

SEA Gateway
2-J (South)
Victoria Quay
Edinburgh
EH6 6QQ

Date 6 March 2018

Your ref

Our ref AP/LR

Dear Sir/Madam

SCREENING DETERMINATION

- **DEVELOPER CONTRIBUTIONS AND INFRASTRUCTURE SUPPLEMENTARY GUIDANCE,**
- **HEAT OPPORTUNITIES MAPPING SUPPLEMENTARY GUIDANCE**
- **EDINBURGH LOCAL DEVELOPMENT PLAN ACTION PROGRAMME 2018**

This statement sets out the Council's determination under Section 8(1) of the Environmental Assessment Scotland Act 2005 on whether or not a Strategic Environmental Assessment (SEA) is required for the above.

SEA Screening Process

The screening process involved consulting the Consultation Authorities on whether the above two pieces of Supplementary Guidance and the Edinburgh Local Development Plan Action Programme 2018 are likely to have significant environmental effects. The responses are summarised as follows:

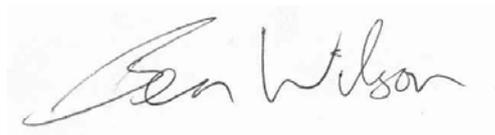
CONSULTATION AUTHORITY	LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS
Historic Environment Scotland	No
Scottish Environment Protection Agency	No
Scottish Natural Heritage	No

In addition to consulting the above bodies, the Council has also taken into account the criteria set out in Schedule 2 of the Act in determining whether or not the Supplementary Guidance or Action Programme is likely to have significant environmental effects. The Council has determined that SEA is not required.

Yours faithfully

Planning and Transport, PLACE, City of Edinburgh Council
Waverley Court G.2, 4 East Market Street, Edinburgh EH8 8BG



A handwritten signature in black ink on a light-colored background. The signature reads "Ben Wilson" in a cursive, flowing script.

Ben Wilson
Development Plan Team Manager

SEA SCREENING REPORT

CITY OF EDINBURGH COUNCIL

**DEVELOPER CONTRIBUTIONS AND
INFRASTRUCTURE DELIVERY SUPPLEMENTARY
GUIDANCE**

STEP 1 – DETAILS OF THE PLAN

Responsible Authority:

City of Edinburgh Council

Title of the plan:

Supplementary Guidance: Developer Contributions and Infrastructure Delivery

What prompted the plan:
(e.g. a legislative, regulatory or administrative provision)

The Council intends to prepare and adopt supplementary guidance in connection with the Adopted Edinburgh Local Development Plan. The SG will form part of the development plan.

Plan subject:
(e.g. transport)

Town & country planning.

Screening is required by the Environmental Assessment (Scotland) Act 2005.

Based on Boxes 3 and 4, our view is that:

An SEA is required, as the environmental effects are likely to be significant: Please indicate below what Section of the 2005 Act this plan falls within

Section 5(3)

Section 5(4)

An SEA is not required, as the environmental effects are unlikely to be significant: Please indicate below what Section of the 2005 Act this plan falls within

Section 5(3)

Section 5(4)

Contact details:

Ben Wilson
City of Edinburgh Council
G.3 Business Centre, Waverley Court 4 East Market Street Edinburgh EH8 8BG

Date:

11 January 2017

STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

Context of the Plan:

The Edinburgh Local Development Plan (Adopted November 2016) sets out the Council's approach to developer contributions and the delivery of infrastructure linked closely with the Action Programme (Adopted December 2016).

Part 1 Section 5 of the LDP and the accompanying Action Programme set out the detail of the anticipated infrastructure requirements, including education, transport, and greenspace actions, required to help mitigate the impact of strategic and planned growth and to deliver the proposals identified within the Plan.

The anticipated transport and schools requirements relative to specific areas (General Development Principles) and sites (Development Principles) are set out in general terms in Part 1 Section 5 of the Plan.

Appendix C details the provisions for which contributions would be sought. These include:

- School capacity increases including new schools
- Traffic management and other transport improvements to address the individual and cumulative impact of proposed development including on the Trunk Road Network.
- Primary healthcare infrastructure actions
- Green Space Actions

Part 2 Section 1 of the LDP sets out policies relating to developer contributions and infrastructure delivery. Part 2 Section 1 requires Supplementary Guidance to be prepared to provide further detail on the approach to implementation of Policy Del 1 and to provide the basis for future Action Programmes.

Description of the Plan:

This supplementary guidance has been prepared in connection with the adopted Edinburgh Local Development Plan Policy Del 1 in relation to Developer Contributions and Infrastructure Delivery. The guidance aims to implement the provisions of the proposed Edinburgh Local Development Plan. It aims to ensure that the impact of new development set out in the Plan is mitigated.

