



edinburgh & the lothians

# structure plan review 2020

*consultation paper*



## EDINBURGH & THE LoTHIANS STRUCTURE PLAN REVIEW

### 2020 CONSULTATION PAPER

May 2006

#### INTRODUCTION

The current structure plan for Edinburgh and the Lothians was approved by Scottish Ministers on 17 June 2004. It covers the period 2001 to 2015. This consultation paper sets out the options for reviewing the structure plan, and suggests a limited alteration is made to the plan, so that it remains relevant until 2020. It also asks for preliminary views on how the Edinburgh city region should develop between 2020 and 2040.

#### REASONS FOR THE REVIEW

When ministers approved the current structure plan, they made a number of modifications. These included requirements to review the plan starting no later than 2006, and for the plan to be replaced by 2008. This review therefore fulfils commitments set out in the approved plan and is **required by Scottish Ministers**.

We need to assess the plan to see whether we need to change it to take account of changes that have taken place. These changes include:

- **new or revised Government policy**, including the first *National Planning Framework* which was published in 2004;
- **improved or updated information**, including revised population projections and a housing needs assessment for the whole of the Lothians; and
- **changes on the ground** including large areas of land being set aside for redevelopment at Leith Docks, progress with infrastructure projects such as the Waverley Rail Line, and trends in the housing market.

#### Issue for Consultation:

1. The Lothian authorities are required by the Scottish Ministers to carry out an early review of the structure plan, but what issues would arise if a decision was taken not to review the plan at this time?



## SCOPE OF THE REVIEW

The Lothian authorities have been carefully monitoring how far the approved plan's strategy and policies have been put into practice. A full monitoring report was agreed in March 2006. Monitoring shows that, in the main, the plan remains fit for purpose, and continues to perform well in most areas. However, there are a few topics where reviewing the policy could be worthwhile. These are:

- the supply of housing land;
- the availability of infrastructure such as public transport and water and drainage;
- the provision of affordable housing; and
- policies on shopping and town centres.

It is important that the structure plan review is carried out quickly and efficiently, and avoids unnecessary re-examination of parts of the plan that are working well. Given the limited number of issues to be addressed, the Lothian authorities are therefore minded that the outcome of the review should be a **structure plan alteration**, probably covering the four topics identified above, rather than a full replacement plan.

In their letter approving the current structure plan, Ministers set out the following expectations for the review:

- identification of a **long-term settlement strategy** highlighting the strategic choices facing the region in terms of the transport network and landscape capacity, including the impact of alternative development options on the Green Belt;
- a **finer disaggregation of housing requirements** based on a common assessment of housing needs across the city region, supported by all local authorities;
- close working with the **private sector and key infrastructure providers**, including the Scottish Executive's Trunk Roads Network Management Division (now Transport Scotland); and
- that the plan takes account of, and responds to, **market signals**.

Since the approval of the current structure plan, work on a new Planning Bill has progressed and is expected to propose the preparation of a strategic development plan for the Edinburgh city region. This is expected to involve not only the four Lothian authorities, but also Fife Council and Scottish Borders Council. This forthcoming strategic development plan will be the vehicle for taking forward detailed work on a long-term settlement strategy. The current structure plan alteration will, in the interim, update the current strategy in a way which should not unduly limit the options for the subsequent strategic development plan. However, to ease



the transition to a wider strategic plan, it would be useful to receive early views on the long-term scale and direction of growth in general terms.

**Issues for Consultation:**

2. Are the topics identified as the focus for the review appropriate? Are there any changes in circumstances that suggest additional topics should be included?
3. Is it appropriate to alter the existing plan as a result of the review, rather than replace it altogether?

**TIMEFRAME FOR THE REVIEW**

Government policy, as set out in **SPP3: Planning for Housing**, is that structure plans should identify the overall housing land requirement for a period of twelve years from the plan's expected date of approval, and provide a broad indication of the scale and location of housing development beyond year 12, preferably up to year 20. If the structure plan alteration is to be approved in 2008, this would mean that a specific housing land requirement should be identified to 2020. The Edinburgh city region partner local authorities will be setting out their longer-term expectations for housing development in the strategic development plan in due course, though it is appropriate for partners to begin thinking now about how the use of land should change and their attitude to more building after 2020.

