

## Seafield Sounding Board – 18th August 2021

### Attendees

- Ewan Aitken (Chair)
- Ally Campbell, Montagu Evans (planning adviser to Arnold Clark)
- Cllr Mandy Watt (councillor)
- Lindsay Fyffe-Jardine (Edinburgh Dog and Cat Home)
- Andrew Fournet (Craigenlinny and Meadowbank CC)
- James Fraser (architect)
- Malcolm Fraser (architect, adviser to CCs)
- Frazer McNaughton (Portobello CC)
- Richard Slipper (planning consultant, adviser to Edinburgh Dog and Cat Home)
- Cllr Ethan Young (ward councillor)
- Cllr Joan Griffiths (ward councillor)
- Cllr John McLellan (ward councillor)
- Andrew MacKenzie (Leith Links CC)
- Lee Kindness (Portobello CC)
- Bill Elliot – Scottish Water
- David Cooper (Commercial Development and Investment manager, CEC)
- Justin Lamb (adviser to Manse)
- Andrew Statham (Manse)
- Iain McFarlane (Planning, CEC)
- Gordon McOmish (Flood Prevention, CEC)
- Cllr Kate Campbell (Councillor)
- Angus Hardie (SCA)
- Nick Waugh (Buccleuch Property)
- Cllr Alex Staniforth (ward Cllr)

### 1) Welcome and Introductions

- The Chair welcomed the attendees and in particular Bill Elliot from Scottish Water as a new attendee.
- Mr Elliot introduced himself and explained his role within Scottish Water.
- The Chair asked other attendees to introduce themselves when they contributed during the meeting.

### 2) Note of the last meeting and matters arising

- The note of the last meeting was agreed.
- It was noted that all matters arising would be covered elsewhere on the agenda.

### 3) Flood Defences Update

- David Cooper and Iain McFarlane provided an update on the current thinking in relation to the Sea Wall at Seafield and the overall approach to coastal defences/adaptation. The position stated was that the proposed City Plan 2030 was now in the final stage of development and due for publication imminently. In advance of that document being made public the position with the Sea Wall was that it should be retained and upgraded. The status of the land at Seafield and approach to coastal defence or adaptation would ultimately be determined by the proposed plan and the following process. It was indicated, however, that the current thinking was that there was still considerable development potential in the area, as identified in the Choices document.
- Malcolm Fraser asked whether the studies that have been carried out to date on coastal erosion and rising sea levels had taken into account the fact that land has been steadily rising in the UK following the ice age. ACTION – DC/IMcF to check position and respond.

- Colin Macpherson advised that the Stage 1 Flood Risk Assessment being undertaken by Kaya Consulting was nearing completion. ACTION – Study to be shared once complete.
- Cllr Griffiths asked whether all landowners were taking account of the study. It was confirmed that all of the owners of the seaward side of the road were involved in the work.

#### **4) Masterplanning and Funding Update**

- Iain MacFarlane provided an update on the progress with City Plan 2030 and that it the Planning Committee were due to consider the proposed plan.
- David Cooper advised that in order to take forward the process likely to be outlined in the proposed plan, a brief would need to be prepared setting out the various stages of work required leading to the preparation of a masterplan. It was envisaged that a multi-disciplinary team of consultants would be appointed to take this forward but that the funding for this work and the working arrangements between communities and developers needed to be further explored.
- Richard Slipper asked about key infrastructure studies.
- The Chair agreed that detailed information on transport, schools, community facilities, utilities etc would be needed to inform any subsequent masterplan.
- Iain MacFarlane advised that there was baseline information available through the City Plan work but that more detailed information for Seafield would be required.
- David Cooper advised that at the current time no budget was available for the work but that funding options were being explored including with the Scottish Government.
- Nick Waugh advised that he was supportive of a master planned approach to the area.
- Lindsay Fyfe-Jardine advised that the Dog and Cat Home was considering its position and wanted to understand the options for the site and wider community feedback before coming to a view on the way forward.
- Angus Hardie noted that work on the Wester Hailes Masterplan was being taken forward and funded and asked why this wasn't yet happening here.
- Cllr Kate Campbell asked for engagement with local communities to start as a matter of urgency in order to get key inputs.
- Fraser McNaughton agreed that the work needs to start now.
- Lee Kindness stated that it was important that the work to design Seafield must be done on the basis that it is integrated with existing communities.

#### **5) Landownership update**

- David Cooper advised that this work was underway and would be shared as soon as it was available.

#### **6) Utilities/Infrastructure update**

- David Cooper advised that Network Rail had been contacted and asked whether they would like to join the group although no response had been received.
- Fraser McNaughton asked about Seafield Waste Water Treatment Works and the potential as a heat source for a district heating solution.
- ACTION - Bill Elliot agreed to provide some information on heat generation potential.

**7) AOB**

- Richard Slipper brought to the group's attention that the commercial activity along Seafield was now declining in certain locations and consideration should be given to how this was managed in advance of redevelopment proposals.
- Iain MacFarlane advised that a holistic approach underpinned the allocation of the site.

**8) DONM**

- The Chair requested that a date for the next meeting be identified in a couple of months and once the proposed City Plan had been published.