What are the key components of the plan?

- The SG provides guidance on:
 - the Council's approach to infrastructure provision and improvements associated with development;
 - Sets out how the required infrastructure has been assessed;
 - Aims to address community concerns about the timeous delivery of the required infrastructure;

- Ensures that developers make a fair and realistic contribution to the delivery of necessary infrastructure provision and improvement associated with development;
- Provides details of cumulative contribution zones relative to specific transport, education, public realm and green space actions;
- Sets out the arrangements for the efficient conclusion of Section 75 legal agreements; and
- Sets out the council's approach should the required contributions raise demonstrable commercial viability constraints, and/or where forward or gap funding may be required.

Have any of the components of the plan been considered in previous SEA work?

The draft Supplementary Guidance (SG) on Developer Contributions and Infrastructure Delivery is being prepared within the context of the Edinburgh Local Development Plan which has been subject to a full SEA.

The Plan's policies, including those on Developer Contributions and Infrastructure Delivery, have therefore previously been assessed and this SG implements these policies.

The LDP itself sits within the context of the Strategic Development Plan for South East Scotland (2013), which was the subject of a separate SEA. The scale and location of growth which the infrastructure actions aim to accommodate has therefore been environmentally assessed separately.

The SG relates primarily to the collection of financial contributions towards the cost of infrastructure actions needed to mitigate the impact of development.

The actions themselves are all either identified in the LDP and/or its Action Programme. All lie within the areas identified for development in the Plan itself or, where located outwith the Urban Area as defined in the LDP, the existing transport network. They therefore are considered to fall within the scope of the LDP's spatial strategy, and do not require further strategic environmental assessment as references in this SG.

Part 2 Section 1 of the LDP identifies that further assessments may be required to detail the infrastructure required to mitigate the impact of development. I.e the Council expects the impact of new development to be assessed as part of applications.

Where a new action (or an amendment to an existing action) is required because of development, the relevant SG Appendices (which set out developer contribution requirements to individual actions) may be updated. Accordingly, while this edition of the SG is not considered to require an SEA, SEA screening of replacement editions of the SG may be required as appropriate.

In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:

None

**STEP 3 – IDENTIFYING INTERACTIONS OF THE PLAN WITH THE ENVIRONMENT AND
CONSIDERING THE LIKELY SIGNIFICANCE OF ANY INTERACTIONS**

Plan Components	Environmental Topic Areas										Explanation of Potential Environmental Effects	Explanation of Significance
	Biodiversity, flora and fauna	Population and human health	Soil	Water	Air	Climatic factors	Material assets	Cultural heritage	Landscape	Inter-relationship issues		
Developer Contributions & Infrastructure Delivery	x	x	x	x	x	x	x	x	x	x	The SG is intended to have a positive benefit on the environment, aiming to ensure that the impact of new development set out in the Plan on transport, education, open space and affordable housing is mitigated through appropriate developer contributions. The SG sits within a wider development plan context which has had SEA.	No environmental effects.
Component 2												
Component 3												
Etc.												

STEP 4 – STATEMENT OF THE FINDINGS OF THE SCREENING

Summary of interactions with the environment and statement of the findings of the Screening:
(Including an outline of the likely significance of any interactions, positive or negative, and explanation of conclusion of the screening exercise.)

No environmental effects.

When completed send to: SEA.gateway@scotland.gsi.gov.uk or to the SEA Gateway, Scottish Government, Area 2H (South), Victoria Quay, Edinburgh, EH6 6QQ.

Box 8

Are you confident that all significant environmental effects arising from this plan have already been covered in earlier SEA work?

Most plans sit in a wider policy hierarchy, influenced by and/or influencing other plans and policies within the hierarchy. In many cases, previous SEA work is likely to have been undertaken on other plans and policies, and these may be of relevance to the consideration of the likelihood of significant environment effects associated with the development of the plan.

These assessments may have considered components of the plan, and in some cases, there may be the possibility of screening out certain components of a plan as these have been previously assessed (e.g. through SEA of an overarching policy, or assessment of a previous plan that includes several components duplicated within the current plan). It is essential to have full confidence that components have been previously assessed, to an appropriate level, prior to its removal from further consideration. Even a small deviation from previously assessed policy, changes in the sensitivity or knowledge of environmental receptors affected, and length of time since assessment are likely to result in the need for new assessment.

Information included in this section should clearly identify the plan components and refer to the previous assessment work undertaken to demonstrate that they have been 'captured' in the SEA process in accordance with the requirements of the 2005 Act and the satisfaction of the Consultation Authorities.