The most up-to-date **household projections** provide a forecast of how many households will be living in the Lothians up to 2018. Trying to predict household numbers much beyond this date would be an increasingly less accurate basis for effective forward planning.

The forthcoming Planning Bill is expected to introduce a requirement for the four Lothian authorities to work with Fife and Scottish Borders Councils to produce a **strategic development plan** for the Edinburgh city region. This requirement is likely to be introduced by 2008. It is important that the options available at that stage as regards infrastructure provision and the scale and location of development land are not curtailed by long-term decisions having already been made within current structure plans for the city region.

Because only a relatively minor alteration to the plan is proposed, it may not be appropriate to extend the time period it covers by more than a few years. The current exercise could be seen as an **interim update** between the more significant exercises of the 2015 Plan and the forthcoming strategic development plan.



For these reasons, the Lothian Councils' conclusion is that **2020** is an appropriate end-date for the current structure plan review.

**Issue for Consultation:**

4. Is 2020 the appropriate end date for the structure plan review?

## LAND FOR HOUSING

The current Edinburgh and the Lothians Structure Plan makes significant strategic allocations of new housing land, amounting to at least 18,200 dwellings by 2015. This includes an allowance of 5,800 dwellings to provide some flexibility over and above the assessed requirement, and to allow for a range and choice of sites. If achieved, this level of development would be a step-change increase in the annual rate of housebuilding in the Lothians of over 20%. It therefore represented a challenge to the four authorities and the building industry to deliver unprecedented numbers of new homes. Local plans throughout the Lothians are now well advanced in bringing forward the housing land to meet this ambitious target. The Lothian councils and housebuilders are also still striving to deliver some of the major housing land allocations from the 1994 structure plan, largely due to infrastructure constraints.

An assessment has been made of the **housing land requirement** for the period up to 2020. This is set out in the supporting *Housing Background Paper* which contains statistical information on the housing land requirement and the housing land supply. It is calculated that the overall housing land requirement for the period 2005 to 2020 is for **73,740 new homes**. Some points in the calculation are of particular note:

- The latest (2002-based) **household projections** supplied by the General Registrars Office Scotland (GRO(S)) are significantly lower than those used when preparing the current structure plan. This has resulted in a lower overall requirement to 2020 than might have been expected.
- For the first time, it is proposed that this structure plan review will include an additional allowance for **affordable housing need**. This is need not identified through the GRO(S) projections and deals with households resident in the Lothians but whose housing needs are not being met at the start of the structure plan period. The Lothian authorities commissioned a *Housing Needs and Market Study* to help assess the number of households involved. However, deciding how much extra housing land this requires is complex. The methodology set out in the supporting paper indicates that the level of additional need may be as high as **9,800 households**, but views are sought on whether this is the best way of calculating unmet need.



Future growth levels are uncertain, and are influenced by a range of factors beyond the scope of the planning system. At the top end, a possibility would be for the population to grow much faster than it has in the past. Some people argue that this level of growth is needed to help Edinburgh and the Lothians become one of the most successful city regions in northern Europe. The Lothian authorities also recognise the value of providing a range and choice of housing sites. Therefore, it is considered sensible, at this stage, to allow for a significant **flexibility margin** over and above the housing land requirement. This will ensure that, if we do plan for growth, we have a wider choice about how much development should take place. It should also help ensure that a lack of land will not constrain regional economic growth and the provision of jobs to accompany the new housing.

In March 2005, the *Annual Housing Monitor* showed that there was an **effective housing land supply** in Edinburgh and the Lothians of **23,114 dwellings**. However, there is a large amount of additional housing land in the pipeline, much of which will become effective between 2010 and 2020. This includes most of the housing land allocations made in the current structure plan, some of which will actually deliver many more homes than first envisaged. For instance, the current plan required the identification of land for at least 1,700 dwellings in Waterfront Edinburgh. However, the redevelopment of one area alone, Leith Docks, can accommodate around 18,000 dwellings, a large proportion of which can realistically be expected to be built before 2020. The full potential of the core development areas in West Lothian will also be realised by 2020. The total number of homes here is likely to be around 5,000 more than the minimum requirement identified in the current structure plan. In total, it is estimated that the strategic housing allocations in the current plan will now yield an additional 33,300 dwellings over and above the existing effective supply, by 2020. After allowing for a strong continuing supply of 'windfall' sites (those which are not planned but become available) and some houses developed on sites which had previously been held back by problems, the Lothian authorities calculate that there is a **committed land supply** for the period 2005 to 2020 of **94,530 dwellings**.

