

Caltongate Masterplan: Consultation and Draft Implementation Programmes

Planning Committee
9 November 2006

1 Purpose of Report

- 1.1 To address a request from the Planning Committee on 5 October 2006, in relation to the approved Caltongate Masterplan, which asked the Director of City Development to report as soon as possible on the consultation and draft implementation programme; and asked Mountgrange to establish a local consultation programme for the detailed stages headed by an independent chair.

2 Summary

- 2.1 Planning Committee on 5 October 2006 approved the Caltongate Masterplan as supplementary planning guidance for future development proposals in the area. As part of this decision, Planning Committee requested a further report on the consultation and draft implementation programmes and asked Mountgrange to establish a local consultation programme.
- 2.2 Mountgrange has submitted a Local Consultation Programme to officers which outlines the developer's continued commitment to public consultation and information with regards to the Masterplan, pre-application and application stages. The proposed consultation methods involve a Caltongate Liaison Group headed by independent chair, public exhibition and community newsletter.
- 2.3 A draft Implementation Programme has also been produced by Mountgrange which outlines its current application submission process and the phasing construction programme.

3 Main Report

Background

- 3.1 The final version of the Caltongate Masterplan was approved by Planning Committee on 5 October 2006. As part of the Committee decision, Mountgrange was asked to establish a local consultation programme for the detailed design stages headed by an independent chair and the Director of City Development was asked to report as soon as possible on the consultation programme and also the draft implementation programme. This report addresses these Committee requests.

Local Consultation Programme

- 3.2 Mountgrange (Caltongate) Ltd has submitted a Local Consultation Programme to the Council, which is available as a background paper, for information purposes. The objective of the programme is to ensure public awareness of the Masterplan and the planning application stages and to ensure continued voluntary pre-application consultation with the local community and wider stakeholders. The public consultation programme comprises:

- Caltongate Liaison Group
- Caltongate Public Exhibition
- Caltongate Community Newsletter

Caltongate Liaison Group

- 3.3 To continue its best practice in community engagement, Mountgrange is proposing to establish a community liaison group. Its primary role will be to allow the Mountgrange team to seek feedback on the programme and proposals as it moves forward with the detailed planning applications. It will also allow representatives of stakeholder groups to feedback information to their respective organisations. In turn, they will be better placed to make formal representations as part of the statutory planning application process. The Caltongate Liaison Group will supplement the statutory planning application process.
- 3.4 It is proposed that the Caltongate Liaison Group will have an independent chair and all recognised local resident, community, business and other relevant organisations alongside senior Council officials will be invited to join. Senior representatives from the Mountgrange team will attend to provide guidance and reports on key issues. There would be an opportunity for members of the Planning Committee to attend.

- 3.5 The detailed terms of reference will be agreed by the Caltongate Liaison Group at the first meeting, which is scheduled to take place towards the end of November/ early December 2006. It is anticipated that the Group will meet quarterly, with further meetings likely to take place in February, May and August 2007. Initially, the Group will be constituted for one year, with the option of continuing should all parties agree. Appendix 1 outlines the invitees to the Group.

Caltongate Public Exhibition

- 3.6 Mountgrange will be opening a public exhibition at 27 St Mary's Street. A member of the Mountgrange team will staff the exhibition three days per week (i.e. Monday, Wednesday and Saturday) from 10:00 to 16:00. The exhibition will include display boards outlining the details of the Masterplan and the detailed proposals as these are finalised. The exhibition will be widely publicised through a proposed community newsletter and local press advertising.
- 3.7 The public exhibition will also provide a facility for an electronic visitor's survey to capture the public reaction to the proposals and to allow the project team to respond to feedback. This survey will be independently designed, delivered and analysed by MORI Scotland.
- 3.8 The public exhibition will also be replicated online. The exhibition materials and visitor survey will therefore be available 24 hours at the project website (www.caltongate.com). The visitor survey will also be available on the Mori Scotland website.

Caltongate Community Newsletter

- 3.9 Mountgrange is intending to publish a regular quarterly newsletter that will be issued to all central Edinburgh residents and businesses (approx. 35,000 properties) to provide an update on the detailed proposals and give advice on how to get involved in the planning application process.
- 3.10 Within the newsletter, there will be a section to allow the chair of the Liaison Group, local councillor and MSP to provide independent comment on how the project is progressing, and to allow opportunity for Mountgrange and the Council to offer their perspective, as appropriate. The first newsletter is expected to be published in late November.

Statutory Planning Process

- 3.11 Once planning applications are submitted, the Local Planning Authority would initiate the statutory process to enable representations to be made to

it. This includes neighbour notification and a 21 day period for comments. The Local Planning Authority administers this consultation process and the representations will help it to assess and determine the applications.

Draft Implementation Programme

- 3.12 Mountgrange has submitted a draft Implementation Programme which is available as a background paper for information purposes. This sets out how Mountgrange envisages the redevelopment taking place having regard to the Masterplan. Amongst other matters, it addresses the application process, delivery, timing and phasing. On a project of this scale, implementation is subject to constant review and modification but it is expected by Mountgrange that the main substance of this programme will remain unchanged. Nevertheless, it is worth emphasising that the draft programme is simply that, a draft that could change.