SEA SCREENING REPORT

Edinburgh Local Development Plan Action Programme

STEP 1 – DETAILS OF THE PLAN

Responsible Authority:

City of Edinburgh Council

Title of the plan:

Edinburgh Local Development Plan Action Programme, January 2018

What prompted the plan:

(e.g. a legislative, regulatory or administrative provision)

The City of Edinburgh Council adopted the Edinburgh Local Development Plan (LDP) in November 2016. Planning authorities are required to prepare an Action Programme setting out how their Local Development Plan (LDP) will be implemented. The Council's first Action Programme adoption took place in December 2016.

Planning authorities are required to publish an updated Action Programme at least every two years. A new Action Programme has now been prepared for adoption in January 2018.

Plan subject:

(e.g. transport)

Town & country planning.

Screening is required by the Environmental Assessment (Scotland) Act 2005.

Based on Boxes 3 and 4, our view is that:

An SEA is required, as the environmental effects are likely to be significant: Please indicate below what Section of the 2005 Act this plan falls within

Section 5(3)

Section 5(4)

An SEA is not required, as the environmental effects are unlikely to be significant: Please indicate below what Section of the 2005 Act this plan falls within

Section 5(3)

Section 5(4)

Contact details:

Kate Hopper
City of Edinburgh Council
G.3 Business Centre, Waverley Court 4 East Market Street Edinburgh EH8 8BG

Date:

18 January 2018

STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

Context of the Plan:

The Edinburgh Local Development Plan (LDP) sets out policies and proposals relating to the development and use of land in the Edinburgh Area. It sets out the main proposals and where they are expected to take place and includes site briefs and development principles to guide some proposals. It includes policies related to: delivery of the strategy; design principles for new development; the environment; housing and community facilities; shopping and leisure; transport; and resources and services. Infrastructure is key to the delivery of the aims and strategy of the LDP. The Action Programme sets out how the infrastructure and services required to support the growth of the city will be delivered.

Other relevant documents include:

- LDP Education Appraisal (updated periodically)
- LDP Transport Appraisal
- Developer Contributions and Infrastructure Delivery Supplementary Guidance (draft January 2018)

Description of the Plan:

The Action Programme provides a list of actions required to deliver the policies and proposals of the LDP, including who is carrying out the action and timescales involved.

Actions are identified which either:

- Relate to more than one development
- Relate to a single specific site or proposal

The Action Programme is being used by the Council as a delivery mechanism and to coordinate development proposals with the infrastructure and services needed to support them. It is intended that the Action Programme will be a live working document and will be annually reviewed. (The statutory requirement is to update at least every two years).

What are the key components of the plan?

The Action Programme sets out actions related to :

- Education infrastructure
- Transport
- Greenspace
- Healthcare
- Utilities
- Town Centres
- LDP Policies

For each action it identifies the requirement, the responsible officer, timescale, cost, funding source and status of the action.

Examples of requirements are: safeguards; provision of new infrastructure including new schools; extensions to existing schools; public transport improvements; junction upgrades; healthcare facilities and the creation of parkland.

It also sets out requirements to prepare Supplementary Guidance as identified in the LDP.

Have any of the components of the plan been considered in previous SEA work?

The Action Programme has been prepared alongside the LDP. The LDP has been subject to a full SEA. Many of the actions included in the Action Programme will mitigate the environmental effects of development which have been identified through the SEA process. The statutory SEA of the LDP has been updated to assess the effects of modifications recommended in the Report of Examination.

The LDP sits within the context of the Strategic Development Plan for South East Scotland (2013), which was the subject of a separate SEA. The scale and location of growth which the infrastructure actions aim to accommodate has therefore been environmentally assessed separately. The spatial strategy and policies which the Action Programme seeks to implement have therefore previously been assessed.

The first adopted Action Programme (December 2016) was screened for SEA. The process, following submission to the consultation authorities, concluded that a SEA was not required.

The Action Programme is being reviewed and updated annually. SNH and SEPA are consulted as Key Agencies as part of the preparation of the Action Programme. Future editions of the Action Programme will be subject to SEA screening.

In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:

None. The Action Programme implements existing policy. It does not set out where developable land is, as this is established in the LDP. All actions currently within the Action Programme lie within areas identified for development in the LDP itself or, where located outwith the Urban Area as defined in the LDP, the existing transport network. They are therefore considered to fall within the scope of the LDP's spatial strategy, and do not require further strategic environmental assessment.

However, for clarity, the major changes from the December 2016 Action Programme are set out below.

Secondary School within West Edinburgh:

The first Action Programme (December 2016) identified the need for a new school within West Edinburgh.