Even without setting aside any more land, this means that **20,800 more dwellings** than the identified housing requirement can be provided. In purely numerical terms therefore, existing commitments allow for a range of potential growth scenarios. If all these houses are built and occupied without a corresponding increase in vacancies elsewhere, these commitments would result in **5% more households by 2020** than forecast by the Registrar General, and a rate of building of **6,300 units per year**.



**Choice and Distribution** – There is a demand for many different types of housing, in many different areas. Although there are more single-person households, there is also a need to provide more family homes, and executive housing that may help attract new businesses to the region. While many are drawn to the convenience and excitement of living in a city, others seek lower density suburban or rural lifestyles. It is, therefore, important to ensure that the supply of housing land includes sites which can cater for these diverse needs.

One way of assessing whether the sites being supplied are in the locations demanded by housebuyers and the housebuilding industry is through the analysis of **market signals**. For instance, there are current indications of some falling-off in demand for urban flatted development. However, caution is needed as the market can change much more quickly than development plans, and will be influenced by a wide range of factors beyond land use planning. The best way of ensuring that market demands can be met is to continue to provide a range and choice of housing sites that cater for the whole housing market.

Analysis indicates that two thirds of the base land supply across the Lothians is on sites with a density of less than 50 dwellings per hectare (see the *Housing Background Paper*). This should allow the provision of suitable and attractive housing for families. Over a third of the land supply is on land that can deliver low suburban densities of less than 25 houses per hectare. 13% of the supply is coming forward in high density flatted schemes in excess of 100 per hectare. It is not possible to say exactly what density will be achieved for sites identified in the current structure plan, but more than half will come forward in the local authority areas surrounding the city and can be assumed to be mostly suitable for families.

Around 55% of the committed housing supply is within Edinburgh, with 45% in the other Lothian authorities. These outlying authorities are, therefore, accepting a slightly higher proportion of development than their share of the Lothians' population would require. The effective supply across the Lothians is approximately 63% brownfield and 37% greenfield, but much of the development coming forward through the current structure plan will be on greenfield sites. There is, therefore, good evidence that the existing housing land supply offers the opportunity to develop a good range and choice of house type across the Lothians.

In **conclusion**, the evidence suggests that there is no requirement to identify additional land for housing development before 2020. Land is already identified that allows for a range of growth options or scenarios, including rates of building that are higher than ever achieved before. In terms of range and choice, analysis indicates that the housing land supply will provide opportunities for a range of housing types in a variety of locations.



## THE FIVE YEAR HOUSING LAND SUPPLY AND POLICY HOU 10

Policy HOU10 of the current structure plan gives a commitment to maintain an effective five year housing land supply. The adequacy of this land supply is to be assessed each year against annual monitoring reports which are based on the annual *Housing Land Audit* and make assumptions about future 'windfall' development. If any of the Lothian councils does not deliver at least 90% of its expected contribution, and the land supply across the Lothians is short by more than 10%, then policy HOU10 requires that council to bring forward additional land.

However, this policy is very dependent on market conditions and when the housebuilders actually build the houses on the sites allocated for this purpose. In the current situation, where the demand for housing is relatively sluggish and the provision of housing land in certain locations is already reaching market saturation, this policy does not work effectively. It means councils could be forced to release extra land when there is relatively low demand for it. It could result in too much housing land in some areas and affect the ability to secure the required infrastructure in areas most suited to additional housing. Whilst it is important to monitor the supply of land and to address housing land shortfall, the original wording of this policy now needs to be reconsidered to allow for a longer period of monitoring prior to the release of additional land. This would allow more time for the existing and new strategic housing sites to start producing houses.

