raised by the Vision. It presented a balanced overview of the opportunities for growth in and around the city. An appraisal of the outcomes will be presented to the Edinburgh Partnership in November.

3.5 An event hosted by the Edinburgh Chamber of Commerce produced a broad consensus among Chamber members on the merits of a growth agenda. Much of the debate centred on the practicalities of making development happen and overcoming infrastructure bottlenecks.

3.6 Staffed exhibitions at Ocean Terminal, the Gyle, Cameron Toll, Leith Gala, Edinburgh Farmer's Market and various libraries generated a lot of interest, averaging about 80 to 100 face-to-face enquiries per session.

3.7 Other events and initiatives included:

- press launch of the consultation process with representatives of YoungEdinburgh
- half-day workshop event for young people

- staffed exhibitions at mobile display boards in Council buildings and at range of venues
- use of internet to provide information and advertise consultation events
- radio and press interviews with Planning Convenor
- two articles in *Outlook*
- articles in business-facing publications including *Capital Review* and *Centrepiece*
- tailored presentations to community, business and professional organisations, including Local Development Committees
- key slot at May's prestigious Edinburgh City Region Conference at Dynamic Earth
- circulation to the Citizens Panel's 500 members, together with specific meetings with businesses and service providers.

Written Responses to 2040 Vision

- 3.8 In addition to the verbal comments expressed on the day at the various events, we received almost 70 written responses (a list of respondents is in Appendix 1).
- 3.9 The volume of formal responses is in some ways secondary to the success in getting strategic planning issues out to "hard to reach" sectors. We now have a strong base to develop further engagement on development plan preparation and planning applications, increasing the plans' weight as policy vehicles built on inclusion. As this is not yet part of a statutory process, it was considered more useful to summarise the broad issues emerging, rather than respond to each individual comment. The broad issues are:

Principle of Growth:

- 3.10 responses fall into two contrasting groups. Businesses and landowners emphasise the benefits of growth, taking the view that it is necessary if the City is to attract more people and high-value, knowledge driven, diverse economic activity. However, some are concerned that too much growth could undermine delivery of the Edinburgh Waterfront and SE Wedge. A consistent view is that plans for expansion must be built in to the Structure Plan's strategy. Most community organisations and individuals oppose continued growth which they see as undermining the environment that makes the Edinburgh region so attractive. Respondents also suggest a flexible approach to growth is needed, in case the economy weakens and demand tails off.

Concentration or Dispersal:

- 3.11 supporters of growth generally favour a development corridor and green wedges solution and many businesses and landowners have put forward their own candidate sites and locations. Those opposed to growth tend to want to support the status quo: a continuous Green Belt with strong protection. They believe development corridors will produce ribbon development and eventually put the green wedges under further pressure for development in the future. However, many accept that if growth is going to take place anyway then the development corridor approach makes sense. Respondents generally endorse

a “brownfield first” strategy, underpinned by a full review of the Green Belt and countryside. Brownfield land is not viewed purely as a source of housing land, with many feeling it should be safeguarded for business development or providing more urban open space.

Deliverability:

- 3.12 respondents consistently comment that infrastructure delivery is key, with many emphasising that it should be in place before the release of significant amounts of greenfield land. In particular, the provision of quality public transport infrastructure is stressed. Views on achieving infrastructure provision include the need for new delivery mechanisms and the use of guiding “grand masterplans”. Many respondents also stress the importance of investing more in the city centre to make sure it does not decline as growth moves out along corridors. It is also suggested that we look more closely at other cities that have gone through similar exercises to see if anything can be learned from their experiences.

Further Feedback

- 3.13 The workshop sessions at the Edinburgh Partnership In Conference (EPIC) event and the Youngedinburgh event provided further feedback.
- 3.14 The EPIC workshops considered the arguments for and against growth and generally concluded that growth would happen anyway. The need for this growth to be centred around Edinburgh, where it could harm the quality of life, and not spread to other areas of Scotland was questioned. Many felt growth should be accommodated within the city using higher densities and housing built to suit families. Others felt housing growth, wherever it went, must be matched with business development to reduce commuting. Again there was overall agreement that having infrastructure in place (especially public transport) before development takes place is crucial. The need for long term protection of green space was also an issue.
- 3.15 At the youth event the workshops produced divergent views on whether Edinburgh should grow. However, at the PPvote, an electronic voting system using powerpoint and voting pads, two thirds felt that Edinburgh city region should plan for growth. Many were concerned about the amount of encroachment into the Green Belt which could set a trend for further development beyond 2040. The PPvote showed almost 90% felt Edinburgh should continue to have a green belt, but views were split 50/50 on whether this should be a continuous belt or a network of green wedges.

