

## **Seafield Sounding Board (Monday 3<sup>rd</sup> March 2025)**

### **Attendees:**

- Councillor Danny Aston, City of Edinburgh Council (ward councillor)
- Dave Bisset, Scottish Water
- Lisa Blyth, 7N Architects
- Kyle Drummond, City of Edinburgh Council (Sustainable Development)
- Malcolm Fraser, Fraser/Livingston Architects
- Anna Grant, City of Edinburgh Council (Planning)
- Councillor Joan Griffiths, City of Edinburgh Council (Ward Councillor) [in the chair]
- Angus Hardie, Leith Links Community Council
- Jane Iannarelli, City of Edinburgh Council (Strategic Asset Planning)
- Stephen Lovejoy, City of Edinburgh Council (Planning)
- Cathy MacLean, Action Party
- Iain McFarlane, City of Edinburgh Council (Planning) [Chair]
- Lesley McGrath, LarnerMcGrath Planning Consultants
- Frazer McNaughton, Portobello Community Council
- Oliver Munden, Avison Young
- Neil Tulloch, Leith Harbour/Newhaven Community Council
- Nick Waugh, Buccleuch Property
- Iain Whyte, City of Edinburgh Council (ward councillor)

### **Notes:**

#### **1. Welcome and appointment of Chair**

- It was agreed that JG chair the Sounding Board.

#### **2. Note of last meeting**

- The note of the last meeting was agreed.

#### **3. Update on Seafield Masterplan**

##### **A. Overview of the process and timeline**

- Following the third phase of consultation, the Seafield Place Brief and Seafield Masterplan will be presented back to Planning Committee with the responses received.

##### **B. Consultation process**

- JI gave an overview of the consultation process. This is the third phase of consultation so there is likely to be some fatigue. The Council is keen to encourage responses. JI and IMF noted that this phase of consultation is statutory.
- The consultation will comprise a mix of an online survey and in-person events. It will run from now until the end of April 2025.
- The Council is also carrying out statutory consultations.
- JG encouraged the wrapping of lampposts on the main road in Craighentilly to maximise visibility.

#### 4. Updates from landowners/developers

- Nick Waugh noted that Buccleuch are watching the progress of the Place Brief/Masterplan and will participate in the consultation.
- LMG noted that Royal London's position is unchanged and that it would respond to the consultation. LMG queried the inclusion of Seafield as an opportunity site given feedback from the Reporter. IMF noted that the Reporter had not asked for opportunity sites to be removed from the plan, and that these and all other sites would be reviewed in the 2040 LDP. IMF suggested that, even if some parts of Seafield do not come forward in the short-term, it is important for them to be included to ensure a well-designed area in the medium-/long-term. LMG noted that the Royal London industrial estate had some leases running to the 2030s and that residential proposals did not reflect ongoing operations. IMF noted that it was possible for opportunity sites to be removed from the next iteration of the LDP. JG noted that communities want to see a sense of direction / development that is not piecemeal, while recognising this may not be fully realised.
- AH queried if the Council had an understanding of the wider position of landowners? KD noted that a "red-amber-green" analysis of interest in developing had been carried out by 7N Architects. IMF noted a general trend for car showrooms to migrate elsewhere. IMF noted that with multiple landowners it is generally harder to get a clear position. AH noted a risk of piecemeal development. IMF suggested that the Masterplan would be the critical foundation giving certainty for all landowners as to what the Council will support and helping ensure a cohesive overall product.
- NW noted he felt there was developer support for projects in Seafield.
- FMN noted he felt there was community support for change.
- DB noted it was important for Scottish Water to understand the phasing of development to model it strategically.

#### 5. AOB

- JG reiterated the importance of encouraging people to participate.
- FMN noted that the Forth Green Freeport investment could drive changes in adjacent areas and help bring about the public transport elements of the City Mobility Plan. FMN noted that there is a community campaign for waterfront bus services. JG noted limitations in public transport provision in the area can incentivise car usage. IMF noted major mixed-tenure development in Leith will help support a viable transport route. DA noted Seafield as a missing link between Leith and Portobello. MF noted that transport and housing are symbiotics, with one justifying the other. DA noted that Network Rail now appears more open to tram-train opportunities. FMN suggested that the Forth Green Freeport job creation could also boost the public transport case.
- LMG requested an update on Leith Connections. **JJ undertook to make an introduction to the officer leading on this project.**

#### 6. DONM

- The next Sounding Board is planning to be held in May 2025 after the consultation is complete and the results have been analysed.