### Issues for Consultation:

5. Do you agree with the Lothian councils' assessment that there is no need to set aside any more land for housing before 2020?
6. Have the Lothian councils calculated the land required to meet additional needs for affordable housing appropriately?
7. Is there a better way of making sure there is an adequate and effective housing land supply than that provided by structure plan policy HOU10?



## INFRASTRUCTURE

In preparing the current structure plan, the Lothian authorities were at pains to emphasise that the development strategy of the plan could not be delivered without significant investment in new infrastructure by the Scottish Executive, Scottish Water and other key infrastructure providers. These requirements were set out in the *Structure Plan Action Plan*, and included major strategic infrastructure such as the Edinburgh tram network, the Eastern Interceptor Sewer, the Waverley Rail Line and a new motorway junctions on the M8 and M9.

Since the approval of the current plan, there has been a disappointing delay in securing the commitment of infrastructure providers and funders to the delivery of some key requirements, and this issue is now developing into a **key constraint** to the delivery of development land and to regional growth. The Edinburgh and the Lothians area is the driver of the Scottish economy but is being held back by this **lack of investment in strategic infrastructure delivery by the Scottish Executive and the key infrastructure providers**.

The following table illustrates the nature and extent of some of the most significant constraints. All the items listed are potentially significant constraints to the development of sites identified for development in the current or previous structure plan.

Significant Infrastructure Issue	Areas Affected
<p>Uncertain capacity in water and drainage systems such as the Eastern Interceptor Sewer. Expected lack of capacity to cater for committed strategic development.</p> <p>Responsibility: Scottish Water – no funding committed</p>	<p>Midlothian, western parts of East Lothian, Edinburgh South East Wedge</p>
<p>Lack of capacity at Sheriffhall roundabout on A720 City Bypass</p>	<p>Midlothian/region-wide</p>
<p>Waverley Railway awaiting Parliamentary approval</p> <p>Responsibility for funding: Scottish Executive and other funding sources</p>	<p>Eastern Midlothian/Scottish Borders</p>
<p>Full funding not yet committed to Tram Line 1</p>	<p>Edinburgh Waterfront</p>
<p>Full funding not identified for Tram Line 2</p>	<p>Newbridge/ Kirkliston/ Ratho</p>
<p>Transport Scotland's objection to new motorway junctions on the M8 and M9</p>	<p>Whitburn/Winchburgh/Broxburn</p>



The worst effect this could have is that all these areas will be constrained to a greater or lesser extent into the medium term. The constraints identified could delay the development of over 35,000 housing units and large areas of employment land.

The scale of investment required to overcome these constraints is beyond the level that can realistically be funded by local government. Developer contributions will undoubtedly have a role to play but are unlikely to provide sufficient funding to deliver the major levels of infrastructure investment required. There is, therefore, a clear requirement for central government to facilitate nationally beneficial strategic growth in Edinburgh and the Lothians. The next version of the National Planning Framework should do more to align national infrastructure spending priorities with regional land use and transport planning strategies.

For some of the housing allocations identified in the current structure plan, such as Blindwells and Gorebridge new settlements, there is some evidence that additional development may be required in the long term to support the new infrastructure required to allow these developments to function sustainably and effectively. While it would not be desirable to preempt the forthcoming city region strategic development plan, it may be helpful to identify some limited locations where new development after 2020 is likely to be acceptable. This would give infrastructure providers considering particular investments a better idea of the number of businesses and households that may eventually need to use the infrastructure, and encourage them to make the necessary investment.

**Issues for Consultation:**

8. The lack of commitment to strategic infrastructure investment is considered to be a major constraint which is holding back developments across the Lothians. How can this be overcome?
9. What role should central government play in funding and co-ordinating the infrastructure needed to underpin nationally important growth in the Lothians?
10. Should some limited new housing land for development after 2020 be identified now to support a case for major new investment in infrastructure?



## AFFORDABLE HOUSING

The current structure plan requires local plans to provide for affordable housing. The structure plan does not identify the affordable housing requirement either in terms of level of contribution or means of delivery. As a result, approaches to securing affordable housing vary across the structure plan area.

Since approval of the structure plan, additional guidance on delivering affordable housing has been published by the Scottish Executive (*Planning Advice Note 74 – Affordable Housing*). Some of the Lothian authorities have subsequently updated their affordable housing policies, but there remains a ***difference in approach***. For example, some policies require only socially rented provision, while others allow other forms of provision such as shared equity. The amount of affordable housing developers must provide is also different in each local area.

