City Plan 2030 Environmental Report

Contents

Introduction

Purpose of this report

The purpose of this Environmental Report (ER) is to:

- Provide information for Edinburgh's City Plan 2030 at the Choices for City Plan 2030/Main Issues Report (MIR) stage;
- Identify, describe and evaluate the likely significant environmental effects of the preferred approach to the choices in the MIR and any reasonable alternatives;
- Consider the potential environmental effects of potential new development sites to inform the preferred approach and reasonable alternatives to be identified in the MIR.

The ER is a key consultation document and is published alongside the MIR and the Monitoring Statement (MS) for comment by the consultation authorities and the wider public. Potential environmental effects arising from the new policies in the Proposed Plan, substantive changes from the MIR to the Proposed Plan and any new matters not covered by the MIR will all be considered in a revised ER to accompany the Proposed Plan. Future revisions of the ER will also be subject to public consultation.

Legislation and Guidance

This report has been prepared in accordance with Section 15 of the Environmental Assessment (Scotland) Act 2005. Various guidance has been used including the Strategic Environmental Assessment Guidance 2013 published by the Scottish Government.

Key Facts

Name of Responsible Authority	The City of Edinburgh Council
Title of PPS	City Plan 2030
Requirement for the PPS	Legislative requirement
Subject of PPS	Land use planning
Period covered by PPS	10 years from date of adoption
Frequency of Update	At least every five years
Area covered by PPS	The City of Edinburgh Council Area (See Figure 1)
Purpose of the PPS	• Set out a clear spatial strategy for the Council area • Allocate land to meet the needs and targets identified by the Strategic Development Plan and other material considerations • Provide a clear context and policy basis for development and for determining planning applications
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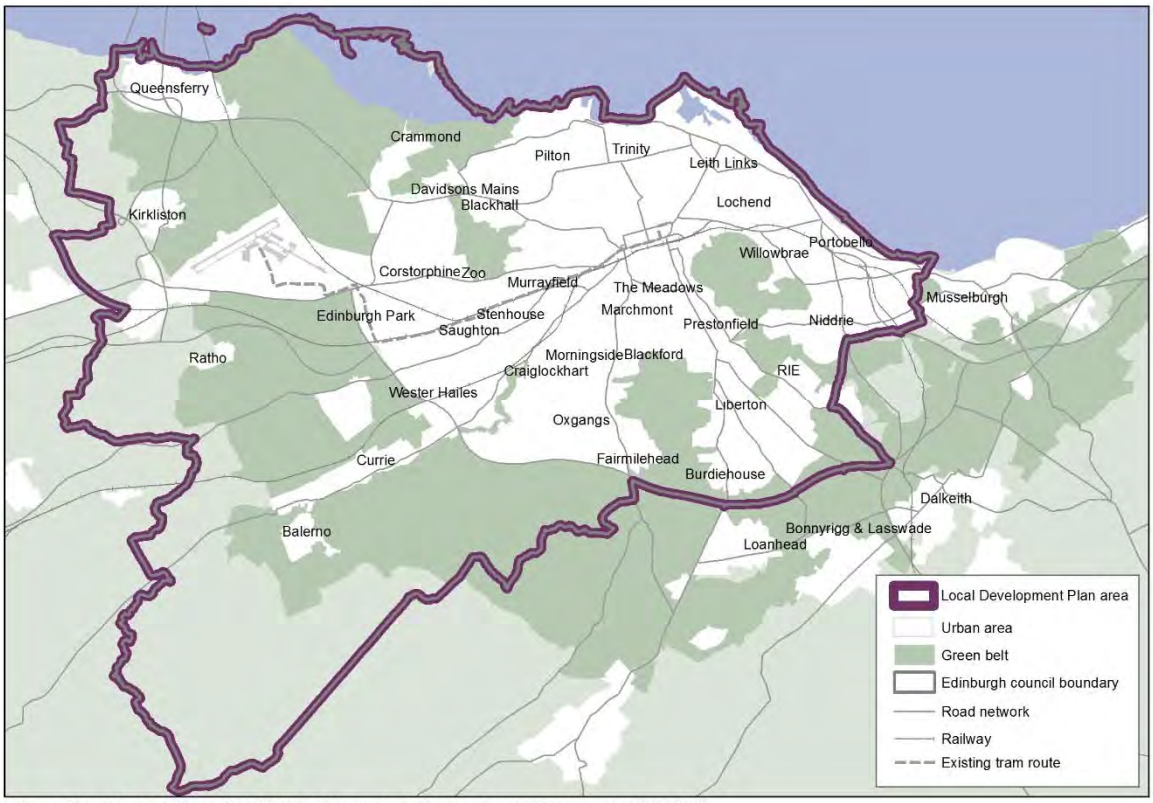


Figure 1: City of Edinburgh Council area, showing council boundary and LDP boundary

SEA activities to date

The process of environmental assessment of City Plan 2030 has been underway since the beginning of the development plan project. Table 1 sets out the Council's SEA activities to date. Regular dialogue with the consultation authorities has been maintained throughout the project. The consultation authorities have provided valuable input on the methodology and content of the Environmental Report.

Table 1: SEA Activities to date

SEA Activity	Date
Inception meeting with consultation authorities on the LDP project and timescales and discussion on initial draft of scoping report.	June 2018
Preparatory work on MIR topics and collation of baseline information for SEA	June -July 2018
Preparing of scoping report	July 2018
Submission of scoping report	July 2018
Consultation authority responses to scoping report	August 2018
Prepare environmental report and associated information	September 2018 – October 2019
Circulate draft MIR and Environmental Report to consultation authorities for comment	November 2019
Revise Environmental Report following responses	December 2019
Publication of Environmental Report	January 2020

Context

Background

The process and timeframe for the preparation and adoption of the City Plan 2030 is set out in the Council's 2019 Development Plan Scheme. The first key stage is the MIR with the accompanying ER and MS.

Scope of the Main Issues Report

The MIR focuses on the main areas of change for Edinburgh since the adoption of the Edinburgh Local Development Plan 2016 (LDP). The 'choices' address these changes, with a preferred option and at least one reasonable alternative for each one. The existing LDP is used as the baseline for preparation of the MIR.

Scope of Proposed City Plan 2030

Once the consultation period on the MIR has been completed and all representations considered, work on a proposed plan will be progressed, although preparatory work on the Proposed Plan will take place in parallel to ensure statutory timescales are met. The Proposed Plan will set out the Council's position on the issues/choices consulted upon in the MIR.

City Plan 2030 will include a spatial strategy for how the Council will meet the requirements of the Strategic Development Plan (SDP) vision and the material considerations for land allocations to meet the needs and targets set out in the SDP and a series of policies to guide future development.

Relevant Aspects of the Current State of the Environment (Environmental Baseline and Issues)

Relationships with other plans, programmes or strategies (PPS)

The MIR and City Plan 2030 are influenced by a hierarchy of International, European, National and Local PPS's that the plan must take into account as shown in Figure 1. In preparing the City Plan 2030, section 1 of the Planning etc. (Scotland) Act 2006 requires authorities to take into account the National Planning Framework and in the SDP areas, be consistent with the SDP.

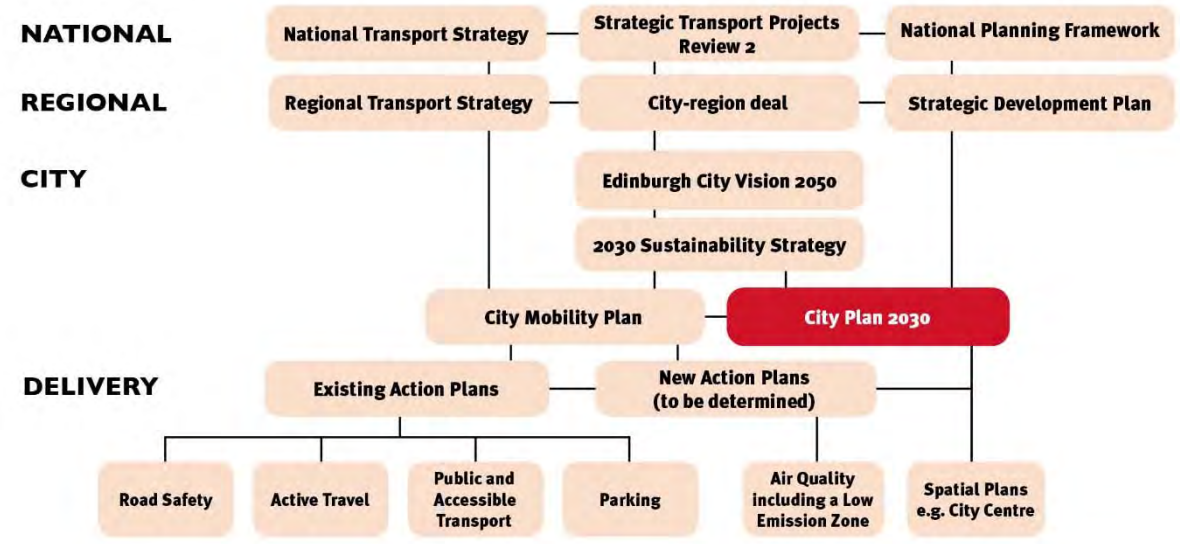


Figure 2: Relationship with other relevant PPS

Note this diagram only lists key documents as it is a conceptual diagram. Appendix 1 gives a full list of the relevant PPS and associated environmental objectives to be considered in the ER with regard to their relationship with City Plan 2030. PPSs above the national level have not been considered in detail primarily because it is assumed the environmental protection framework provided by European legislation has been transposed into national and regional plans, policies and guidance.

The City Plan 2030 when adopted will sit alongside the emerging City Mobility Plan and the Edinburgh City Centre Transformation Strategy. The preparation of these documents is being carried out in parallel which has presented the opportunity for cross working to ensure consistency and avoid conflicts. This will ensure that their respective objectives, policies and proposals reflect and reinforce each other in a holistic way, to achieve mutually supportive outcomes. It also gave the opportunity to ensure mitigation to address environmental impacts set out in the respective assessments are consistent.

Environmental Protection Objectives

The environmental protection objectives established at national, regional and local level remain those set out in the Environmental Reports for the NPF3, SDP, and SPP. It is not intended to reiterate these objectives but to direct the reader to the relevant reports outlined above. The Environmental Reports will explain that consideration of those objectives is inherent in statutory plans that City Plan 2030 is required to be consistent with and take account of.

Baseline Information

The following section provides an initial summary describing the key environmental characteristics of the Edinburgh Council area, focusing on SEA issues.

<u>Biodiversity, Flora and Fauna</u>

Edinburgh has a diverse range of designated sites with a mix of habitats and species including the following;

Three Special Protection Areas (SPA) (Imperial Dock SPA, part of the Firth of Forth SPA and Forth Island SPA) and one proposed Special Protection Area (pSPA) (St Andrews Bay Complex).

The Firth of Forth is also a Ramsar site which is an international designation for Wetlands of International Importance.

Seven Sites of Special Scientific Interest (SSSI) covering a total area of 1,239ha

Non-statutory designated sites: 109 Local Nature Conservation Sites (including Local Biodiversity Sites and Local Geodiversity sites).

Edinburgh has a Biodiversity Action Plan 2019-20 which takes a landscape scale approach to improve connectivity of natural places, enhance biodiversity which underpins ecosystem services, build in environmental resilience and value natural capital. Sections within the EBAP include blue and green networks and the built environment.

Designation	Number of Sites
Special Protection Area (SPA): Designated under the Wild Birds Directive for wild birds and their habitats.	3 and 1 proposed Firth of Forth (Part of), Forth Islands (Part of), Imperial Dock Lock, Outer

	Firth of Forth and St Andrews Bay Complex (pSPA)
Ramsar sites: designated under the Conversion of Wetlands of International Importance	1 (Within same boundary as Firth of Forth SPA)
Sites of Special Scientific Interest	7 Agassiz Rock, Arthurs Seat Volcano, Balerno Common, Duddingston Loch, Firth of Forth, Inchmickery Wester Craiglockhart Hill
Local Nature Reserves	8 Burdiehouse Burn Valley Park, Cammo Estate, Corstorphine Hill, Easter Craiglockhart Hill, Hermitage of Briad & Blackford Hill, Meadows Yard, Ravelston Woods
Local Nature Conservation Sites	122 Local Biodiversity sites (LBS) 79 plus 13 proposed sites, Local Geodiversity sites (LGS) 30

Table 2: Natural Heritage Designations

Population and Human Health

(Further detailed information on populations and households is included in the Monitoring Statement)

- The total resident population of Edinburgh has risen to 518,500 (2018), see Figure 3, and covers an area of 26,373 hectares (National Records of Scotland).
- The age structure of Edinburgh's population differs significantly from the national average, with fewer children and older people and more young adults.
- The population of Edinburgh is projected to increase by 15% or 75,965 between 2016 and 2041 (National Records of Scotland)
- In general, the population of Edinburgh enjoys a high standard of health. Life expectancy is high with females living 81.1 years and males living to 77.1 years. However, there are significant inequalities in general health and mortality rates between different neighbourhoods within the city.