The site for this school was established through statutory Supplementary Guidance (SG) on Developer Contributions and Infrastructure Delivery (finalised September 2017). The site was within the International Business Gateway (IBG) site, identified for development in the LDP.

Following submission of the SG to Scottish Ministers for adoption, the Council was directed not to adopt the SG as the location for the school conflicted with role of the IBG in NPF3.

The site for the school within the IBG was subsequently removed until such time a masterplan for the site conforming the appropriateness of the use has been approved.

The January 2018 Action Programme continues to identify the need for the new Secondary School in West Edinburgh due to the impact of new development on the school estate.

The Action Programme now sets out that feasibility work, a statutory consultation and planning application will be required to identify and establish the site for the school. This will be carried out by the Communities and Families department of the Council and will be assessed by the Council as planning authority using the policies of the LDP.

When a site for the school has been identified the Action Programme will be updated. At this stage, it is anticipated that the site for the new school will be located within the Urban Area as identified on the Proposals Map. This would be within the scope of the LDP's spatial strategy, and therefore would not be expected to require further strategic environmental assessment. However, a further SEA screening will be carried out for the next update of the Action Programme, due in January 2019.

Transport

The following new transport actions have been added or updated. These actions fall within the Urban Area as identified on the Proposals Map and do not require further SEA.

- Roseburn to Union Canal route/green network. This project has now been costed (£5,357,125) with a Planning Application Notice submitted. A contribution zone will be required to be published with the next edition of the Developer Contributions and Infrastructure Delivery Supplementary Guidance;
- The action for Barnton Junction has been updated. The action is now to "Improve junction efficiency through improved signals control and potentially improve provision for cyclists and pedestrians" with the identified cost for the works increased from £500,000 to £980,000.
- East of Burdiehouse (Urban Area). This site is included within the Contribution Zones set out within the SG and an application submitted for its development. Therefore, the requirements for the site are now set out in the Action Programme;
- Edinburgh Park/South Gyle. Enhance cycle parking at Edinburgh Park station and the potential to create a strategic pedestrian/cycle route

linking Wester Hailes, Broomhouse and Sighthill to Edinburgh Gateway Station, as part of the wider West Edinburgh Active Travel Network.

In addition, the following change has been made. Some of these safeguards lie outwith the Urban Area as identified on the Proposals Map, however, they have already been the subject of SEA as part of the preparation of the LDP itself:

- The Action Programme now includes all the Active Travel (T7) safeguards as set out in the LDP.

Utilities

Since the 2016 Action Programme liaison work has been carried out with Scottish Water, SGN (previously Scottish Gas Networks), Scottish Power, and BT Open Reach. SGN actions have been added to the Action Programme and include:

Reinforce local medium pressure system in South East Edinburgh. Initial phases of reinforcement unlikely before 2019/20; and reinforce Edinburgh - Borders Local Transmission System. SGN currently in the process of developing a network strategy for Edinburgh.

The Action Programme will be updated when the network strategy has been completed and any site specific SGN actions have been identified.

A previously identified action for Waste Water Treatment Works at Queensferry is no longer required and has been removed from the Action Programme.

Other Changes

The updated Action Programme now identifies actions relating to the city centre and town centres. It also includes minor updates to the policy actions section.

These are not anticipated to require further strategic environmental assessment.

**STEP 3 – IDENTIFYING INTERACTIONS OF THE PLAN WITH THE ENVIRONMENT AND
CONSIDERING THE LIKELY SIGNIFICANCE OF ANY INTERACTIONS**

Plan Components	Environmental Topic Areas										Explanation of Potential Environmental Effects	Explanation of Significance
	Biodiversity, flora and fauna	Population and human health	Soil	Water	Air	Climatic factors	Material assets	Cultural heritage	Landscape	Inter-relationship issues		
N/A												

STEP 4 – STATEMENT OF THE FINDINGS OF THE SCREENING

Summary of interactions with the environment and statement of the findings of the Screening:
(Including an outline of the likely significance of any interactions, positive or negative, and explanation of conclusion of the screening exercise.)

The updated Action Programme is not considered to have any significant environmental effects as it does not introduce new policy or identify new development areas, consequently no environmental issues are identified. Its purpose is to set out actions required to implement the adopted LDP. The detail set out the Action Programme relates to the means of delivering the LDP strategy. The Action Programme will ensure that mitigation identified in the LDP SEA is delivered alongside the plan.

When completed send to: SEA.gateway@scotland.gsi.gov.uk or to the SEA Gateway, Scottish Government, Area 2H (South), Victoria Quay, Edinburgh, EH6 6QQ.