The Lothian wide ***Housing Needs and Market Study*** has recently been completed on behalf of the Lothian authorities. This assessment identifies differing levels of affordability across the Lothians.

Given these issues, the structure plan authorities are keen to explore the ***options for standardising*** the approach to delivering affordable housing and, in particular, the role that the structure plan can play in achieving this aim. However, it is recognised that a standardised approach may have consequences which may not be acceptable, for example, it may result in ‘exporting’ of need from one area to another. It may result in longer distance commuting for some groups such as key workers or a requirement for households with local ties having to move in order to have their housing needs met.

Another issue is that, in current market conditions, affordable housing providers can find it very difficult to acquire land at a price they can afford. There may be scope through the review to explore innovative ways of helping them to secure reasonably priced land.

### Issues for Consultation:

11. Should the structure plan set a region wide affordable housing requirement or should different affordable housing requirements be applied in different parts of the structure plan area?
12. Is it reasonable for development in one local authority area to provide affordable housing for people who live in another local authority area within Edinburgh and the Lothians?



13. Current funding for affordable housing is insufficient to meet the identified housing need. How can this funding gap best be addressed?
14. How could the structure plan make it easier for affordable housing providers to get access to land they can afford?

### **POLICY ON SHOPPING AND TOWN CENTRES**

Monitoring indicates that Lothian residents can now do most of their shopping within the region, as a result of recent improvements in provision. This has reduced the amount of spending by Lothian residents in Glasgow and other centres. However, much of the additional provision has been in locations outwith town centres, often less accessible by a choice of modes of transport. **Edinburgh City Centre** in particular is being left behind in terms of new investment and development. Unless this is addressed, the city centre could find it increasingly difficult to compete effectively with other major regional centres, provide for the full range of shopping needs of Lothian residents, and bring in visitor and tourist spending to the region. This could jeopardise the longer-term health of retailing and the wider regional economy.

**Town centres** are generally considered to be the most accessible locations for new retail development. But compared with out-of-centre sites, development often has to deal with major issues such as local amenity, traffic, impacts on heritage and townscape, and the difficulty of assembling suitable sites.

#### **Issues for Consultation**

15. What policy support should the structure plan give to maintaining and enhancing the role of Edinburgh City Centre? Does the role of the regional and the sub-regional centres need to be more clearly defined?
16. How can the structure plan best support the retail and other functions of town centres and secure their long-term future?

### **LOOKING FORWARD**

We think the scale and spread of land already identified for development will meet our needs to at least 2020. But strategic land use and transport change takes time to plan and build so we need to think now about what the size and shape of the city and surrounding area should be as far ahead as 2040. We need to look beyond the current problems holding development back and plan for long term growth. This will pave the way for the new city region planning arrangements being proposed by the Scottish Executive.



We need to have a clear vision of the kind of place we want Edinburgh and the Lothians to be in the middle of the 21st century, and it is crucial that we have an early, and inclusive, debate and hear everyone's views. We want to build a consensus around whether the city region should plan to grow significantly larger which would have potential benefits in helping us stay competitive, realising the full potential of the capital city and its surrounding area, and delivering a prosperous, sustainable future. If we want to grow, we can't rely on market forces – we need to plan positively and make it happen!

The Lothians councils are keen to canvass opinion on whether continued city region growth is necessary to underpin the region's prosperity and whether we should set an ambitious target for growth. We will never be a global city like London or Paris, but should we aspire to be one of Europe's major growth regions in the 21st century?

## **GLOBAL AND EUROPEAN TRENDS**

Speculating this far into the future is inherently uncertain. However, certain trends can be identified that are likely to shape the long term future of the city-region.

**Population projections** – Long term projections indicate that the UK population will continue to grow and to age, as life expectancies increase. This could result in four or five generations of one family being alive simultaneously or, alternatively, existing trends to delay child rearing will continue. The increase in numbers over the current retirement age may result in higher levels of dependency or, more likely, an increase in the average working life. The latter could generate an increase in the labour force, possibly implying higher risks of unemployment, but maybe also helping to sustain growth.