- Noise can be a serious problem to people living in urban areas. In line with the Environmental Noise (Scotland) Regulations 2006 an Edinburgh Noise Action Plan was published in 2008. The Council identified 3 Noise Management Areas and 10 Quiet Areas in 2014 as part of round 1 of the noise mapping process (see Appendix 6). Following round 2 a further 18 Noise Management Areas and 10 Quiet areas were identified in the city. Work by the Edinburgh Agglomeration Working Group is now commencing on the fieldwork for round 3. The working group will continue to co-ordinate the action planning process and work with the Environmental Noise Steering Group and the Scottish Government in its delivery of the requirements of the Environmental Noise Regulations.
- An emerging public health priority in Edinburgh as well as many cities in the UK and across the world, is dealing with poor air quality (see Appendix 6). This is primarily caused by road transport emissions of gases such as nitrogen oxides (NO_x) and particulate matter ($PM_{2.5}$ and PM_{10}). These can have significant impacts on health, child development and environmental quality. In Scotland recent work by Health Protection Scotland estimates that in 2016 there were 1,724 attributable deaths (not actual deaths, but modelled estimates that would be attributable to long term exposure) associated with man-made $PM_{2.5}$. In Edinburgh this is equivalent to 153 attributable deaths in the same year.
- The Council area includes several establishments controlled under Major Hazards legislation. There is a requirement to ensure that new development is not located so as to put occupants at undue risk from these hazards.

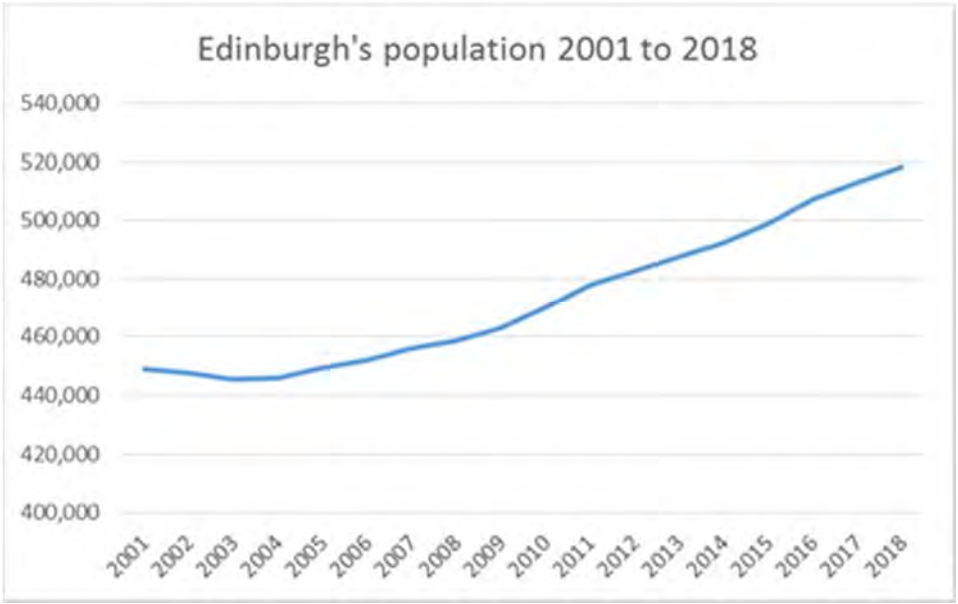


Figure 3: Edinburgh's population (2001-2018)

Material Assets

- **Housing Stock**: Out of a total housing stock of 248,300 dwellings (2018) approximately 8% are local authority properties. About 68% of the total housing stock consists of flats or maisonettes with only 10% detached houses. 35% of the housing stock was built prior to 1919.
- **Public Transport Infrastructure**: Generally, Edinburgh is well served by public transport with an extensive bus and rail network and developing tram and park and ride network. However, with a growing population, there is increasing pressure on public transport services. Many people travel to work by car causing traffic congestion and significant

pressure on parking spaces. There are a number of emerging Council transport schemes which will help improve existing public transport infrastructure including the extended tram route and additional park and ride sites. The Edinburgh Tram project is the largest infrastructure proposal to improve the city's overall transport networks and to date connects the airport to the city centre. The Council is currently undertaking preparatory work on extending the tram network to Leith and Newhaven. The current LDP safeguards that route as well as wider long term extension opportunities.

- **Rights of Way**: Edinburgh has an extensive network of off-road footpaths and cycle paths laid out over the past two decades, utilising in particular former railway alignments or following the banks of the city's watercourses. The area is traversed by a series of core paths that form the Core Path Network across the city.

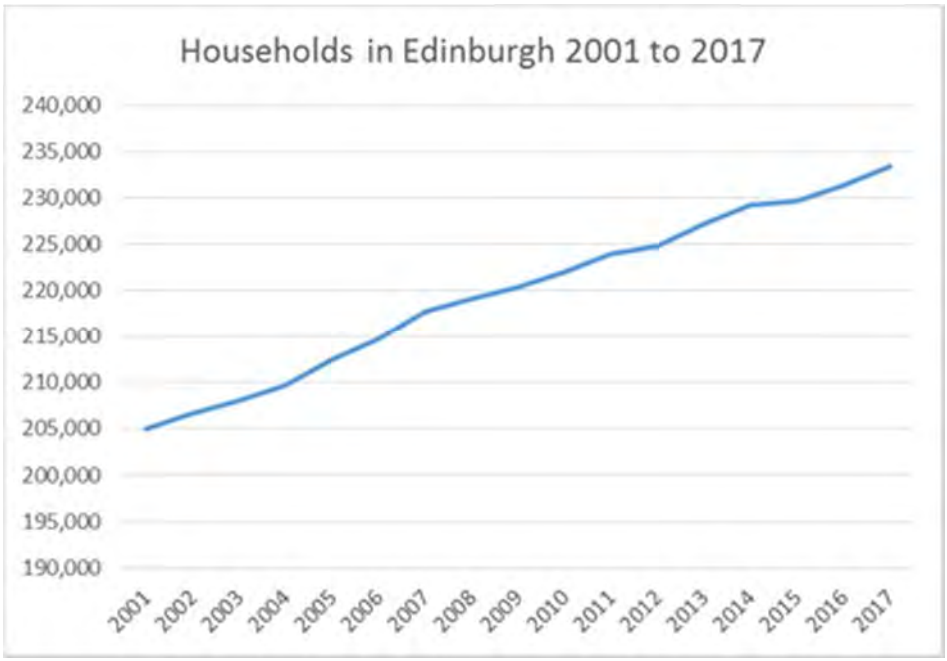


Figure 4: Households in Edinburgh (2001-2017)

Soil and Land Use

- **Agricultural and rural land:** The majority of farmland in the area is classified as prime agricultural land (Soil Survey of Scotland – Land Capability for Agriculture, Macaulay Institute for Soil Research) with the majority also within the Edinburgh Green Belt. In addition, there is a limited amount of carbon-rich and peatland soil which can be found in the Pentland Hills and which is designated a Special Landscape Area.
- **Vacant and derelict land:** Edinburgh has a relatively low incidence of vacant and derelict land compared with other Central Belt authorities. High land values and pressures for development means that land tends to be re-used quickly. However, there are significant areas of vacant and derelict land in clusters including Newbridge and parts of the waterfront, although the total amount in Edinburgh has dropped from 223ha in 2011 to 175.8ha in 2018.

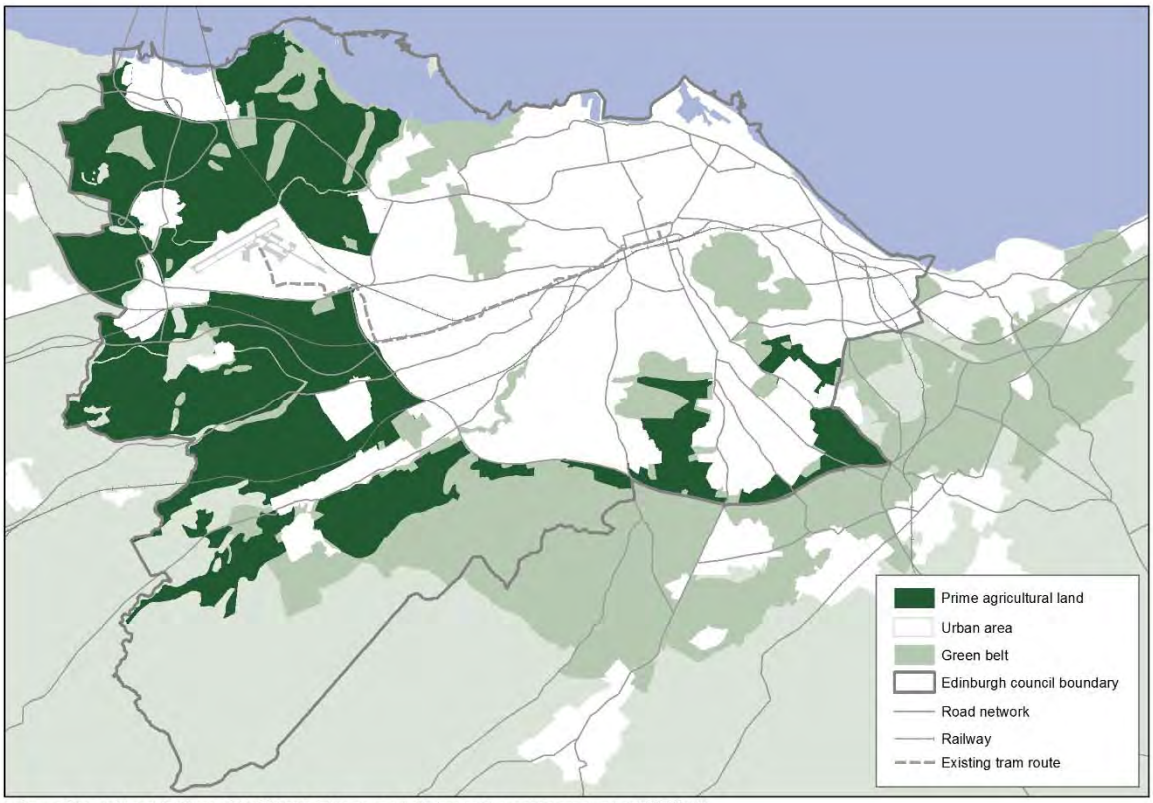


Figure 5: Prime Agricultural Land in Edinburgh

Water

- **Areas of importance for flood management:** These have been identified within the study area associated with specific water bodies (as identified e.g. Water of Leith). A map showing areas of fluvial flooding is in Appendix 6.
- **Rivers**: Edinburgh is drained by a number of relatively short rivers which generally flow from south west to north east, rising in and around the Pentland Hills and discharging into the Firth of Forth. Principal among these is the Water of Leith, which flows through the heart of the city.
- **River, coastal and surface water flooding**: The Water of Leith has been subject to intermittent flooding since people first settled in the area. However, this has become more of an issue with the increasing number of people living in close proximity. The Murrayfield, Roseburn and Gogar Burn (around the airport) areas have a history of flooding and flood prevention schemes have been implemented to reduce the risk. In addition, due to the extent of hard surfacing within the urban area, there is a significant risk of surface water flooding events. SEPA has published a Flood Risk Management Strategy for the Forth Estuary. The City of Edinburgh Council as part of the Forth Estuary Catchment Area produces a Local Flood Risk Management Plan (LFRMP). This identifies areas vulnerable to flooding and potential mitigation actions. The plan was adopted in June 2016. An interim update was completed in June 2019. The LFRMP provides further information on the funding and timetable for delivering the actions identified in the strategy between 2016 and 2022. The FRMP and LFRMP will be updated every six years. In addition, the Council will now prepare surface water management plans following on from the completed Integrated Catchment Study in 2018.

- **Water supply**: Edinburgh's water requirements are now supplied via a network of reservoirs in the Tweedsmuir, Moorfoot and Pentland Hills, some acting as main supply reservoirs and others as holding or compensation reservoirs. This infrastructure was the subject of a major investment programme. Although the availability of water reserves could become more of an issue in the future, depending on climatic changes, it is the capacity of the treatment and distribution infrastructure which require consideration in respect of the amount and location of new development in the Edinburgh area.