SUPPLEMENTARY GUIDANCE HEAT OPPORTUNITIES MAPPING

SCREENING REPORT

STEP 1 DETAILS OF THE PLAN

Responsible Authority:

City of Edinburgh Council

Title of the plan:

Supplementary Guidance on Heat Opportunities Mapping

What prompted the plan:

(e.g. a legislative, regulatory or administrative provision)

The adopted Local Development Plan (LDP) 2016 requires Supplementary Guidance to be prepared on heat mapping and opportunities for district heat networks.

Plan subject:

(e.g. transport)

District heating opportunities

Screening is required by the Environmental Assessment (Scotland) Act 2005.

Based on Boxes 3 and 4, our view is that:

An SEA is required, as the environmental effects are likely to be significant: Please indicate below what Section of the 2005 Act this plan falls within

Section 5(3)

Section 5(4)

An SEA is not required, as the environmental effects are unlikely to be significant: Please indicate below what Section of the 2005 Act this plan falls within

Section 5(3)

Section 5(4)

Contact details:

Lynne McMenemy
City of Edinburgh Council,
Waverley Court, G3,
4 East Market Street,
Edinburgh EH8 8BG

lynne.mcmenemy@edinburgh.gov.uk 0131 529 2485

Date:

05.02.18

STEP 2 CONTEXT AND DESCRIPTION OF THE PLAN

Context of the Plan:

The Supplementary Guidance on Heat Opportunities Mapping will provide more detail on the implementation of LDP policies Des 6 Sustainable Buildings and RS 1 Sustainable Energy and its accompanying text which requires preparation of the Supplementary Guidance.

The Supplementary Guidance covers the Edinburgh LDP area and will be reviewed in line with the LDP or as necessary.

Description of the Plan:

The Supplementary Guidance requires developers to consider if a district heat network could be delivered as part of sustainable building requirements for new developments. The guidance identifies existing LDP allocations as potential opportunities.

What are the key components of the plan?

The Supplementary Guidance sets the context for heat networks including other Council plans and strategies and establishes a policy and accompanying map which seeks to deliver heat networks, where these are feasible, in line with the Local Development Plan's existing site allocations and potential sources of heat supply.

The Supplementary Guidance places the emphasis on planning applicants for major sites to demonstrate they have considered whether a heat network is feasible and where appropriate, demonstrate how this will be implemented.

The scope of the Supplementary Guidance mapping is limited to the existing Local Development Plan allocations and with what can be directly influenced by planning policy.

Have any of the components of the plan been considered in previous SEA work?

Yes. Policies Des 6 Sustainable Buildings and RS 1 Sustainable Energy have been subject to appraisal as part of the LDP.

The [SEA](#) concluded that Policy RS 1 set out a positive stance which could contribute to reducing the causes and effects of climate change across the plan area. The requirement for Supplementary Guidance was considered to have potential positive impacts for encouraging the provision of low/zero carbon technologies.

Policy Des 6 was considered to set a strong requirement for energy efficiency in building design, SUDS, sustainable waste management and the incorporation of sustainable energy supply.

In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:

Policy guidance and mapping.

**STEP 3 IDENTIFYING INTERACTIONS OF THE PLAN WITH THE ENVIRONMENT AND
CONSIDERING THE LIKELY SIGNIFICANCE OF ANY INTERACTIONS (Error! Reference source not found.)**

Plan Components	Environmental Topic Areas										Explanation of Potential Environmental Effects	Explanation of Significance
	Biodiversity, flora and fauna	Population and human health	Soil	Water	Air	Climatic factors	Material assets	Cultural heritage	Landscape	Inter-relationship issues		
Policy guidance and mapping		✓			✓	✓	✓				<p>The Supplementary Guidance does not specify that a heat network or energy generating source should be located in a particular location.</p> <p>The guidance supports the consideration of generating heat from renewable and low carbon technologies in line with the implementation of LDP policy Des 6 (part a).</p> <p>The guidance indirectly has potential for a gradual reduction in greenhouse gas emissions.</p>	No significant effects.

STEP 4 STATEMENT OF THE FINDINGS OF THE SCREENING

Summary of interactions with the environment and statement of the findings of the Screening:
(Including an outline of the likely significance of any interactions, positive or negative, and explanation of conclusion of the screening exercise.)

The Supplementary Guidance is only to highlight that there may be opportunities for heat networks in line with LDP allocations. The Supplementary Guidance is not considered to have any significant environmental impacts requiring SEA.

When completed send to: SEA.gateway@scotland.gsi.gov.uk or to the SEA Gateway, Scottish Government, Area 2H (South), Victoria Quay, Edinburgh, EH6 6QQ.