**Climate Change** – The Edinburgh city region may expect warmer, wetter and more changeable weather in coming decades. This may affect the farming, forestry and tourism industries. Though new technologies may come on stream to limit carbon emissions, Governments may still require a dramatic switch from use of the private car to public transport. The competitiveness of the city region would then become more and more dependent on its public transport network. Other issues related to climate change are the predicted rise in sea level, and a possible northward shift in general European economic activity which could benefit the city region.

**Changes in Technology** – The rate of technological change is increasing, and therefore its implications are particularly hard to assess. Huge advances may be expected in the fields of materials, nano-technology and robotics. A major feature is likely to be the replacement of people in the workforce by highly sophisticated machines, for instance in the transport and retail sectors. Offices may become centres for having meetings, rather than doing independent



work, which may be done at home or elsewhere on-line. Improvements in technology in the home may allow more people to go to work, but may increase demand for new houses equipped with the latest gadgets.

These changes offer a huge opportunity for our universities and research establishments to carry out scientific development work. Manufacturing may also expand as the difference between wages in Scotland and wages in other parts of the world reduces. The homes and workplaces that people will demand in the future may be very different from today, but the nature of this change is difficult to anticipate.

### **THE CASE FOR HIGHER LEVELS OF GROWTH**

The Edinburgh city region is the engine of growth for the Scottish economy and, therefore, the success of the national economy to some extent depends on continuing growth here. Evidence suggests that we need to attract more people and businesses into the city region in the long term to increase economic activity. Without an increased population, the existing mismatch between the city's demand for labour and the size of the local labour force is projected to worsen. This could result in unsustainable in-commuting from other parts of country, or a brake on economic growth. Higher levels of growth should also enable the range of housing needs to be met more easily and affordably. Though direct comparisons are not always useful, it can be noted that other successful capital cities in northern Europe such as Stockholm, Helsinki and Oslo have larger city region populations than Edinburgh (about 1.5 million as opposed to 1.25 million for our city region).

Though planning for growth would present undoubted challenges, there are also risks associated with not growing. For instance, a lack of labour supply or high labour and housing costs could discourage businesses from locating or remaining in the city region. Low levels of in-migration could result in an ageing unbalanced population structure.

### **THE CASE FOR LOWER LEVELS OF GROWTH**

However, a high level of strategic growth would carry risks, and a case can be made for adopting a more cautious long-term approach. The city region is proving successful and competitive at its current scale, and there is a risk of destroying some of the very characteristics that currently make the region attractive to people and businesses. Edinburgh is a small city with easy access to the countryside and parks, and manageable traffic levels. These features could all be threatened by high levels of new development. Existing transport, drainage and other infrastructure is at or approaching capacity, and without careful planning or major investment, these systems



would become seriously overstretched. The unique historic character of Edinburgh and the region’s other towns, and our precious natural environments could come under pressure with sustained levels of growth.

## WHERE COULD GROWTH GO?

We would value the early views of the wider community on where growth could be accommodated in the broadest of terms. Two possible scenarios are set out below.

### Concentration of growth

This approach could involve these features:

- a focus on the edge of the city and limited brownfield development
- new strategic mixed-use development concentrated along public transport corridors close to the city
- strategic green wedges being retained and upgraded

#### Possible advantages:

- a reduction in overall travel distances
- protecting some attractive countryside
- keeping the city compact
- providing private and affordable housing close to demand - could ensure early delivery; efficient use of existing infrastructure
- critical mass to fund new infrastructure
- critical mass to encourage public transport use

#### Possible disadvantages:

- splitting the Green Belt into spokes and wedges
- significant environmental impact in locations close to the city identified for growth
- undermining some of Edinburgh’s principal assets – the size of the city, quality of life, access to countryside, etc
- pressure on Edinburgh’s services and transport systems, and on the city centre; less investment in towns and villages further from Edinburgh
- coalescence – it would be more difficult to maintain the individual identity of neighbouring towns



### Dispersal of growth

This approach could involve these features:

- spreading growth around the wider city-region
- ‘polycentric’ growth, that is, growth spread across a number of centres
- building outside the Green Belt linked to public transport nodes and corridors
- new settlements if necessary