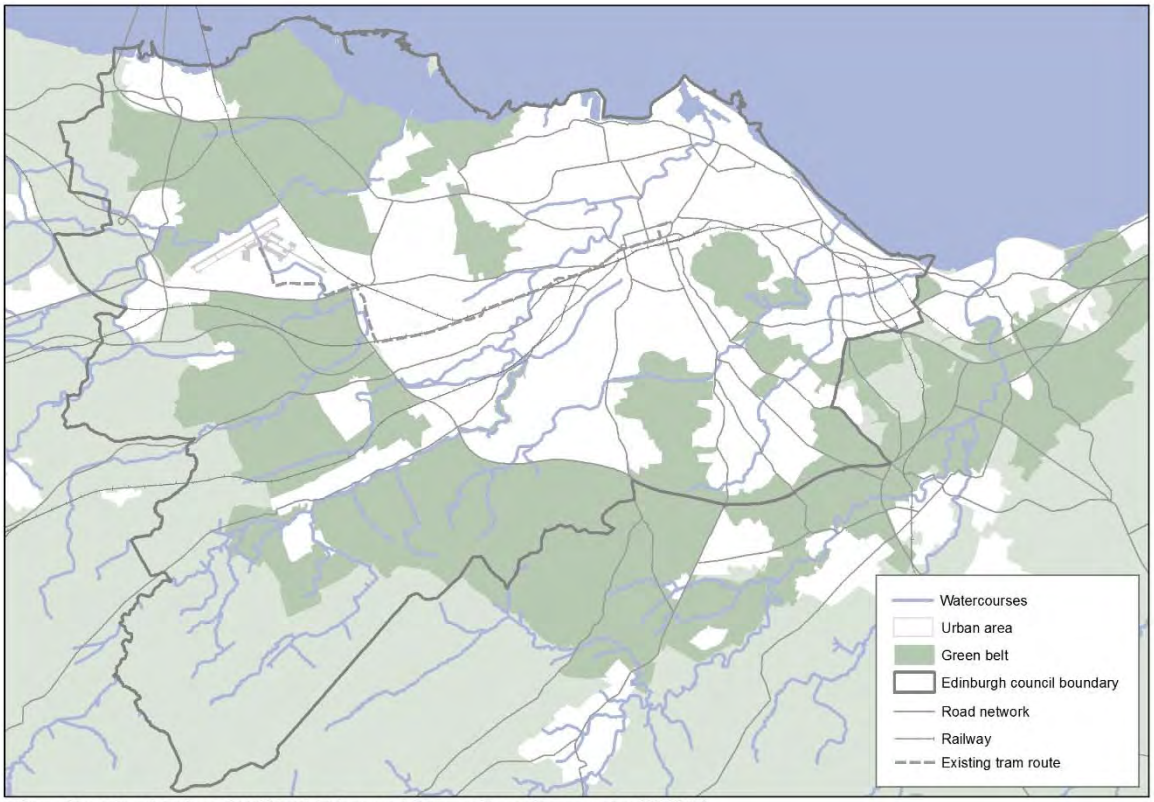


Figure 6: Watercourses in Edinburgh

Cultural Heritage

World Heritage Site: There are two historic designations in Edinburgh. The New and Old Town World Heritage Site, which was inscribed by the United Educational Scientific and Cultural Organisation (UNESCO) in 1995. One of only six in Scotland, it covers approximately 4.5 sq kms of the city's historic core. The other World Heritage site in the Edinburgh area is the Forth Bridge which was inscribed in 2015. Its three diamond-shaped towers form a cantilever bridge which was completed in 1890 and carries a dual-track railway line 46 metres above the Firth of Forth.

Listed Buildings: Edinburgh has the largest concentration of listed buildings in the UK outside London, with 4,824 listings, comprising approximately 34,000 individual properties (as at October 2019).

Conservation Areas: There are 50 conservation areas in Edinburgh, an increase of 10 since 2011, of widely varying character, ranging from the mediaeval Old Town, the Georgian New Town, Victorian suburbs and former villages which have been absorbed as the city grew over time.

Scheduled Ancient Monuments: Scotland has a rich heritage of ancient monuments reflecting generations of past lives. They are important both in their own right and as a resource for research, education, leisure and tourism. There are currently 56 scheduled ancient monuments within the City of Edinburgh Council boundary, a reduction of 14 since 2011.

Historic gardens and designed landscapes: Historic Environment Scotland maintains the Inventory of Gardens and Designated Landscapes. The purpose is to record assets of national, regional and local importance. They are valuable in terms of contribution to scenery, history, artistic design, wildlife, horticulture and tourism. A total of 17 sites are listed with the Council's area, a reduction of three since 2011.

In addition to the designated sites above there are a variety of non-designated heritage assets and sites of known or suspected archaeological significance that can be found across the wider Edinburgh area.

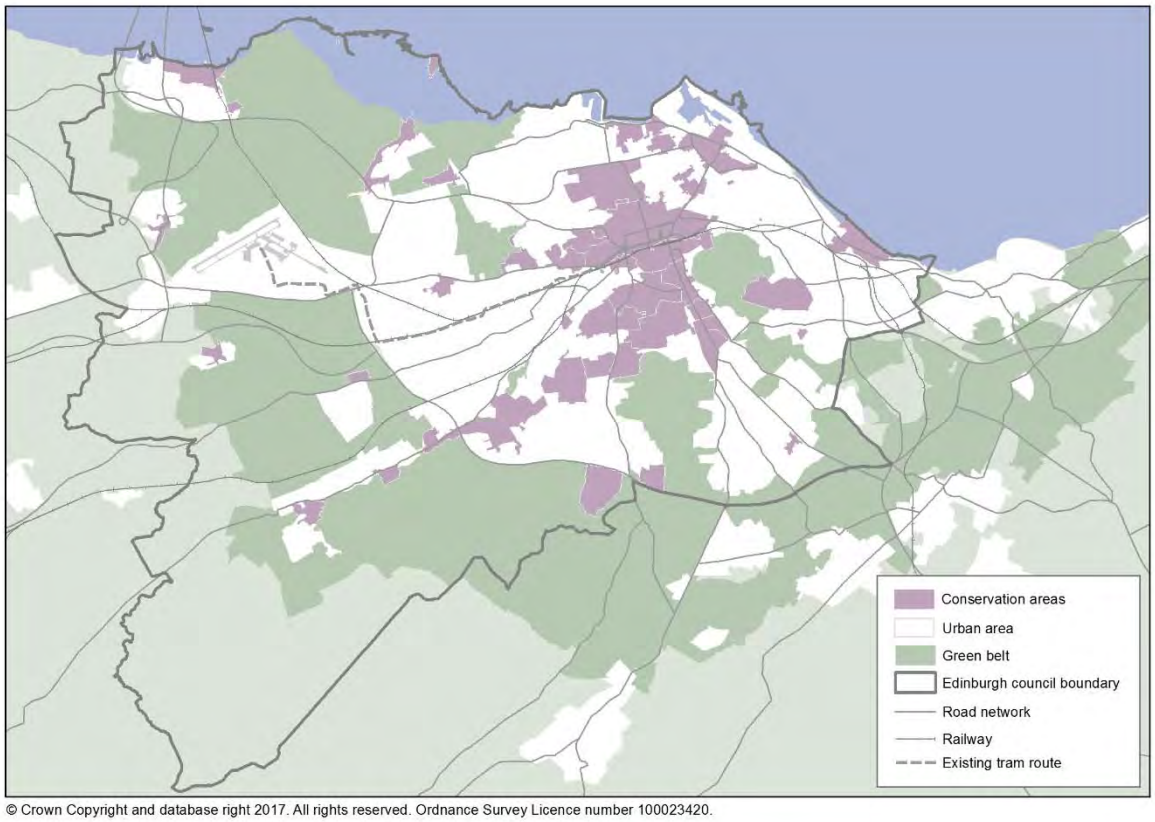


Figure 7: Conservation areas in Edinburgh

Landscapes

Landscape and Green Belt: Edinburgh has numerous outstanding features within easy reach of the City Centre: Holyrood Park including Arthurs Seat and Salisbury Crags, the Braid Hills and Blackford Hill, Corstorphine Hill and the Pentland Hills. These are designated as Green Belt and also as Special Landscape Areas. The Green Belt around Edinburgh was first established in 1957 and it has been an important tool in managing the City's growth and supporting regeneration. The current LDP released a significant amount of land from the Green Belt, primarily to meet housing land requirements in the SDP and to facilitate national planning policy on West Edinburgh and uses such as Riccarton Campus.

Within the City Centre itself, Edinburgh has open spaces of world class value. These include topographic and natural features that define the City such as Arthur's Seat, the Water of Leith and Braid Burn river valleys and the coastline. In addition, there are large areas of open space important to the character of the city, such as the Meadows and Bruntsfield Links. These spaces connect with footpaths, green corridors and water courses to form a strong green and blue infrastructure within the urban area.

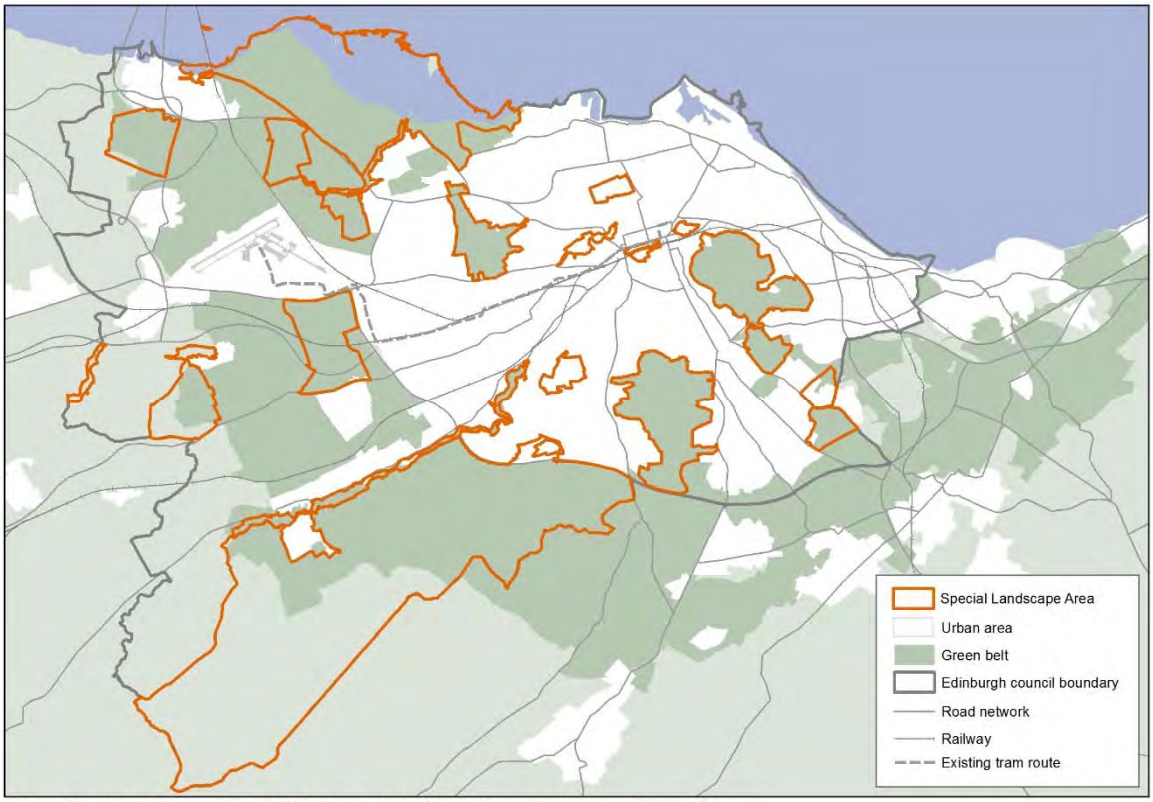


Figure 8: Map showing green belt and special landscape areas.

Environmental Issues

An initial review of environmental issues has been undertaken and has included:

- Reviews of issues from relevant strategies, plans programmes and environmental objectives
- Review of baseline environmental data
- Inception meetings with key agencies

Relevant environmental issues are summarised in Table 3.

Issue	Topic	Implications for Plan
1. Loss of prime agricultural land (PAL) through development	Population and human health Soil	Meeting development requirements may need release of PAL around Edinburgh and its transport corridors.

2. Possible future decreases in air quality/need to encourage more sustainable forms of transport: There are 6 Air Quality Management Areas in Edinburgh. 1 new Air quality management area (Jan 2017) has been identified since the last LDP due to deterioration of air quality in Leith docks area (see Appendix 6).	Air and Climatic factors	Support City Mobility plan objectives, including minimising need to travel and distances travelled, ensuring new allocations are well connected to public transport and existing and proposed active travel infrastructure, identification of low emissions zone, and provide a policy seeking mitigation of air quality impacts.
3. Need to adapt to predicted climate change and its potential impacts	Air and Climate factors	Consider the effects of climate change throughout the plan area and for the whole period of the plan, and the need for adaptation.
4. Need to protect and improve the water status of major waterbodies and avoidance of flood risk and areas which could contribute to increased flood risk.	Water	Consider potential enhancements to major waterbodies where new allocations are proposed. Consider risk of flooding with regard to redevelopment of brownfield sites resulting in change of use exposing higher risk property to risk of flooding. Deliver improved attenuation as part of new developments.
5. Edinburgh has a rich cultural heritage with a World Heritage Site, Scheduled Monuments, listed buildings and conservation areas. Edinburgh is under significant development pressure particularly in the historic core. There is a need to protect the cultural heritage from the negative impacts of development e.g. setting of SM, loss of	Cultural Heritage	City Plan 2030 should support the protection and enhancement of the cultural heritage resource from the effects of new development. Potential impacts on listed buildings in the centre to accommodate new build office and other commercial development in order to meet future demand.

LBs, effect of pollutants, etc		
6. Edinburgh has a unique landscape setting surrounded by hills and open countryside. It also has landscape features that are contained within the urban form such as Arthur's Seat, Corstorphine, the Braid Hills etc. There is a need to protect these landscape features from inappropriate development both within and on the edge of the urban form.	Landscape	City Plan 2030 should support the overall protection of the landscape character of areas as well as their visual quality. It will protect where appropriate, designated areas from inappropriate development and ensure new developments are designed and sited to minimise landscape/visual impacts.
7. The social, economic and physical environmental conditions in Edinburgh are variable and therefore do not provide a consistent quality of environment adequate to ensure good standards of public health across all areas and communities.	Population and human health	City Plan 2030 should help create well designed and sustainable communities with good access to amenities, green spaces, services and active travel. In addition, it will continue to deliver affordable, safe, quality housing that meets all needs, improve air quality, and help provide equality of access to employment opportunities.

