

Seafield Sounding Board (Wednesday 14th June 2023)

Attendees:

- Ewan Anderson, 7N Architects
- Councillor Danny Aston, City of Edinburgh Council (ward councillor)
- Dave Bisset, Scottish Water
- Lisa Blyth, 7N Architects
- David Cooper, City of Edinburgh Council (Sustainable Development)
- Kyle Drummond, City of Edinburgh Council (Sustainable Development)
- James Fraser, EMA Architects
- Malcolm Fraser, Fraser/Livingston Architects
- Anna Grant, City of Edinburgh Council (Planning)
- Councillor Joan Griffiths, City of Edinburgh Council (ward councillor) [in the chair]
- Susan Horner, City of Edinburgh Council (Planning)
- Jane Iannarelli, City of Edinburgh Council (Planning)
- Justin Kenrick, Action Party
- Justin Lamb, Justin Lamb Associates
- Cathy Maclean, Action Party
- Colin MacPherson, Manse
- Iain McFarlane, City of Edinburgh Council (Planning)
- Lesley McGrath, Holder Planning
- Craig McIntyre, Portobello Community Council
- Frazer McNaughton, Portobello Community Council
- Gordon McOmish, City of Edinburgh Council (Flood Prevention)
- Councillor Jane Meagher (ward councillor)
- Gregor Southall, Montagu Evans
- Councillor Alex Staniforth, City of Edinburgh Council (ward councillor)
- Nick Waugh, Buccleuch Property
- Councillor Iain Whyte, City of Edinburgh Council (ward councillor)

1) Welcome

- Councillor Griffiths welcomed the attendees.

2) Note of last meeting

- The note was agreed.

3) Appointment of chair

- Several nominations for chair have been received but unfortunately some candidates are unavailable. Tom Ballantyne, a local sustainability worker, has stated he would be happy to take the Chair on a limited-term basis. The Sounding Board agreed that David Cooper approach Tom Ballantyne.

4) Update on Seafield Masterplan / consultation

- Lisa Blyth of 7N Architects provided an update on the project. Significant work has been undertaken in view of updated guidance on sea levels, flood risk, etc. Discussions have been held with Council officers, SEPA, etc. A solution has been agreed that utilises site-specific mitigation measures. The Council's wider coastal adaptation plan will follow.
- Work on the masterplan is proceeding with the Steering Group. A landowner forum will be scheduled for feedback. The stage two consultation will then take place.
- Malcolm Fraser asked about individual site mitigation measures. 7N advised that residential properties will need to be above the potential highest flooding point.

- Cllr Staniforth asked about district heating. 7N confirmed this has been considered, and some discussions have been held with the Wastewater Treatment Works operators.
- Colin MacPherson noted disappointment about the masterplan being behind schedule.
- Cllr Whyte asked about the NPF4 policy on coastal development. 7N advised there had been lengthy discussions with the relevant bodies, with the outcome being that SEPA and the Council opined that as the site had been allocated in the LDP, it was exempt. David Cooper noted that NPF4 will need to be interpreted as it is used as there are sections that discuss the protection of infrastructure, etc. The Coastal Adaptation Plan is not fettered by the masterplan provided mitigation can be accommodated on site. David further noted that the masterplan will ultimately need to be considered by Planning Committee.
- Cllr Meagher asked about connections with the Musselburgh flood scheme. Gordon McOmish noted that conversations with East Lothian Council have taken place, but that there was a 5m height difference meaning the scheme will not impact on Seafield.¹
- Nick Waugh asked if the practical implication was that all flood levels would need to increase by 1m. 7N noted that this will depend on the height of particular plots, as some of the plots are lower than others and are therefore more vulnerable.
- Craig McIntyre asked about the provision of sports and recreation facilities.

5) Update from the community

- Malcolm Fraser noted the community is participating in the working group. Discussions on sea levels have taken significant time. A further discussion will be held on 5th September.
- The community have shared a proposed set of principles for the development of Seafield.
- The community is supportive of a rail/tram link. Malcolm enquired about the rail link to the north of Salamander Street. Lesley McGrath noted that Forth Ports wishes to retain a rail link and should be consulted on any proposals which would impact on the estate. Lesley also noted the growing demand for rail freight. Cllr Aston asked about the duration of leases at Salamander Street and the busyness of the freight line. Kyle Drummond advised that the leases would be investigated and that it was thought the freight line was currently only lightly used.

6) Updates from other stakeholders

- Lesley McGrath of Holder Planning noted Royal London intends to continue to operate an industrial estate in Seafield. Lesley noted that demand for rail freight is increasing.
- Colin MacPherson of Manse noted that Manse remains keen to work with the team preparing the Seafield Masterplan, but noted concerns about timescales and the difficulty of delivering a masterplan when such a small area of the plan is actually capable of coming forward in the short/medium term.

7) AOB

- N/A

8) DONM

- Next meeting date: 16:00 on Wednesday 29th November 2023.

¹ This is the approximate difference in the defended levels for the flood scheme design. It is East Lothian Council's scheme and the City of Edinburgh Council has provided some river model data that has influenced the decision on the extent of the scheme. The Edinburgh side at the shore is considerably higher than the East Lothian part at the Brunstane Burn.