Next Steps

- 3.16 The Vision for Capital Growth stands as this Council's response to the “Looking Forward” questions posed by the SPR 2020 consultation paper. In the medium term it will be a key input to joint working on a new-style Strategic Development Plan for the city region. In the shorter term, it can be commended to the other Lothians authorities at the next meeting of the Joint Liaison Committee at the end of October. It can also accompany the Council's response to the draft

Regional Transport Strategy, soon to be published by Sustran and the Scottish Executive's review of the National Planning Framework.

4 Financial Implications

4.1 None.

5 Conclusions

5.1 The consultation exercise generated much interest and succeeded in involving people, community groups and businesses in shaping the city's future size, shape and character. The Vision stands as this Council's formal response on how the Edinburgh City Region should plan for significant growth between 2020 and 2040.

6 Recommendations

6.1 It is recommended that the Committee:

- a) notes the results of the recent innovative consultation exercise;
- b) commends the Vision to the other Lothians Authorities at the next Joint Liaison Committee meeting on 30 October 2006 as an input to the preparation of the Strategic Development Plan for the Edinburgh City Region;
- c) agrees that at the appropriate time it be forwarded to SESTRAN as an input to the draft Regional Transport Strategy, and to the Scottish Executive to inform the review of the National Planning Framework.



Andrew Holmes
Director of City Development

Appendices	(1) List of Respondents to A Vision for Capital Growth 2020 - 2040
Contact/tel	Irene Beautyman, City Development Tel. 0131 469 3552
Wards affected	All
Background Papers	Structure Plan Review 2020 Consultation paper, Lothian Councils, May 2006 A Vision for Capital Growth 2020 – 2040, CEC, May 2006

APPENDIX 1

List of Respondents to Vision for Capital Growth

Community Groups

Colinton Amenity Association
Cramond Association
Cramond Community Council
Currie Community Council
Drummond Civic Association
Fairmilehead Association
Fairmilehead Community Council
Fettes Row Association
Friends of the Hermitage of Braid and Blackford Hill
Gorebridge Community Council
Grange Association
Greenhill & Church Hill Amenity Association
Leith Central Community Council
Liberton Association
New Town and Broughton Community Council
Queensferry Community Council
Regent Royal Carlton Terraces Assoc

Landowners/ developers/ Agents

Cala Homes East
Dalmahoy Estate
Dalmeny Estate (Lord Rosebery)
Davidson & Robertson
Forth Ports plc
Lothian Park Ltd
Mactaggart & Mickel
National Grid Property Ltd
Park Lane Developments
Persimmon Homes
Premier Property Group
Stirling Developments
Taylor Woodrow Developments
Taylor Woodrow/AWG Property
Wimpey George

Business Organisations

British Waterways
FM
Gyle Shopping Centre
John Lewis Partnership
Royal Bank of Scotland
Royal Highland Showground
Scottish Screen
URS Corporation Ltd

Environmental Organisations

Cockburn Association
Edinburgh and Lothians Greenbelt Network
Scottish Association for Public Transport
Scottish Natural Heritage
Scottish Wildlife Trust
Spokes
Transform Scotland

Infrastructure Providers

BAA Edinburgh
E-Rail

APPENDIX 1

Lothian & Borders Police
TIE

Misc

City of Edinburgh Council Culture & Leisure (Museums & Arts)
City of Edinburgh Council Services for Communities
Councillor Alistair Paisley
Councillor Chris Wigglesworth
Fife Council
Fife Partnership
Forestry Commission Scotland
Ian S Gilchrist
Scottish Borders Council
University of Edinburgh

B Dalgleish
Brenda McGovern
Johanna Carrie
Martin Heller
Michael Davidson
Mr & Mrs Paton
Mr J Lawrie
Mrs J Kurys
Nick Findlay-Coulson
Rachael Dunsmore
Rev Ivor MacDonald
Rosemary Mander
Sean Sinclair