Table 3: Relevant environmental issues

Scope and Level of Detail Proposed for the Environmental Assessment

Alternatives

The MIR focuses on the key issues/choices and areas of change in Edinburgh, setting out a series of preferred options and reasonable alternatives. By assessing the impacts of all alternatives, the ER is a key tool in determining the Council's preferred options. The ER proposes recommendations for mitigation and enhanced measures to prevent, reduce or offset adverse impacts and to enhance positive effects that are predicted to arise from the implementation of City Plan 2030.

Scoping in/out of SEA issues

The purpose of the SEA is to assess the likely significant impacts (positive or negative) that the plan will have on the environment. Schedule 3 of the Environmental Assessment (Scotland) Act, requires the MIR/City Plan 2030 to be assessed against the following environmental issues:

- Biodiversity, flora and fauna
- Population and human health
- Soil
- Water
- Air and climatic factors
- Material assets
- Cultural Heritage
- Landscape and townscape

The scoping process concluded that the MIR/City Plan 2030 is likely to significantly impact on all these environmental issues. Therefore, these issues provide the context for, and are directly related to, the development of SEA Objectives and the sub-criteria/questions to be used in the assessment process. The approach for the environmental assessment of the MIR is set out in the Scoping Report. This involves the assessment of the MIR in terms of MIR issues and new sites.

Framework for assessing environmental effects

The overall approach to the SEA assessment is set out in Tables 4 and 5 (SEA Methodology).

MIR Issues

At the MIR stage it is not possible to assess the environmental impact of City Plan 2030 policies as a whole. It is anticipated that some of the existing policies from the current Edinburgh LDP will be carried over to City Plan 2030 with only minor changes. Full assessment of changes to existing policies and of new policies will be made at the proposed plan stage with the selected choices from the MIR as part of the revised ER.

An assessment matrix has been developed to assess the choices included in the MIR relative to each SEA objective (see Appendix 2). An analysis of the preferred choices and reasonable alternatives is provided with any significant effects recorded and potential mitigation outlined.

New Sites

Development needs arising from the SDP and other material considerations requires City Plan 2030 to identify land for new development. Detailed site assessments have been undertaken to identify land with potential for development. An urban brownfield site assessment has been carried out to assess in full the potential for new development to come forward on previously developed land. This assessment has identified 13 sites with potential for development. These sites represent the most sustainable options, as they are well located to existing/future public transport services and active travel networks which in turn ensures high mode share and minimises the increase in private car trips.

Although City Plan 2030 seeks to use as much brownfield land as possible, it may be the case that development requirements cannot be met in full on brownfield sites. If so greenfield land may be needed. A separate site assessment process was undertaken reflecting the fact that greenfield sites present different issues. All land to the west and south east of Edinburgh has been divided into sites for assessment purposes based on land ownership boundaries, field boundaries or landscape features. Each site has been assessed against various criteria including distance to long term growth corridors, active travel, landscape character, green networks and flood risk. The outcomes of the site assessments are set out in the separate Housing Study.

Following these assessments a number of potential development sites are identified in the MIR both within the urban area and on greenfield land. Those that best meet the assessment criteria inform preferred and reasonable alternative choices.

The MIR provides capacity estimates based on developable areas. The MIR estimates capacity for brownfield sites based on assumptions of a range of densities; medium low (60-100 dwellings per hectare), medium high (100-175 dwellings per hectare) and high (175-275 dwellings per hectare). The density range has been provided to allow flexibility, e.g. ground conditions may affect site layout. With regard to greenfield sites the capacity estimates are based on an assumption of a minimum of 65 dwellings per hectare.

Each of the potential sites has been subject to strategic environmental assessment. The outcomes of the environmental assessment are set out in a matrix based on SEA objectives (See Appendices 4 and 5). The matrix allows the cumulative effects for the sites to be assessed, both internally, i.e. within the Edinburgh Council boundary, and externally i.e. combined with identified environmental impacts in adjacent council areas.

Environmental constraints have been identified and mapped for all sites.

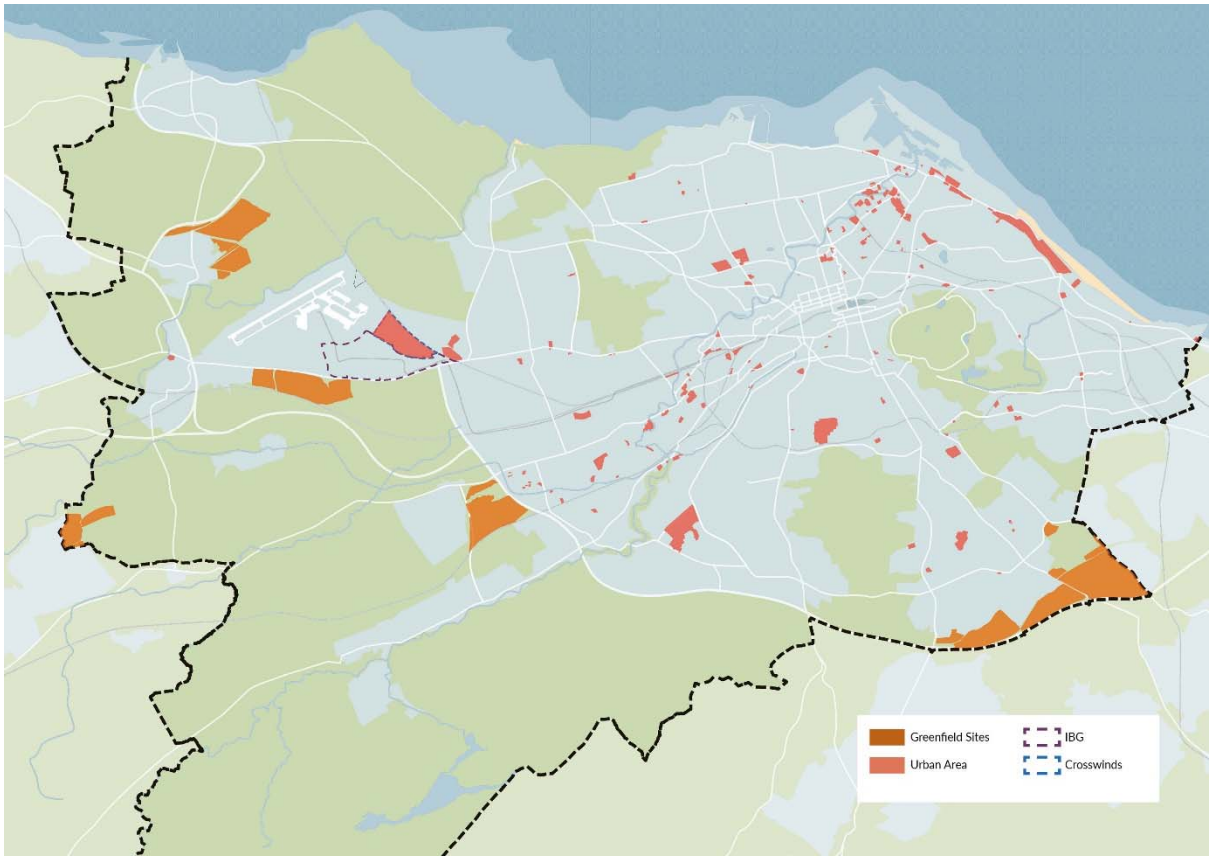


Figure 9: Potential new housing sites subject to assessment

SEA Methodology

Table 4: Methodology for assessing Choices

Biodiversity, Fauna and Flora	**To protect and enhance biodiversity, flora and fauna and habitat networks**
B1	Would the choice protect and or enhance Biodiversity, including flora and fauna?
B2	Would the choice protect and or enhance existing habitats and established networks?
Population and human health	**To improve the quality of life and human health for communities**
P1	Would the choice encourage the co-location of development with good health, social and recreational facilities (e.g. useable open space)?
P2	Would the choice protect and encourage the use of core paths, pedestrian walkways and cycle tracks?
Soil	**Protect the quality and quantity of soil**
S1	Would the choice minimise the use of Greenfield land (promote brownfield)?
S2	Would the choice protect prime agricultural land and carbon rich soils and peat soils from development?
S3	Would the choice minimise soil sealing, as defined in the soil framework?
Water	**Prevent the deterioration and where possible, enhance the status of the water environment and reduce/manage flood risk in a sustainable way**
W1	Would the choice maintain the status of major water bodies?
W2	Would the choice minimise flood risk?
W3	Would the choice promote the use of SUDs and other water storage solutions?
W4	Would the choice impact upon waste water treatment capacity?
Air and Climatic factors	**Maintain and improve air quality and reduce the causes and effects of climate change**
A1	Would the choice ensure that measures to improve air quality are not undermined?
A2	Would the choice protect AQMAs and candidate AQMAs?
A3	Would the choice minimise the distance people need to travel?
A4	Would the choice encourage the provision of low/zero carbon technologies
Material Assets	**Minimise waste and promote the sustainable use of natural resources**
M1	Does the choice encourage the protection and enhancement of open space?
M2	Does the choice contribute towards 'Zero Waste' objectives?
Cultural Heritage	**Protect and where appropriate, enhance the historic environment**

H1	Does the choice protect and enhance the historic environment?
H2	Does the choice increase access and understanding of historic environment?
Landscape and Townscape	**Protect and enhance the landscape character and setting of the city and improve access to the open space network**
L1	Does the choice enhance the landscape setting of the city?
L2	Does the choice maintain the diversity of landscape character?

Table 5: Methodology for Assessing Sites

Biodiversity, Fauna and Flora	**To protect and enhance biodiversity, flora and fauna and habitat networks**
B1	Would site protect and or enhance the integrity of a European and/or National designated biodiversity site?
B2	Would the site protect and or enhance the integrity of local designated biodiversity sites and wildlife sites?
B3	Would the site protect and or enhance the integrity of existing habitat networks and other wildlife corridors?
B4	Would the site protect and or enhance protected species?
B5	Would the site protect and or enhance ancient woodland?
Population and human health	**To improve the quality of life and human health for communities**
P1	Would the site be located away from regulated site which would increase the population affected by nuisance (odour, noise), poor air quality or regulated major hazard?
P2	Would the site have an impact on designated quiet areas or noise management areas?
P3	Would the site provide opportunities for active travel or recreation?
P4	Would the site provide opportunities for social interaction and inclusion?
Soil	**Protect the quality and quantity of soil**
S1	Would the site be located on brownfield land?
Water	**Prevent the deterioration and where possible, enhance the status of the water environment and reduce/manage flood risk in a sustainable way**
W1	Does the site protect and enhance the water status of major water bodies?
W2	Does the site add to flood risk or reduce flood storage capacity?
Air and Climatic factors	**Maintain and improve air quality and reduce the causes and effects of climate change**
A1	Does the site provide good accessibility to public transport?
A2	Does the site provide good accessibility to active travel networks?
A3	Does the site affect existing AQMAs?
A4	Does the site prevent increased flooding or instability as a result of climate change?

Material Assets	Minimise waste and promote the sustainable use of natural resources
M1	Does the site result in the loss of/have adverse effects on open space?
M2	Does the site provide access to open space, greenspace/recreational provision?
Cultural Heritage	**Protect and where appropriate, enhance the historic environment**
H1	Does the site have significant effects on Listed buildings and their settings?
H2	Does the site have significant effects on scheduled monuments and their settings?
H3	Does the site have significant effects on conservation areas?
H4	Does the site have significant effects on the outstanding value of the World Heritage Sites?
H5	Does the site have significant effects on Historic Gardens and Designed Landscapes?
H6	Does the site have significant effects on non-designated heritage assets?
Landscape and Townscape	**Protect and enhance the landscape character and setting of the city and improve access to the open space network**
L1	Does the site have significant effects on the landscape setting of the city or its townscape?
L2	Does the site enable clear and defensible green belt boundaries to be formed?
L3	Does the site have significant effects on the designated landscape areas?
L4	Does the site support the delivery of the green network?

Assessment of the Environmental Effects and Suggested Mitigation

Choices for City Plan 2030 (Issues)

Choice 1: Make Edinburgh a sustainable, active and connected city

The preferred choice is to introduce new policies on green spaces and green networks including a 5 hectare green space standard, green and blue infrastructure, new allotments, additional cemetery provision, and long term maintenance and management arrangements. This approach is likely to have a positive effect in terms of biodiversity, flora and fauna, reducing soil sealing, improving quality of life by providing better access to open space, encouraging protection and enhancement of open space and promoting the use of SUDs.

The reasonable alternative is to retain current policies which is expected to have a net neutral effect, i.e. no significant positive or negative effects over the status quo.