#### Possible advantages:

- protection of the Green Belt
- maintenance of the scale and setting of Edinburgh
- directing investment to areas in need of regeneration
- spreading benefits of growth more widely
- offering a greater choice of options, therefore easier to avoid key environmental assets

#### Possible disadvantages:

- encouragement of long distance commuting, especially if jobs stay in the city
- significant environmental impact of development spread around region
- might run counter to market signals
- high infrastructure bill, especially in transport infrastructure
- losing areas of countryside that are more attractive than the Green Belt in places
- smaller developments may not individually achieve critical mass to fund essential infrastructure improvements
- difficulty in exporting Edinburgh generated needs for affordable housing – danger of increased social imbalance in the city

The early views of consultees on the scale and form of future regional growth will ease the transition to formal city-region planning when the Lothian authorities expect to join with Fife and Scottish Borders Councils to produce a strategic development plan for the Edinburgh city region. It will also help inform the Lothian councils’ inputs to the forthcoming review of the *National Planning Framework*, and help us plan our future research. For instance, an early view that we should be looking at concentrating growth rather than dispersing it might mean that we should be starting work soon to re-evaluate the shape, extent and essential qualities of the Edinburgh Green Belt.



### Issues for Consultation

17. Do you think that the Edinburgh city region should plan for significant growth between 2020 and 2040?
18. If there is to be growth, should the emphasis be on concentrating it around Edinburgh or dispersing development around the city region, or some other approach?
19. How can we ensure that development on the ground is delivered as sustainably as possible and its full environmental impact assessed and mitigated?

### HOW TO COMMENT

Your views on the structure plan review 2020 – consultation paper are welcome. You can submit your comments either in writing to:

**Structure Plan Review  
City Development Department  
PO Box 12472  
1 Cockburn Street  
EDINBURGH EH1 1ZH**

Or e-mail us at: [spr2020@edinburgh.gov.uk](mailto:spr2020@edinburgh.gov.uk)

Comments should be submitted by **30 June 2006**.

You can also view or download the Consultation Paper and other structure plan and background documents at [www.edinburgh.gov.uk/structureplan](http://www.edinburgh.gov.uk/structureplan)

May 2006: consultation

December 2005: approved by edinburgh & lothian joint liasion committee

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এই তথ্য আপনি ব্রেইল, টেপ, বড় অক্ষরে এবং কমিউনিটির বিভিন্ন ভাষাগুলিতেও পাবেন। অনুগ্রহ করে ইন্টারপ্রেটেশন অ্যান্ড ট্রান্সলেশন সার্ভিসের সঙ্গে যোগাযোগ করুন। টেলিফোন 0131 242 8181

這份資料是可以凸字、錄音帶、大字印刷及社區語言的式本提供。請聯絡傳譯及翻譯服務部，電話：0131 242 8181

ਇਹ ਜਾਣਕਾਰੀ (ਬ੍ਰੇਲ) ਟੈਪ ਰਿਕੋਰਡਿੰਗ ਉੱਪਰ ਡਾਕੂਮੈਂਟ ਫੋਰਮੈਟ, ਵੱਡੇ ਫੋਂਟ ਅਤੇ ਸਮੂਹ ਦੀਆਂ ਹੋਰ ਭਾਸ਼ਾਵਾਂ ਵਿੱਚ ਉਪਲਬਧ ਹੈ। ਸੰਪਰਕ ਕਰਕੇ ਟ੍ਰਾਂਸਲੇਸ਼ਨ ਅਤੇ ਟਰਾਂਸਲਿਟਰੇਸ਼ਨ ਸੇਵਾਵਾਂ ਨੂੰ ਇਸ ਨੰਬਰ ਉੱਪਰ ਪ੍ਰਾਪਤ ਕਰੋ। 0131 242 8181

پر معلومات بریل (اے آر ایف کے رسم الخط)، ٹیپ، یا بے آواز کی خدمات اور کچھ نئی سہولتیں دستیاب ہیں۔ براہ کرم رابطہ کریں۔  
0131 242 8181 پر رابطہ کریں۔

Text phones offer the opportunity for people with a hearing impairment to access the council. The text phone number is **01506 651115**. A loop system is also available in all offices.

