

Seafield Sounding Board – 19th February 2021

Attendees

- Cllr Chas Booth (ward councillor)
- Ally Campbell, Montagu Evans (planning adviser to Arnold Clark)
- Cllr Kate Campbell (Housing, Homelessness and Fair Work convener)
- Cllr Mary Campbell (ward councillor)
- Cllr Maureen Child (ward councillor)
- Alison Coltman (Edinburgh Dog and Cat Home)
- David Cooper (Commercial Development and Investment manager, CEC)
- Kyle Drummond (Commercial Development and Investment team, CEC)
- Andrew Fournet (Craigentinny and Meadowbank CC)
- James Fraser (architect)
- Malcolm Fraser (architect, adviser to CCs)
- Cllr Joan Griffiths (ward councillor)
- Angus Hardie (Leith Links CC)
- Justin Lamb (adviser to Manse)
- Lee Kindness (Portobello CC)
- Louis MacKenzie
- Iain McFarlane (Planning, CEC)
- Ewan McIntyre (architect, adviser to Manse)
- Andrew Mackenzie (Leith Links CC)
- Colin MacPherson (Manse)
- Cllr John McLellan (ward councillor)
- Frazer McNaughton (Portobello CC)
- Alex Orr (Orbit Communications, adviser to Manse)
- Richard Slipper (planning consultant, adviser to Edinburgh Dog and Cat Home)
- Cllr Alex Staniforth (ward councillor)
- Murray Stewart (Edinburgh Dog and Cat Home)
- Ali Coltman: Director of Finance Edinburgh Dog & Cat Home
- Neil Tulloch (Leith Harbour/Newhaven CC)
- Nick Waugh (Buccleuch Property)
- Cllr Ethan Young (ward councillor)

1) Welcome and Introductions

- Cllr Kate Campbell welcomed the attendees.

2) Appointment of Chair

- It was agreed that Ewan Aitken be appointed as Independent Chair

3) City Plan Progress and Infrastructure Discussion

- Initial work has begun on a Place Brief, but resource has been diverted to getting the Proposed Plan ready. The Proposed Plan will set out the approach that needs to be taken. David Cooper noted that the Council cannot prevent applications coming forward. Cllr Booth thought the Place Brief should start as soon as possible. Angus Hardie asked about seeking Scottish Government funding support for preparing a Place Brief.
- Malcolm Fraser raised concerns that a Place Brief would not address issues such as infrastructure and noted concerns about a piecemeal approach. David Cooper thought an understanding of infrastructure should inform the Place Brief. There are fundamental questions about development potential relating to sea levels/erosion. David Cooper noted that there are multiple assessments already ongoing.
- Andrew Fournet noted that work has been carried out looking at setting-up an arm's length company to help support the development of Seafield. Andrew noted that the PAN that has been submitted has given rise to some questions and created some disappointment. A website has been launched.

- Justin Lamb acknowledged concerns about the Manse PAN – he explained that Manse is seeking to gather information from the community. Justin offered to circulate the feedback received from the community.
- Cllr Griffiths noted that the ward can be challenging to engage with and that pop-ups in the streets have worked well previously. Cllr Griffith queried whether the responses received digitally were limited to residents of the ward and expressed concerns about residents of the ward being drowned out. Justin Lamb offered to set out the geography of responses.
- Andrew Fournet expressed concerns about the reference to a masterplan on the Manse website as this could result in confusion.
- Richard Slipper, representing the Edinburgh Dog and Cat Home, confirmed that the Home was engaging in the Sounding Board. The Home is keen to see progress and to ensure that infrastructure issues are fully understood. The Home could potentially relocate, albeit it has a connection to its existing location. Three options of: stay as is / stay and redevelop /relocate to a new development - are being considered. The Home is keen to see some early funding and studies on below ground infrastructure fixes/flexes (sewerage, gas, electric, comms etc safeguards) and above ground infrastructure options (flood, sea level, all transport modes). There are some early questions on “game changer” moves such as The future of Seafield sewage works, the future of the Network Rail infrastructure, and flood risks.
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- Iain McFarlane noted that the sea wall is critical infrastructure and consideration needs to be given to how its maintenance is funded. Scottish Water infrastructure also runs through the site. The access by road could potentially be improved, including addressing the dangerous junction. Iain undertook to share a document from the City Plan process. Iain confirmed that the Proposed Plan is currently due to be considered on 10th March 2021.
- Joan Griffiths noted the limited capacity on existing infrastructure *within* the site.
- Cllr Kate Campbell asked how much consideration the Place Brief could give to infrastructure. Iain McFarlane noted that until the Proposed Place is adopted the current adopted Local Development Plan remains the key document. The Proposed Plan will not go into the detail that a plan for a specific site would.
- Justin Lamb noted that Manse had held initial discussions with Scottish Water and have some useful information about infrastructure. The main sewer is under the Promenade.
- Malcolm Fraser suggested that infrastructure challenges be highlighted to developers by the Council.
- Angus Hardie requested information from the Council on the cost of the proposed work as the Scottish Government has requested this information in the context of a funding offer. Iain McFarlane requested some more detail on the offer from the Government. Iain undertook to speak to David Cowan at the Scottish Government.

4) Progress Updates

- Ewan Aitken has been agreed as the independent chair.
- David Cooper has recirculated the statement on the planning process.
- David Cooper has engaged with Scottish Water – they will join the Sounding Board.
- David Cooper is speaking to housing officers about support for community SPV involvement.
- David Cooper is waiting on the Council’s Estates service producing an ownership plan. Justin Lamb agreed to circulate his ownership plan.
- Lothian Buses are to join the Sounding Board.

- David Cooper and Iain McFarlane will lead from a Council officer perspective for now.

5) ACTIONS

- Justin Lamb to circulate the current ownership plan.
- David Cooper to circulate an update on Place Brief timescales.
- Justin Lamb to circulate information from the Manse community consultation including the geographic of respondents.
- Iain McFarlane to circulate a City Plan document with commentary on flooding.
- Iain McFarlane to speak to David Cowan at the Scottish Government about potential funding for the Place Brief/infrastructure assessments and revert to Angus Hardie.

6) AOB

- N/A

7) DONM

- TBC