Choice 2: Improving the quality, density and accessibility of development

The preferred choice is to introduce a requirement that all developments demonstrate their design will include measures to tackle/adapt to climate change, revise policy to ensure higher density development, revise design and layout policies to achieve better layouts for active travel and connectivity, ensure development delivers quality open space and public realm. This approach is likely to have a positive effect in terms of minimising the distance people need to travel through

higher density development, minimising the use of greenfield land, providing better access to open space and by encouraging low/zero carbon technologies through better design which seeks to tackle or adapt to climate change.

The reasonable alternatives are to continue to use existing policy which will have a net neutral effect.

Choice 3: Delivering carbon neutral buildings

The preferred choice is to introduce a requirement for all buildings and conversions to meet the zero carbon/platinum standards as set out in the current Scottish Building regulations. This approach is likely to have a positive effect in terms of encouraging the provision of low/zero carbon technologies.

The reasonable alternatives are to use the Scottish building regulations bronze standard, the current policy position which will have a neutral effect, the silver standard or the gold standard which will have a more positive impact compared to the existing policy position but not as significant as the platinum standard.

Choice 4: Preparing place briefs and supporting the preparation of local place plans

The preferred choice is to prepare place briefs for areas and sites within the plan, highlighting the key elements of design and layout new developments should deliver, and support Local Place Plans for communities by setting out how they can help achieve great places and support community ambitions. The reasonable alternatives are to continue to use existing policy.

No significant environmental effects are anticipated from either approach.

Choice 5: Delivering community infrastructure

The preferred choice is to direct development to where there is infrastructure capacity, to set out where new community facilities are needed and to ensure they are well connected with active travel routes and public transport services. To co-locate community services close to the communities they serve and to set out where new development will be expected to contribute towards new infrastructure. In addition, to stop using supplementary guidance and set out developer contribution policy within the plan. This approach is likely to have a positive effect in terms of encouraging the co-location of development with good health, social and recreational facilities, encouraging active travel and reducing the need to travel.

The reasonable alternative is to retain current policies, which is expected to have a net neutral effect.

Choice 6: Creating places that focus on people, not cars

The preferred choice is a new policy that assess new development against its ability to meet targets for public transport usage, walking and cycling. Also want to use place briefs to set targets for trips by walking, cycling and public transport and this will determine appropriate parking levels to support high use of public transport. This approach is likely to have positive effects in terms of encouraging the co-location of development with good health/social facilities, encouraging the use of cycleways and active travel routes and reducing the need to travel.

The reasonable alternative is to retain current policies, which is expected to have a net neutral effect.

Choice 7: Supporting the reduction in car use in Edinburgh

The preferred choice is to determine parking levels in new developments based on targets for trips by walking, cycling and public transport, protect against development of additional parking in the city centre to support delivery of the City Centre Transformation programme, update policies to support parking for bikes, those with disabilities and electric vehicles, support the city's park and ride infrastructure through extensions to them, and supporting new park and ride sites. This approach is likely to have positive effects in terms of encouraging active travel, low emissions vehicles, travel by public transport, minimising the distance people travel and the benefits of good air quality that arise from less private vehicle trips.

The reasonable alternative is to retain current policies which is expected to have a net neutral effect.

Choice 8: Delivering new walking and cycling routes

The preferred choice is to update policy on the cycle and footpath network to provide criteria for identifying new routes, as part of City Centre Transformation and other relevant projects, to assist in delivering a number of strategic walking and cycling links around the city, and to safeguard or add any other strategic active travel links within any of the allocated sites. This approach is likely to have positive effects in terms of encouraging active travel and the benefits of good air quality that arise from less vehicle trips.

The reasonable alternative is to retain current policies, which is expected to have a net neutral effect.

Choice 9: Protecting against the loss of Edinburgh's homes to other uses

The preferred choice is to consult on designating Edinburgh or parts of Edinburgh as a 'Short Term Lets Control Area' where planning permission will always be required for a change of use of whole properties for short term lets. Also want to create a new policy on the loss of homes to alternative uses when planning permission is required for a change of use of residential flats and houses to short-stay commercial visitor accommodation or other uses. The reasonable alternative is to continue to use existing policies.

No significant environmental effects are anticipated from either approach.

Choice 10: Creating sustainable communities

The preferred choice is to revise existing policy on student housing to ensure it is delivered in the right scale in the right locations, creating a policy framework which sets out a requirement for housing on all sites over a certain size, and creating a policy promoting the better use of single-use out of centre retail units and commercial centres where redevelopment is proposed for mixed use including housing. The reasonable alternative is to continue to use existing policy on student housing and mixed use developments.

No significant environmental effects are anticipated from either approach.

Choice 11: Delivering more affordable homes

The preferred choice is to amend the existing affordable housing requirement to 35% for all developments of 12 residential units or more, and to require a mix of house types and tenures by being prescriptive on the required mix. The reasonable alternative is to continue to use the existing policy on affordable housing which requires all housing sites to have 25% affordable housing.

No significant environmental effects are anticipated from either approach.

Choice 12: Building our new homes and infrastructure

The preferred choice is to have all new development delivered by the Council and its partners within the urban area, in order to minimise greenbelt release to reach the affordable housing target. There are two reasonable alternatives. One is a market led greenfield approach, where sufficient land is released from the Green Belt and supporting infrastructure is identified. The other reasonable alternative a blended approach where the Council intervenes to deliver more in the urban area and release some land from the green belt where supported by the ER with appropriate new infrastructure to support it.

The preferred approach would have a positive impact in terms of soil, by encouraging the re-use of brownfield land and help to reduce the distance people have to travel. However, impacts on flood risk, open space and the historic environment are uncertain as it will depend on which sites are brought forward for development. The blended approach would have a negative impact on prime agricultural land compared to the preferred option although it would have a neutral impact on soils in terms of minimising the impact on greenfield land. Impacts on flood risk, historic environment, landscape setting and diversity are uncertain depending on which sites are brought forward. There is also a higher risk of an impact on AQMAs as greenfield developments are more likely to generate additional car trips. The market housing approach is likely to have similar effects to the blended approach but more significant, plus it would not minimise the use of greenfield land and would have a higher risk of an impact on AQMAs.

Through the preparation of place briefs and appropriate assessments the potential impacts of brownfield sites can mostly be mitigated. Greenfield sites are likely to have greater impacts and although some of this can be mitigated through the provision of new infrastructure the longer commuter distances means there is a potential risk of additional vehicle trips and associated impacts even with mitigation.

Choice 13: Supporting inclusive growth, innovation, universities and culture

The preferred choice is to create a new policy that provides support for social enterprises, start ups, culture and tourism, innovation and learning and the low carbon sector where there is a contribution to good growth for Edinburgh. The reasonable alternative is to retain current policies.

No significant environmental effects are anticipated from either approach.

Choice 14: Delivering West Edinburgh

The preferred approach is to support best use of existing public transport infrastructure in West Edinburgh and accommodate the development of a mix of uses to support inclusive, sustainable growth by identifying an area of search. In addition, it proposes to remove the LDP safeguard for the Royal Highland Centre at Norton Park and allocate the Edinburgh Airport “crosswinds runway” for development. This approach would have uncertain effects as it is not clear at this stage what sites will be brought forward for development. Although development in this location is more distant to the city than brownfield sites within the city, it does generally have better access to public transport than the other greenfield sites.

The reasonable alternative is to retain current policies which is expected to have a net neutral effect.

Choice 15: Protecting the City centre, town centres and local centres

The preferred approach is to continue to protect and enhance the city centre, support and strengthen town and local centres and direct new development to them where justified by the Commercial Needs Study, support small scale proposals outwith local centres where is evidence of a lack of provision, review existing town/local centres including the identifying new centres and boundary changes, continuing to prepare supplementary guidance for centres. In addition, support new hotel provision in local, town and commercial centres with good public transport access. This approach would have positive effects by encouraging active travel and discouraging private vehicle trips by ensuring development is in the most accessible locations.

The reasonable alternative is to stop using supplementary guidance and set out policy within the plan, and to seek to reduce quantity of retail floorspace within centres in favour of alternative uses and permit commercial centres to accommodate any growing demand. This approach is likely to result in additional private vehicle trips as commercial centres are generally less accessible by active travel and public transport and there is the potential for impacts on AQMAs.

Choice 16: Delivering office, business, and industry floorspace

The preferred approach is to continue to support office use at strategic locations, to support office development at commercial centres, and to strengthen the requirement within the city centre to provide significant office floorspace within major mixed use developments. In addition, identify sites within Edinburgh with potential for office development, introduce a loss of office policy, identify proposals for new modern business and industrial sites, ensure some business space is retained during redevelopment of existing sites, continue to protect industrial estates, and introduce a policy that provides criteria for locations where we would support goods distribution hubs. This approach is likely to have positive effects in terms of minimising the need to travel and improving air quality as long as new office development is located in the most accessible locations with access to public transport services and active travel.

The reasonable alternative is to retain current policies which is expected to have a net neutral effect.

New Sites

Brownfield Sites

A detailed site assessment was undertaken of all potential brownfield sites within the urban area. A total of 144 sites were assessed which represents a comprehensive assessment of all land within the built up area. The full housing site SEA matrix is provided in Appendix 4. The sites assessed comprise a mixture of existing uses including existing class 4/5 business use, open space, vacant land, council owned land etc. The MIR identifies most of the assessed sites within the urban area as options for redevelopment.

The SEA assessment carries out a full assessment of all the environmental impacts of the urban sites. Inevitably, particularly given that a significant part of the city has historic status, a lot of the sites have potential environmental impacts. In the majority of cases the issues raised, for example impacts on listed buildings, conservation area, townscape impacts etc can be mitigated through appropriate assessment, layout and design. However, with regard to surface water flooding, the redevelopment of brownfield sites does provide an opportunity to reduce the environmental

impacts. The majority of such sites have been previously developed without any consideration to flash flooding/surface water events and tend to comprise largely of non-permeable surfaces. The redevelopment of these site provides an opportunity to introduce sustainable urban drainage systems and introduce water attenuation.

However, there are a number of sites that raise potentially significant environmental effects. Particular issues of concerns are sites within PM10 air quality management areas, and sites within 1 in 200 year flood zones. It may be the case that it is not possible to redevelop all or parts of these sites even with mitigation. This matter is reflected in the assessment matrix.

Greenfield Sites

A detailed assessment was undertaken of all greenfield sites around Edinburgh. Detailed information on the assessment work undertaken can be found in the Housing Study. Following this assessment a number of possible sites have been identified as potential options for a blended or market strategy and are as presented in the MIR. The section below sets out a summary of the significant environmental effects for the sites included in the MIR. The full SEA matrix is provided in Appendix 5.

South East Edinburgh

These five sites could have a number of significant environmental effects. All the sites would result in loss of prime agricultural land. Sites East of Burdiehouse Road, South of Lang Loan and South of Gilmerton Station Road benefit from not having impacts on heritage assets, however, they are distant to local convenience services, do not have good public transport accessibility and lack connectivity to the existing national cycle network. Both the Drum North and Drum South sites benefit from being within walking distance of local convenience services but lack good public transport accessibility. Most of the Drum North site is within a Historic Garden and Designed Landscape, a special landscape area and contains listed buildings, all of which could significantly reduce its developable area. The Drum South site being adjacent to Drum North is also sensitive in terms of the setting of the designed landscape and listed buildings. Extensive mitigation, as set out in the matrix, will be required in terms of protecting sensitive elements of these sites from development and to overcome lack of accessibility and connectivity.

West Edinburgh

Norton Park, a single ownership site, has a number of potentially significant environmental effects. The site benefits from being within 10 minutes walking distance of local convenience services and it is adjacent to the national cycle network. However, part of the site is within a 1 in 200 year flood zone, it would result in loss of prime agricultural land and there are listed buildings and a scheduled ancient monument within the site. It is also adjacent to ancient woodland and a Special Landscape Area. As set out in the matrix, various assessments will be required including flood risk, impacts on ancient woodland and protected species etc. and appropriate mitigation will be required in terms of the design and layout of the development to minimise the environmental impact of development of this site.

East of Riccarton

This is a single site. It benefits from being within 10 minutes walking distance of local convenience services, although the city bypass acts as a barrier, and it is adjacent to the national cycle network. Part of the site is within a 1 in 200 year flood zone, it would result in loss of prime agricultural land and there are listed buildings and a scheduled ancient monument within the site. In addition, the

site is adjacent to a Special Landscape Area and a conservation area. As set out in the matrix various assessments will be required and appropriate mitigation will be required in terms of design and layout of the development to minimise the environmental impact of the development of this site.

East Calder

This area comprises two sites Bonnington and Overshiel. Both sites are prime agricultural land. The Bonnington site has ancient woodlands on the site, listed buildings, a HSE consultation zone and is adjacent to a modern art and sculpture park with panoramic views. It does not have good public transport accessibility or connections to the national cycle network. There is a watercourse on the edge of the site and part of the site is within a 1 in 200 year flood zone. There is also a Special Landscape Area adjacent to the site. As set out in the matrix various assessments will be required and the design and layout of the site should seek to minimise the environmental impact of any development.

The Overshiel site does benefit from being within 10 minutes walking distance of a local convenience service but it still does not have good public transport accessibility or connections to the national cycle network. There is a LNCS within the site and it is partially within a Special Landscape Area. The site is also adjacent to some ancient woodland, a watercourse and a listed building. However, overall the site is less sensitive than the Bonnington site. As set out in the matrix various assessments will be required and the design and layout of the site should seek to minimise the environmental impact of any development.

