

## Response ID ANON-KU2U-GPGP-N

Submitted to **Choices for City Plan 2030**

Submitted on **2020-04-30 15:55:21**

### Your information and data

#### 1 What is your name?

**Name:**

Portobello Amenity Society

#### 2 What is your email address?

**Email:**

admin@pasportobello.co.uk

#### 3. If you do not have an email address What is your address?

**Full address including postcode:**

#### 4 I am responding as

Amenity Organisation

#### 5 IF you are responding on behalf of an organisation or an other individual, what is their name?

**Agent on behalf of:**

Portobello Amenity Society

#### 6 I agree to my response being published to this consultation.

Yes

### Choice 4 - Creating Place Briefs and supporting the use of Local Place Plans in our communities

**4A We want to work with local communities to prepare Place Briefs for areas and sites within City Plan 2030 highlighting the key elements of design, layout, and transport, education and healthcare infrastructure development should deliver. Do you agree with this?**

Yes

**Explain why:**

Great care will have to be taken in determining how the council will work with local communities. Communities should not just be defined by community council boundaries. This will need to involve not just the community council but needs to ensure that all parts of the community, including communities of interest are involved in this through workshops organised by the council.

The options do not offer much of a choice. There is a concern that local communities can make choices which need to be considered within the city as a whole. Communities tend to focus on very local issues and often only when an imminent development is proposed

Plans created by working with communities should not just be an exercise the council goes through. The council must be committed to using the ideas people put forward for their communities and then comply with these at development management stage. In Portobello we have the example of the North West Portobello Development Brief, prepared after much consultation with the general public, which was subsequently given insufficient weight by development management. Having said that, the recent work instigated by the community regarding the development of the Westbank site, was promising.

**4B We want to support Local Place Plans being prepared by our communities. City Plan 2030 will set out how Local Place Plans can help us achieve great places and support community ambitions.**

**How should the Council work with local communities to prepare Local Place Plans?:**

Great care will have to be taken in determining how the council will work with local communities. Communities should not just be defined by community council boundaries. This will need to involve not just the community council but needs to ensure that all parts of the community, including communities of interest are involved in this through workshops organised by the council.

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### Choice 8 - Delivering new walking and cycle routes

**8A We want to update our policy on the Cycle and Footpath Network to provide criteria for identifying new routes. Do you agree with this?**

Yes

**Explain why:**

The opportunity needs to be taken to extend the Edinburgh Waterfront Promenade from Granton so that it does not stop at Leith Links but continues along the coast to Portobello and therefore links with the John Muir Way which starts at Dunbar but only extends as far as the Joppa Pumping Station at the eastern end of Portobello Promenade

Walking should be given more importance than cycling because cycling is not always appropriate depending on individual circumstances.

In the design of improvement schemes the needs of walkers and cyclists should be accommodated first with traffic flows being routed around these. Too often the cycle route is an afterthought and is not convenient to use – it should be vehicular traffic that is inconvenienced.

**8B As part of the City Centre Transformation and other Council and partner projects to improve strategic walking and cycling links around the city, we want to add the following routes (along with our existing safeguards) to our network as active travel proposals to ensure that they are delivered. Do you agree with this?**

Yes

**8C We want City Plan 2030 to safeguard and add any other strategic active travel links within any of the proposed options for allocated sites. We also want the City Plan 2030 to include any new strategic active travel links which may be identified in the forthcoming City Plan 2030 Transport Appraisal, the City Mobility Plan, or which are identified through this consultation. Do you agree with this?**

Yes

**Explain why:**

The opportunity needs to be taken to extend the Edinburgh Waterfront Promenade from Granton so that it does not stop at Leith Links but continues along the coast to Portobello and therefore links with the John Muir Way which starts at Dunbar but only extends as far as the Joppa Pumping Station at the eastern end of Portobello Promenade

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**Upload new cycle routes:**

No file was uploaded

## **Choice 12 - Building our new homes and infrastructure**

### **12A Which option do you support?**

Option 1 (Council/Partners/Urban Area)

**Explain why you support that option, or why haven't chosen an option:**

Houses should not be built on the Westbank site. This site should be retained for leisure use and for use by the community. If houses are to be built at Seafield, then great care will need to be taken with the design of the site both to maximise its seaside setting and to ensure that the houses there are not cut off from the rest of the community by Seafield Road. A series of lights and pedestrian crossings will need to be installed along Seafield Road to prevent a future development here becoming isolated from the surrounding community. It will also be essential to provide a regular bus or tram service along Seafield Road to link any development here to Portobello, Leith and Craightinny. This service should be in place as soon as the first occupants arrive otherwise there is a risk that travel patterns, by car, will be established prior to adequate public transport being available.