Processing Agreement

- 3.12 Prior to the submission of the detailed applications, the intention is to finalise a processing agreement with Mountgrange. The processing agreement will set-out a timetable for the determination of the planning applications and is informed by the views of the statutory consultees and other key agencies. The introduction of processing agreements is one of the proposals contained within the Scottish Executive's White Paper 'Modernising the Planning System' and the objective is to ensure applications are processed expeditiously. The Council has been working with the Mountgrange team to progress the Processing Agreement with the Scottish Executive. It has been agreed that the Caltongate Processing Agreement would be a pilot case study project aimed at evaluating and promoting the use of processing agreements.

Application Strategy

- 3.13 An application strategy has been discussed between Council officials and the Mountgrange team. It comprises multiple planning applications across the site. Listed building consent and conservation area consent would be submitted where necessary in association with these planning applications. The applications would be submitted as follows:

1st Phase - submitted December 2006

Site/No.	Location	Main Development
Caltongate North:PA1	Calton Road	Affordable Housing, community facility, business uses
Caltongate Central: PA2	Former Bus Depot	Enabling works including podium structure and ground source heating

Caltongate West: PA7	Jeffrey Street, Cranston Street and Arches	Mixed use including offices, retail, business space and commercial leisure uses
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2nd Phase - submitted January 2007

Site/No.	Location	Main Development
Caltongate Central: PA3	Former Bus Depot	Mixed use including offices, retail, car parking, associated access and public square
Caltongate Central: PA4	Former Bus Depot	Mixed use including residential, retail, restaurant/bar, business premises car parking, associated access and public square
Caltongate Central: PA5	Former bus depot, 221-223 Canongate and Canongate Venture	Hotel and associated uses, retail, restaurant/bar, associated car parking and public square
Caltongate West: PA6	Former Council garage, East Market Street	Mixed use including affordable housing, residential and retail

Phasing

3.14 The redevelopment of the Caltongate area would be phased with the objective of completing the development by 2010 subject, for instance, to the necessary planning consents being in place. The implementation programme is as follows:

Start Date	Phase	Completion Date
Spring 2007	Caltongate North (PA1)	Spring 2008
	Caltongate Central enabling works (PA2)	Autumn 2008
Spring 2008	Caltongate Central (PA5)	Summer 2010
	Caltongate West (PA6)	Summer 2009
	Caltongate West (PA7)	Winter 2008
Autumn 2008	Caltongate Central (PA3)	Winter 2010
Autumn 2008	Caltongate Central (PA4)	Summer 2010

3.15 To bring about the quick delivery of the development according to the necessary design and delivery considerations and thereby minimising the disruption to local area, the first implementation phase is the enabling works on the former bus depot site including the podium and the bore wells for the ground source heating. Subsequent phases of development include the residential buildings and offices above the podium followed by the hotel and car parking and other buildings on East Market Street, Cranston Street and Jeffrey Street. Development on Calton Road is relatively independent of the infrastructure and base building works and can be separately programmed.

The affordable housing, community space and small business space on Calton Road is intended to be in the first implementation phase.

- 3.16 In addition to the construction phases, there are associated works and a number of procedural mechanisms required to enable the development, including Compulsory Purchase Orders, Road Stopping-Up Orders and Traffic Regulation Orders.

4 Conclusions

- 4.1 The Local Consultation Programme will ensure that the local community is fully aware of the next stages in the implementation of the Masterplan and will encourage its involvement in the planning application process. In particular, the Caltongate Liaison Group will be a good mechanism to encourage dialogue between the local community and the developer. The draft Implementation Programme clearly outlines the timescale and phasing of the planning applications and the subsequent construction stages.
- 4.2 Once planning applications are submitted, the Local Planning Authority would initiate the statutory process to enable representations to be made to it, to help it assess and determine the applications.

5 Financial implications

- 5.1 There are no financial implications for the Council.

6 Recommendations

- 6.1 It is recommended that the Planning Committee:
- a) notes the Local Consultation Programme;
 - b) notes the draft Implementation Strategy;
 - c) agrees that this report satisfies Items 4 and 5 of the Committee Decision on the Caltongate Masterplan (Agenda Item No 5, 5 October 2006).

Alan Henderson

pp **Andrew M Holmes**
Director of City Development

Appendix 1: Caltongate Liaison Group

The suggested invitees are as follows:

Mountgrange Project Team

Sarah Boyack MSP

Councillor Bill Cunningham (Holyrood ward)

Relevant CEC officers

Places for People (Affordable Housing provider)

Sailor's Ark Trust

Residents Groups:

- Old Town Community Council
- Southside Community Council
- Holyrood Mews Residents Association
- Whitehorse Close Residents Association
- St Mary's Close Residents Association
- Nether Craigwell Proprietor's Association
- High School Yards Resident's Association
- Grassmarket Residents Association
- Chessels Court Residents Association
- Regent, Royal and Carlton Terraces Residents Association

Community Representatives:

- Canongate Community Forum / Save Our Old Town
- Old Town Association
- Lothian and Borders
- Royal Mile Primary School
- Canongate Kirk
- Old St Pauls
- St Patricks

Heritage Groups:

- Edinburgh World Heritage - Zoë Clark (Director)
- Cockburn Association - Moira Tasker (Director)

Business Groups:

- Old Town Business Association
- Federation of Small Businesses in Edinburgh
- Edinburgh Chamber of Commerce