Kirkliston

This area comprises four sites; Craigbrae, Conifox, North Kirkliston and Carlowrie Castle. All sites are prime agricultural land, do not have good public transport accessibility or connections to the national cycle network. An HSE consultation zones runs through Craigbrae and Carlowrie Castle. The North Kirkliston site is located between the M90 and an existing railway line with the potential for noise impacting on residential amenity. Both Conifox and Carlowrie Castle are partially within 1 in 200 year flood zones and are adjacent to Edinburgh airport. There are also LNCS sites and listed buildings in the area. As set out in the matrix various assessments will be required and the design and layout of the sites should seek to minimise the environmental impact of development.

Cumulative Effects

The cumulative and/or synergistic effects of the MIR choices need to be assessed. This section considers the cumulative, secondary and synergistic effects of land use proposals at a strategic level within Edinburgh (internal) and when combined with the effects of development taking place in adjacent local authority areas (external). Some effects are inevitable when a plan has to identify new sites to accommodate development within one LDP area. However, the effects can be mitigated to a certain extent by ensuring new development is of high density, and is delivered in parallel with appropriate new infrastructure, particularly public transport, active travel measures and landscape measures.

This section of the ER will be updated at the Proposed Plan stage. It will more accurately establish the cumulative effects that may occur when the final site selection process is complete, a transport assessment has been carried out, detailed development briefs have been prepared, infrastructure identified and all the policies that will be included in the Proposed Plan will be known. The section below sets out a summary of the significant effects. The full matrix is set out in Appendix 3.

Definitions

Cumulative effects; arise where several land use proposals or choices each have insignificant effects but together have a significant environmental effect.

Synergistic effects; where effects interact to produce a total effect greater than the sum of individual effects, so that the nature of the final impact is different to the nature of the individual impacts.

Cumulative Effects (Internal to Edinburgh)

Population and human health

Although the majority of sites do not have an impact on human health there are some urban sites within areas of poor air quality and the development of these sites would have the effect of increasing the population exposed to poor air quality. Appropriate design and layout of development could help to mitigate the impacts for most sites, however, in some locations it would not be possible to mitigate it fully and this may prevent some sites from being redeveloped for particular uses.

Soil

There may be cumulative and synergistic negative effects on soil quality if City Plan 2030 requires significant releases of greenfield land for development. City Plan 2030 will include policies to help mitigate environmental effects, for example, working towards zero carbon standards and creating green adaptable and resilient places, by promoting SuDS, enhanced biodiversity, good health etc.

Air and Climatic factors

Air quality is a key environmental issues of concern within the Council area. The brownfield strategy would help to reduce the impact of development as sites within the urban area have better access to existing public transport services and active travel. However, there may still be a need to identify greenfield sites to meet development requirements. Even with Choice 6 (Creating places for people not cars) targets for public transport usage and active travel, those sites are likely to generate higher vehicle trips rates which may lead to further negative cumulative and synergistic effects, particularly along key transport corridors. The air quality issues are mostly attributable to traffic congestion and AQMAs are in place with action plans to help reduce emissions in these areas. In addition, the Council is considering options for a low emission zone and is preparing a City Mobility Plan which will help to address existing air quality issues.

Landscape and Townscape

The collection of five sites at Gilmerton would remove virtually all of the existing agricultural land on that side of the city, bringing the urban landform towards the city bypass, resulting in a potentially significant cumulative visual impact on the landscape setting of the south side of the city. In addition, the development of these sites would significantly increase the number of receptors to traffic noise which would require mitigation in terms of landforming and planting. However, the effectiveness of this may vary depending the relationship of development heights in relation to the bypass. Although development here would have a landscape impact in terms of loss of rolling farmland, that landscape character would continue to the south of the city bypass, preventing total loss of its landscape character. These cumulative impacts could be mitigated to a certain extent through the preparation of an integrated landscape framework.

The Norton Park site is located to the south of the A8 and north of the Edinburgh/ Glasgow rail line. The site is visually isolated from the other proposed sites so would not have a cumulative visual impact with them. However, it could have a potentially cumulative visual or landscape impact when combined with the yet to be delivered International Business Gateway. However, the cumulative impacts of this could be addressed by completely changing the character of the area into an urban extension with appropriate urban form, density and infrastructure.

Cumulative Effects (External to Edinburgh)

Air and Climatic Factors

Edinburgh is at the centre of the city region and is the main travel to work destination and regional shopping centre. Development within other council areas is likely to lead to an increase in commuter vehicle trips into Edinburgh and in turn a deterioration in air quality, particularly within Edinburgh. There is no data currently available to quantify the level of impact on Edinburgh's AQMAs from development outwith Edinburgh so it is assumed that a proportion of the additional trips generated would pass through the AQMAs. Even with the mitigation and choices set out within the MIR, impacts on air quality would not be fully addressed. However, the Council is currently considering options for a Low Emissions Zone and a City Mobility Plan in parallel with City Plan 2030 and these strategies seek to improve air quality and help to tackle the impacts of commuting.

Landscape and Townscape

The risk of a cross boundary landscape impact is only likely to happen where development sites have been identified next to or close to the Council boundary. With regard to the Gilmerton sites these would extend development up to the Council boundary as defined by the Edinburgh city bypass. Providing that Midlothian Council does not allocate sites adjacent to the city bypass to the south there is unlikely to be a cumulative cross boundary impact. At present Midlothian Council does not allocate land there for development in its adopted Local Development Plan. The only other development sites likely to have an impact are those at Calderwood. Development in this location would in effect extend the existing Calderwood development across the Council boundaries resulting in a cumulative cross boundary impact. However, as long at the mitigation identified in the greenfield site assessment in Appendix 5 is delivered the impact should be contained.

Next Steps

The anticipated milestones in the SEA and planning processes related to this PPS are set out in Table 6. The main stage for stakeholders and the general public to engage in the preparation of the LDP is through the engagement and consultation process after the MIR is published in January 2020. The results of that engagement will inform the preparation of the Council's Proposed LDP. There will be an opportunity to make representations regarding the Proposed LDP when it is published (August 2020).

Table 6: City Plan 2030 and SEA Timescales

Timescale	LDP Process	SEA Process
January 2019	Publish Choices for City Plan 2030 (MIR), and associated documents	Publish Environmental Report
February 2020 – March 2020	Choices for City Plan 2030 consultation period (8 weeks)	Consult on Environmental Report

August 2020	Publish Proposed Plan and receive representations (6 weeks: End August-start October)	Publish Revised Environmental Report
January 2021	Submit proposed LDP, Action Programme schedule 4s to Scottish Ministers	Submit Environmental Report with Proposed Plan
November 2021	Examination / Report of Examination	
December 2021	Revised Proposed Plan to include reporter recommended alterations	Prepare revised Environmental Report to reflect reporter recommendations
February 2022	Adoption of LDP	Publish post adoption statement

Appendix 1: Relationship with other relevant Legislation, PPS and environmental objectives

Name of PPS or Legislation	Environmental Objectives
Biodiversity, Flora & Fauna	
Habitats Regulations	The Habitats Regulations transpose the provisions of the EU Habitats and Birds Directives into Scottish Law and require that local development plans are subject to an appropriate assessment of their implications for European sites.
Nature Conservation (Scotland) Act 2004	To conserve biodiversity and protect the nations precious natural heritage. Implementation is linked to the national biodiversity strategy.
Convention on Biological Diversity – UK Post 2010 Biodiversity Framework/Scottish Biodiversity Strategy	Conserve species and habitats that are considered vulnerable or threatened on a local or national basis and in turn contribute to the conservation of our global biodiversity; promote awareness of local natural resources; promote community engagement in and ownership of the practical conservation of natural resources and promote the sustainable and wise use of resources.
2020 Challenge for Scotland's Biodiversity	The focus of the strategy is on protecting and restoring healthy ecosystems, connecting people with nature and ensuring biodiversity contributes to sustainable economic growth.
Scotland's Biodiversity: It's in Your Hands (2004)	The strategy outlines a number of actions with the overall aim of conserving biodiversity for the health, enjoyment and well being of the people of Scotland now and in the future.
Wildlife & Countryside Act 1981 (as amended).	The Act implements the Convention of the Conservation of European Wildlife and Natural Habitats (the 'Bern Convention') and the European Union Directives on the Conservation of Wild Birds and Natural Habitats. The Act is concerned with the protection of wildlife and their habitat (countryside, national parks and designated protected areas). Addresses the problem of species protection and habitat loss by setting out the protection that is afforded to wild animals and plants in Britain.
Pollinator Strategy for Scotland 2017-2027	The strategy sets out measures to respond to threats to pollination services provided by insects such as land-use changes, land management, pesticides, pollution, invasive non-native species, diseases and climate change.
Population & Human Health	

Land Reform (Scotland) Act 2003 Getting the best from our lands: A Land use strategy for Scotland 2016-2021	Establishes statutory public rights of access to land for recreational and other purposes. A national land-use strategy has been prepared under the Act. This identifies three objectives; • Land based businesses working with nature to contribute more to prosperity • Responsible stewardship of natural resources delivering more benefits Urban and rural communities better connected to the land.
Let's Get Scotland Walking – The National Walking Strategy	The National Walking Strategy outlines a vision of Scotland where everyone benefits from walking. Its 3 strategic aims are; • Create a culture of walking, • Better quality walking environments throughout Scotland, • Enable easy, convenient and safe independent mobility for all. It contains recommendations from a working group on measures to assist improvement including removing physical, practical and knowledge barriers.
Cycling Action Plan for Scotland 2017 – 2020	Third iteration of the Cycling Action Plan for Scotland. Sets out a new set of actions to help achieve the vision of "10% of everyday journeys to be made by bike by 2020". The actions are under 5 sections; • Leadership and Partnership • Infrastructure, Integration and Road Safety • Promotion and Behaviour Change • Resourcing • Monitoring and Progress.
Active Travel Task Force Report	The Task Force was announced by the Minister for Transport in November 2016, its remit was to identify and make recommendations to the Minister on ways to improve delivery of inclusive walking and cycling projects. The report sets out recommendations following extensive evidence gathering and consultation under the following headings; • Infrastructure • Policies • Processes and resources • Community engagement • Behaviour change and culture.
A Long-Term Vision for Active Travel in Scotland 2030.	Sets out a long-term vision for delivering lasting change and increasing the number of people choosing to travel actively.
Soil	

Scottish Soil Framework	To promote the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland, to be achieved through targeted activities including reducing soil erosion; greenhouse gas emissions from soil and contamination
Water	
Water Environment and Water Services (Scotland) Act 2003 (WEWS) Act – Scotland River Basin Management Plan 2015-2027	To prevent deterioration in the status of the water environment, including rivers, lochs, estuaries, coastal waters and groundwater and protect, enhance and restore all surface water bodies to 'good' status. The area management plan supplements the river basin management plan (RBMP) for the Scottish river basin district in the delivery of Water Framework Directive requirements.
Flood Risk Management (Scotland) Act 2009 Flood Risk Management Strategy: Forth Estuary Local Plan District	To reduce and manage the risks that floods pose to human health, the environment, cultural heritage and economic activity through improved assessment and the sustainable and coordinated management of flood risk. The Act imposes a new duty on local authorities to exercise their flood risk related functions with a view to reducing overall flood risk and establishes the requirement to prepare plans to manage flood risk which will provide a framework for coordinating actions across catchments to deal with all forms of flooding and its impacts. Strategy identifies flooding sources, its impacts and outlines actions to address this flood risk in the Forth estuary area.
Marine (Scotland) Act 2010	Aims to achieve good environmental status of the EU's marine waters by 2020 and to protect the resource base upon which marine-related economic and social activities depend. The Marine (Scotland) Act transposes the Directive into Scots law and makes provision for a new statutory marine planning system to sustainably manage demands on the marine environment.
Air	
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland	Air quality targets have been set at the European and UK levels. The Air Quality Strategy for England, Scotland, Wales and Northern Ireland sets objectives for Particulate Matter (PM), oxides of nitrogen (NOx), sulphur dioxide (SO2) and ozone (O3) amongst others.