We cannot afford to lose any more of the city's green belt and no green belt release should be contemplated. The question arises as to whether it is possible to reach the target for new homes set by the Government but the requirement for new homes has to be reassessed in light of the projected severe downturn in the economy. The use of the term "A better density" surely means a higher density which is needed to reach the set target.

With specific regard to the Portobello sites, objection to building on the Westbank site is maintained, however, if the site is designated then development should be restricted to the High Street and east side of Westbank Street, no housing on the promenade or along the Figgate Burn. The promenade is already excessively over-shadowed by existing development. A linear park along the Figgate Burn with green space must be created to give eastern Portobello the open space it needs now (Open Space report) and will need even more in the future. In creating a sustainable environment, existing sports pitches should be protected rather than windfall sites for housing.

The building density should be as low as possible to achieve the revised targets for new homes.

One Brownfield site that needs to be considered for housing is the former freightliner terminal at Sir Harry Lauder Road.

### **12B Do you support or object to any of the proposed greenfield areas? (Please tick all that apply)**

**Support Greenfield - Support:**

**Support Greenfield - Object:**

**Explain why:**

### **12C Do you have a greenfield site you wish us to consider in the proposed Plan?**

**Greenfield file upload:**

No file was uploaded

**Greenfield file upload:**

No file was uploaded

**Greenfield file upload:**

No file was uploaded

**12D Do you have a brownfield site you wish us to consider in the proposed Plan?**

**Brownfield sites upload:**

Freightliner.docx was uploaded

**Choice 15 - Protecting our city centre, town and local centres**

**15A We want to continue to use the national 'town centre first' approach. City Plan 2030 will protect and enhance the city centre as the regional core of south east Scotland providing shopping, commercial leisure, and entertainment and tourism activities. Do you agree with this?**

Yes

**Explain why:**

It is important that planning guidance enables town centres to grow and to develop to meet the needs of the local community. Small independent traders need to be both protected and encouraged to operate in town centres and planning guidance must be able to support this

There is support for small convenience shops in new housing developments which will not be impacted on by the universality of Online shopping.

Any development should be sympathetic to the local ambience and Portobello should not be turned into another theme park.

Low vacancy rates are supported by the wrong type of shops (eg hairdressers and charity shops). This should be prevented and there needs to be a revision of business class categories as a hairdresser's cannot be compared to a greengrocer's shop but they are in the same designation.

**15B New shopping and leisure development will only be allowed within our town and local centres (including any new local centres) justified by the Commercial Needs study. Outwith local centres, small scale proposals will be permitted only in areas where there is evidence of a lack of food shopping within walking distance. Do you agree?**

Yes

**Explain why:**

**15C We want to review our existing town and local centres including the potential for new identified centres and boundary changes where they support walking and cycling access to local services in outer areas, consistent with the outcomes of the City Mobility Plan. Do you agree?**

Yes

**Explain why:**

**15D We want to continue to prepare and update supplementary guidance for our town centres to adapt to changing retail patterns and trends, and ensure an appropriate balance of uses within our centres to maintain their vitality, viability and deliver good placemaking. Instead we could stop using supplementary guidance for town centres and set out guidance within the plan. Which approach do you support?**

The use of Supplementary Guidance

**Explain why:**

Supplementary Guidance (More flexible)

**15E We want to support new hotel provision in local, town, commercial centres and other locations with good public transport access throughout Edinburgh. Do you agree with this approach?**

Yes

**Explain why:**

**15F We could also seek to reduce the quantity of retail floorspace within centres in favour of alternative uses such as increased leisure provision and permit commercial centres to accommodate any growing demand. Do you agree with this approach?**

No

**Explain why:**

Town centres should protect usable retail floorspace.