Environmental Noise (Scotland) Regulations 2006	Implements the EU Environmental Noise Directive. Introducing strategic noise mapping and noise action planning for large urban areas. Introduces Noise management areas and Quiet areas.
Climate	
Climate Change Scotland Act 2009	The Act introduces a new duty on the Council (and all pubic bodies) to exercise their function in a way that is best calculated to contribute towards the greenhouse gas emissions by at least 80 percent by 2050.
Material Assets	
Zero Waste Plan	To achieve a zero waste Scotland, where we make the most efficient use of resources by minimising Scotland's demand on primary resources, and maximising the reuse, recycling and recovery of resources instead of treating them as waste.
Cultural Heritage	
The Historic Environment Scotland Policy Statement 2016	Aims to ensure that the historic environment is cared for, protected and enhanced for the benefit of our own and future generations; to achieve greater economic benefits from the historic environment, and that the people of Scotland and visitors to our country value, understand and enjoy the historic environment.
Landscape	
European Landscape Convention	To promote the protection, management and planning of all landscapes, including natural, urban and peri-urban areas, and special, everyday and also degraded landscapes.
Other Relevant PPS	
National Planning Framework 3 (2014)	The National Planning Framework 3 aims to guide Scotland's development over the next 20 to 30 years and sets out strategic development priorities to support the Government's goal of sustainable economic growth. The framework will play a key role in co-ordinating policies with a spatial dimension and will help move Scotland towards a low carbon economy.
Scottish Planning Policy	The SPP sets out the Scottish Government's planning policy on nationally important land-use planning matters. This places planning within the wider context of the Scottish Governments overarching aim to increase sustainable economic growth.
SESplan Strategic Development Plan	The SDP sets out a strategy to guide the development of the Edinburgh city region over the next 20 years.
Central Scotland Green Network	Identified as National Development in NPF3. Aims to deliver a high quality green network

	that will meet environmental, social and economic goals designed to improve people's lives, promote economic success, allow nature to flourish and help Scotland respond to the challenge of climate change.
SEStran Regional Transport Strategy 2015-2025	Sets out a regional transport strategy for the Edinburgh city region with 4 key objectives, Economy: to ensure transport encourage growth in a sustainable manner, Accessibility: to improve accessibility for those with limited transport choice, Environment: to ensure development is achieved in an environmentally sustainable manner, and Safety and Health: to promote a healthier and more active population
Edinburgh Adapts Plan 2016-20	The plan sets out a vision to take action to prepare for the challenges that Edinburgh will face in the future in the context of climate change. The associated Action Programme sets out specific actions under 5 sections including the Built Environment and Infrastructure. Initial work on the next phase of the plan is about to commence.
Edinburgh Economy Strategy 2018	Sets out priorities and actions to be taken by the Council and partners over the next five years from 2018 to deliver the strategy's aim to enable good growth for the Edinburgh economy.
City Vision 2050	Emerging new 2050 vision for Edinburgh with four emerging themes: An Inspired City, a Thriving City, A Connected City and a Fair City.
City Mobility Plan	The City Mobility Plan, which supersedes the Local Transport Strategy, provides a strategic framework for the safe and effective movement of people and goods around Edinburgh. It is made up of a series of objectives and policy measures, under the categories of People, Movement and Place, which will focus on mobility's role in maintaining Edinburgh as a vibrant, attractive city while addressing the environmental and health impacts associated with transport. Measures include a proposal for a low emissions zone.
Edinburgh City Centre Transformation	This document outlines a programme for a vibrant and people-focused capital centre, which improves community, economic and cultural life. Within the city centre the CCT programme seeks to improve the experience of the streets as places to spend time and shop. The proposals include; wider pavements,

	pedestrian priority at crossings, inclusive design and disabled parking provision, new cycle infrastructure, stronger links to Princes Street Gardens, St Andrew Square and Charlotte Square and improved public transport stops and journey times.

Appendix 2: SEA Main Issues/Choices Assessment

Assessment Key

A significant Positive environmental effect	✓
A significant negative environmental effect	X
Uncertain as to whether any significant positive or negative effects would be likely	?
Neutral or no significant effect is likely	-

Choice 1: Make Edinburgh a sustainable, active and connected city																					
SEA Objective	**Biodiversity**		**Population**		**Soil**			**Water**				**Air & Climate**				**Material Assets**		**Cultural Heritage**		**Landscape**	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2
Effect: Preferred	✓	✓	✓	-	-	-	✓	-	-	✓	-	-	-	-	-	✓	-	-	-	✓	-
Effect: Reasonable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Preferred	A. We want to create a new policy which will help connect our places, parks and greenspaces together as part of a multi-functional, local, city-wide, regional, and national green network. B. We want all development (including change of use) to include green and blue infrastructure. Where appropriate this should include trees, living roofs, and nature-based drainage solutions including, ponds, swales, rain gardens and ecosystem services as well as making best use of natural features in the surrounding environment. C. We want City Plan 2030 to identify areas that can be used for future water management within a green / blue corridor to enable adaptation to climate change. D. We want City Plan 2030 to clearly set out under what circumstances the development of poor quality or underused open space will be considered acceptable.																				

	E. We want to introduce an 'extra-large green space standard' which recognises the need for communities to have access to green spaces more than 5 hectares, as well as smaller greenspaces. A 5-hectare green space is the equivalent of The Meadows or Saughton Park. At present our policies require new development areas to provide a park of 3ha. We want to increase this requirement. F. We want City Plan 2030 to identify specific sites for new allotments and food growing, both as part of new development sites and within open space in the urban area. G. We want City Plan 2030 to identify space for additional cemetery provision, including the potential for green and woodland burials. H. We want to revise our existing policies and greenspace designations to ensure that as part of planning consents new green spaces have long term maintenance and management arrangements in place. The Council favours factoring on behalf of the private landowner(s) but will consider adoption should sufficient maintenance resources be made available. **This will have a positive effect in terms of biodiversity, flora and fauna, reducing soil sealing, and improving quality of life/human health by providing better access to open space, encouraging protection and enhancement of open space and will promote the use of SuDS.**
Reasonable alternative	I. We could maintain our current policies on Climate Adaption (Policy Des 6) and Greenspaces (Policies Env 18 and 19) which require developments to deliver green infrastructure and open space. J. We could not implement a new 5-hectare standard **This will have a neutral effect.**
Mitigation	None required.

Choice 2: Improving the quality, density and accessibility of development																					
SEA Objective	**Biodiversity**		**Population**		**Soil**			**Water**				**Air & Climate**				**Material Assets**		**Cultural Heritage**		**Landscape**	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2
Effect: Preferred	-	-	-	-	✓	-	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	✓	-
Effect: Reasonable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Preferred	A. We want all development (including change of use), through a design and access statement, to demonstrate how their design will incorporate measures to tackle and adapt to climate change, their future adaptability and measures to address accessibility for people with varying needs, age and mobility issues as a key part of their layouts. B. We want to revise our design policy on Housing Density. This is to ensure that we make best use of the limited space in our city and that sites are not under-developed. • Across the city, on both urban area and greenfield sites, new development must achieve a minimum of 65 dwellings per hectare. • Where identified in the plan, higher density development with a minimum of 100 dwellings per hectare will be required.																				

	• A vertical mix of uses to support the efficient use of land. C. We want to revise our design and layout policies to achieve better layouts for active travel and connectivity. To do this we want to ensure that the places, streets and road layouts we create in development reflects our Street Design Guidance and the six qualities of successful places in Scottish Planning Policy in that they are safe and pleasant, easy to move around, are welcoming; adaptable, and are resource efficient. D. We want all development, including student housing, to deliver quality open space and public realm, useable for a range of activities, including drying space, whilst allowing for higher densities. **This will have a positive effect in terms of minimising the distance people need to travel, through higher density development, minimising the use of greenfield land, better access to open space, improving landscape setting and by encouraging low/zero carbon technologies through designs that seek to tackle or adapt to climate change.**
Reasonable alternative	E. We could continue using our existing policy on housing density (Hou 4) which seeks an appropriate density based on the characteristics of the surrounding area, not based on maximising the benefits of achieving higher densities and being close to high quality public transport services. G. We could continue to use our current local development plan policies on development quality (Des 1) site layouts (Des 7) public realm and landscape (Des 8), and on open spaces and private spaces (Env 20). **This will have a neutral effect.**
Mitigation	None required.

Choice 3: Delivering carbon neutral buildings																				
SEA Objective	**Biodiversity**		**Population**		**Soil**			**Water**				**Air & Climate**				**Material Assets**		**Cultural Heritage**		**Landscape**	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2
Effect: Preferred	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-
Effect: Reasonable 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Effect: Reasonable 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-

Effect: Reasonable 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-
Preferred	A. We want to require all buildings and conversions to meet the zero carbon / platinum standards as set out in the current Scottish building regulations. We will continue to require at least 50% of the carbon reduction target to be met through low and zero-carbon generating technologies. **This will have a positive effect in encouraging the provision of low/zero carbon technologies.**																				
Reasonable alternative 1	B. We could continue to use our current sustainable buildings policy (Des 6) which requires buildings and conversions to meet the Scottish Building Regulations bronze standard. **This will have a neutral effect.**																				
Reasonable alternative 2	C. We could require all buildings and conversions to meet the silver standards as set out in the current building regulations. **This will have a positive effect compared to the existing policy position, but not as good as the preferred option.**																				
Reasonable alternative 3	D. We could require all buildings and conversions to meet the gold standards as set out in the current building regulations. **This will have a positive effect compared to the existing policy position, but not as good as the preferred option**																				
Mitigation	None required.																				

Choice 4: Preparing place briefs and supporting the preparation of Local Place Plans																				
SEA Objective	**Biodiversity**		**Population**		**Soil**			**Water**				**Air & Climate**				**Material Assets**		**Cultural Heritage**		**Landscape**	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2
Effect: Preferred	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Effect: Reasonable alternative	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Preferred	A. We want to work with local communities to prepare Place Briefs for areas and sites within City Plan 2030 highlighting the key elements of design, layout, open space, biodiversity net gain and community infrastructure development should deliver. B. We want to support Local Place Plans for our communities. City Plan 2030 will set out how Place Plans can help us achieve great places and support community ambitions. **No significant environmental effects are anticipated.**																				

Reasonable alternative	C. We could continue to use our current local development plan policies on design to guide our development. **This will have a neutral effect.**
Mitigation	None required.

Choice 5: Delivering community infrastructure																					
SEA Objective	**Biodiversity**		**Population**		**Soil**			**Water**				**Air & Climate**				**Material Assets**		**Cultural Heritage**		**Landscape**	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2
Effect: Preferred	-	-	✓	✓	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-
Effect: Reasonable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Preferred	A. We want City Plan 2030 to direct development to where there is existing infrastructure capacity, including education, healthcare and sustainable transport, or where potential new infrastructure will be accommodated (deliverable within the plan period), encouraging improvements and investment in the services on offer. B. We want City Plan 2030 to set out where new community facilities are needed, and that these must be well connected to active travel routes and in locations with high accessibility to good sustainable public transport services. C. We want to reflect the desire to co-locate our community services close to the communities they serve, supporting a high walk-in population and reducing the need to travel. D. We want to set out where development will be expected to contribute toward new or expanded community infrastructure. We want to use of cumulative contribution zones to determine infrastructure actions, costs and delivery mechanisms. E. We want to stop using supplementary guidance and set out guidance for developer contributions within the plan, Action Programme and in non-statutory guidance. **This has the potential for positive effects in terms of encouraging the co-location of development with good health, social and recreational facilities, encouraging active travel and reducing the need to travel.**																				
Reasonable alternative	F. We could continue to use our existing policies on community infrastructure (Hou 10) and developer contributions (Del 1) and finalised Supplementary Guidance on Developer Contributions. **This has a neutral effect.**																				
Mitigation	None required.																				

Choice 6: Creating places hat focus on people, not cars																				
SEA Objective	**Biodiversity**		**Population**		**Soil**			**Water**				**Air & Climate**				**Material Assets**		**Cultural Heritage**		**Landscape**	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2
Effect: Preferred	-	-	✓	✓	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-
Effect: Reasonable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Preferred	A. We want to create a new policy that assesses development against its ability to meet our targets for public transport usage and walking and cycling. These targets will vary according to the current or planned public transport services and high-quality active travel routes. B. We want to use Place Briefs to set the targets for trips by walking, cycling and public transport based on current and planned transit interventions. This will determine appropriate parking levels to support high use of public transport. **This has the potential for positive effects in terms of encouraging the co-location of development with good health/social facilities, encouraging the use of cycleways and active travel routes and reducing the need to travel.**																				
Reasonable alternative	C. We could continue to use our policy on the location of major travel generating development (Tra 1) which only applies to offices, retail and leisure developments not housing. **This has a neutral effect.**																				
Mitigation	None needed.																				

Choice 7: Supporting the reduction in car use in Edinburgh																				
SEA Objective	**Biodiversity**		**Population**		**Soil**			**Water**				**Air & Climate**				**Material Assets**		**Cultural Heritage**		**Landscape**	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2
Effect: Preferred	-	-	-	✓	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	-
Effect: Reasonable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Preferred	A. We want to determine parking levels in new developments based on targets for trips by walking, cycling and public transport. These targets could be set by area, development type, or both and will be supported by other measures to control on-street parking. B. We want to protect against the development of additional car parking in the city centre to support the delivery of the Council's city centre transformation programme.																				

	C. We want to update our parking policies to control demand and to support parking for bikes, those with disabilities and electric vehicles via charging infrastructure. D. We want to support the city's park and ride infrastructure by safeguarding sites for new park and ride at Gilmerton Road and Lasswade Road and extensions to the current sites at Hermiston and Newcraighall. There is also the potential to safeguard an extension to the park and ride at Ingliston as part of the International Business Gateway masterplan. Policies on Park and Rides will be amended to reference these sites and any other sites that are identified in the City Mobility Plan or its action plan. **This has the potential for positive effects in terms of encouraging active travel, low emissions vehicles, and travel by public transport, minimising the distance people travel and the benefits of good air quality that arise from less private vehicle trips.**
Reasonable alternative	F. We could continue to use our current policies on car and cycle parking (Tra 2 and Tra 3) which sets minimum standards for car parking. F. We could continue to use our policy on Park and Ride (Tra 6) sites. **This has a neutral effect**.
Mitigation	None required.

Choice 8: Delivering new walking and cycling routes																					
SEA Objective	**Biodiversity**		**Population**		**Soil**			**Water**				**Air & Climate**				**Material Assets**		**Cultural Heritage**		**Landscape**	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2
Effect: Preferred	-	-	-	✓	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-
Effect: Reasonable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Preferred	A. We want to update our policy on the Cycle and Footpath Network to provide criteria for identifying new routes. This could include, but not be limited to, the following: • New cross-boundary routes that connect growth areas with strategic employment areas; • Local walking and cycling links around the city; • Connections between park and ride; and, • Public transport interchanges and the network of town and local centres and new development.																				

	B. As part of the City Centre Transformation and other Council and partner projects to improve strategic walking and cycling links around the city, we want to add the following routes (along with our existing safeguards) to our network as active travel proposals for the new plan to assist in delivering: • Completion of the River Almond Walkway • The A71 cycle super highway linking south Livingston with West Edinburgh • Edinburgh Waterfront Promenade (realigned – Granton Beach through Granton Waterfront and Western Harbour to Ocean Terminal; Ocean Terminal to Leith Links – avoiding operational port estate) • The Pentlands to Portobello link • Meadows to George Street • City Centre East-West Link • Waverley Valley bridge link • Lothian Road • West Edinburgh Link • Roseburn – Union Canal • Lochend – Powderhall • West Approach cycle link • Pilrig Park - Pirrie Street • Link to Morevundale Road. C. We want City Plan 2030 to also safeguard and add any other strategic active travel links within any of the proposed options for allocated sites and/or that may be identified in the forthcoming City Plan 2030 Transport Appraisal or the City Mobility Plan. **This has the potential for positive effects in terms of encouraging active travel and the benefits of good air quality that arise from less vehicle trips**.
Reasonable alternative	D. We could continue to use our existing policy (Tra 9) on the cycle and footpath network which only states that planning permission will not be granted for development that prevents the implementation of the proposed cycle network, rather than ensuring that development delivers it. **This has a neutral effect.**
Mitigation	None required.

Choice 9: Protecting against the loss of Edinburgh's homes to other uses																					
SEA Objective	**Biodiversity**		**Population**		**Soil**			**Water**				**Air & Climate**				**Material Assets**		**Cultural Heritage**		**Landscape**	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2
Effect: Preferred	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Effect: Reasonable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Preferred	A. We want to consult on designating Edinburgh, or parts of Edinburgh, as a 'Short Term Let Control Area' where planning permission will always be required for the change of use of whole properties for short-term lets. B. We want to create a new policy on the loss of homes to alternative uses. This new policy will be used when planning permission is required for a change of use of residential flats and houses to short-stay commercial visitor accommodation or other uses. **No significant environmental effects are anticipated.**																				
Reasonable alternative	C. We could continue to use our current policies which prevent development which would have a detrimental effect on the living conditions of nearby residents. These include our policies on amenity (Des 5), alterations and extensions (Des 12) and inappropriate uses in residential areas (Hou 7). **This will have a neutral effect.**																				
Mitigation	None required.																				

Choice 10: Creating sustainable communities																					
SEA Objective	**Biodiversity**		**Population**		**Soil**			**Water**				**Air & Climate**				**Material Assets**		**Cultural Heritage**		**Landscape**	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2
Effect: Preferred	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Effect: Reasonable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Preferred	A. We want to revise our policy on purpose-built student housing. We want to ensure that student housing is delivered at the right scale and in the right locations, helps create sustainable communities and looks after student's wellbeing. We will do this by requiring:																				

	• New purpose-built student accommodation to located on a direct walking, cycling, or public transport route to its intended university or college. • To deliver market and affordable housing as part of the mix. • To be built for, and managed by, one of Edinburgh's universities or colleges and, • Deliver a maximum of 10% studio flats. B. We want to create a new policy framework which sets out a requirement for housing on all sites over a certain size coming forward for development. On sites over 0.25 hectares coming forward for student housing, hotels and short-stay commercial visitor accommodation, and other commercial business, retail and leisure developments, at least 50% of the site should be provided for housing. The new policy would not apply to land specifically allocated or designated within the plan for a specific use – i.e. business and industry land, safeguarded waste management sites, minerals sites, single school sites, our town and local centres or sites covered by our office policy. C. We want to create a new policy promoting the better use of single-use out of centre retail units and commercial centres, where their redevelopment for mixed use including housing would be supported. **No significant environmental effects are anticipated from this proposal**.
Reasonable alternative	D. We could continue to use our existing policy (Hou 8) on student accommodation which sets out criteria on which purpose-built student housing will be allowed based on its location and concentration only. Other guidance is currently set out in our non-statutory guidance on student housing. E. We could continue to use our current policies which support housing as part of mixed-use development on appropriate sites to meet housing need and create strong, sustainable communities and seek to ensure a co-ordinated approach to development. **This will have a neutral effect.**
Mitigation	None required.

Choice 11: Delivering more affordable homes																					
SEA Objective	**Biodiversity**		**Population**		**Soil**			**Water**				**Air & Climate**				**Material Assets**		**Cultural Heritage**		**Landscape**	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2
Effect: Preferred	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Effect: Reasonable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Preferred	A. We want to amend our policy to increase the provision of affordable housing requirement from 25% to 35%. All development, including conversions, which consist of 12 residential units or more must include provision for affordable housing amounting to 35% of the total units.																				

	B. We want City Plan 2030 to require a mix of housing types and tenures – we want the plan to be prescriptive on the required mix, including the percentage requirement for family housing and support for the Private Rented Sector. • The affordable housing should be tenure blind and should be a representative mix of the housing types and sizes which make up the total development, • All private and/or rented residential accommodation of more than 12 units will be expected to make an onsite affordable housing contribution, and, • Affordable housing units which will be owned or managed by a Registered Social Landlord through Affordable Housing Contracts must meet the RSL's design guidance and Social Rented homes will be expected to meet Housing for Varying Needs standards **No significant environmental effects are anticipated.**
Reasonable alternative	C. We could continue to use our current policy on affordable housing (Hou 6) which requires all housing sites to deliver 25% affordable housing and our non-statutory guidance and practise note. **This will have a neutral effect.**
Mitigation	None required.

Choice 12: Building our new homes and infrastructure																					
SEA Objective	**Biodiversity**		**Population**		**Soil**			**Water**				**Air & Climate**				**Material Assets**		**Cultural Heritage**		**Landscape**	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2
Effect: Preferred	-	-	-	-	✓	-	-	-	?	-	-	-	✓	✓	-	?	-	?	-	-	-
Effect: Reasonable 1	-	-	-	-	X	X	-	-	?	-	-	?	?	X	-	-	-	?	-	?	?
Effect: Reasonable 2	-	-	-	-	-	X	-	-	?	-	-	?	?	-	-	-	-	?	-	?	?
Preferred	A. We want our new homes to be delivered by the Council and its partners within the Urban Area. We want City Plan to avoid the unnecessary use of greenfield land and build our new communities on brownfield land, at a better density, reducing the need to travel, supported by active and public transport. Our proposed approach minimises the amount of new homes we need to build to reach our affordable housing target, with no green belt release.																				

	This option would have a positive impact on soil, by encouraging the re-use of brownfield land, would help to protect AQMAs and help to reduce the distance people travel. However, impacts on flood risk, open space and the historic environment are uncertain as it will depend on what sites are brought forward for development.
Reasonable alternative 1	B. We could use a greenfield approach – instead we could release enough from the Green Belt and identify the supporting infrastructure to meet the market and affordable housing targets, as a market-developer led approach. An approach which uses market housing to deliver affordable housing will require new greenfield land for 27,900 units. **This would have a negative impact on soils as it does not minimise the use of greenfield land, would not protect prime agricultural land and would not minimise the distance people need to travel. Impacts on flood risk, historic environment, landscape setting and diversity are uncertain as it will depend on what sites are brought forward for development. There is a higher risk of an impact on AQMAs as greenfield developments are more likely to generate additional car trips.**
Reasonable alternative 2	C. We could use a Blended Approach – in which we intervene to deliver significantly more housing in the existing urban area, as set out in option A and release some land from the green belt where it can be supported by the Environmental Report, and with viable new infrastructure required to support it. To meet the 17,600 target we would need to release greenfield land for around 6,600 units. **This option would have a negative impact on prime agricultural land compared to the preferred option although it would have a more neutral impact on soils in terms of minimising the impact on greenfield land. Impacts on flood risk, historic environment, landscape setting and diversity are uncertain as it will depend on what sites are brought forward for development. There is a higher risk of an impact on AQMAs as greenfield developments are more likely to generate additional car trips.**
Mitigation	Through the preparation of site briefs/masterplans, and appropriate assessments, e.g. flood risk assessments, the potential impacts of brownfield developments can mostly be mitigated. Greenfield developments are likely to have greater impacts. Some of this can be mitigated against through the provision of new infrastructure that supports active travel and public transport. However, the longer distances from the city centre and other sources of employment mean that there is a risk of additional vehicle trips even with mitigation and associated impacts on congestion and air quality. There are also impacts such as loss of prime agricultural land which cannot be mitigated.

Choice 13: Supporting inclusive growth, innovation, universities & culture																					
SEA Objective	**Biodiversity**		**Population**		**Soil**			**Water**				**Air & Climate**				**Material Assets**		**Cultural Heritage**		**Landscape**	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2
Effect: Preferred	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Effect: Reasonable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Preferred	A. We want to create a new policy that provides support for social enterprises, start-ups, culture and tourism, innovation and learning, and the low carbon sector, where there is a contribution to good growth for Edinburgh. **No significant environmental effects are anticipated from this proposal.**
Reasonable alternative	B. We could continue to use our existing policies which support development in Special Economic Areas (Policies EMP 2 and Emp 3). **This has a neutral effect.**
Mitigation	None required

Choice 14: Delivering West Edinburgh																					
SEA Objective	**Biodiversity**		**Population**		**Soil**			**Water**				**Air & Climate**				**Material Assets**		**Cultural Heritage**		**Landscape**	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2
Effect: Preferred	-	-	-	?	?	-	-	?	?	-	-	?	-	?	-	-	-	?	-	?	?
Effect: Reasonable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Preferred	A. We want City Plan 2030 to support the best use of existing public transport infrastructure in West Edinburgh and accommodate the development of a mix of uses to support inclusive, sustainable growth. We will do this through 'an area of search' which allows a wide consideration of future uses within West Edinburgh without being tied to individual sites. B. We want to remove the safeguard in the existing plan for the Royal Highland Showground site to the south of the A8 at Norton Park and the site allocated for other uses. C. We want City Plan 2030 to allocate the Airport's contingency runway, the "crosswinds runway" for development of alternative uses next to the Edinburgh Gateway interchange. **Impacts are uncertain as at this stage it is unclear which sites will be brought forward for development. Although the development in this location is more distant to the city than brownfield sites within the city, it generally has better access to public transport that the greenfield sites. (It should be noted that the SEA brownfield site assessment of the crosswinds runway site carries out a detailed assessment of this site and its environmental issues)**																				
Reasonable alternative	D. We could retain existing policy (Emp 4, Emp 5, Emp 6 and Emp 7) which restricts uses to those associated with the airport and retain the existing LDP allocation for the Royal Highland Showground. **This has a neutral effect**.																				

Mitigation	Development of the cross winds runway should seek to take account of the existing airport in terms of mitigation and design and seek to deliver the Gogar Burn diversion which would resolve existing flood risk issues in this area.

Choice 15: Protecting the City Centre, Town and Local Centres																				
SEA Objective	**Biodiversity**		**Population**		**Soil**			**Water**				**Air & Climate**				**Material Assets**		**Cultural Heritage**		**Landscape**	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2
Effect: Preferred	-	-	-	✓	-	-	-	-	-	-	-	✓	-	✓	-	-	-	-	-	-	-
Effect: Reasonable	-	-	-	-	-	-	-	-	-	-	-	X	-	X	-	-	-	-	-	-	-
Preferred	A. We want to continue to use the national 'town centre first' approach. City Plan 2030 will protect and enhance the city centre as the regional core of south east Scotland providing shopping, commercial leisure, and entertainment and tourism activities. B. We will also support and strengthen our other town and local centres (including any new local centres) by ensuring that new shopping and leisure development is directed to them and only permitted where justified by the Commercial Needs study. Outwith local centres, small scale proposals will be permitted only in areas where there is evidence of a lack of food shopping within walking distance. C. We want to review our existing town and local centres including the potential for new identified centres and boundary changes where they support walking and cycling access to local services in outer areas, consistent with the outcomes of the City Mobility Plan. D. We also want to continue to prepare and update supplementary guidance tailored to the city centre and individual town centres. The use of supplementary guidance allows us to adapt to changing retail patterns and trends over the period of the plan. It also helps us ensure an appropriate balance of uses within our centres to maintain their vitality, viability and deliver good placemaking. E. We also want to support new hotel provision in local, town, commercial centres and other locations with good public transport access throughout Edinburgh in response to evidence of strong growing visitor demand and reflecting limited availability of sites in the city centre. **This encourages active travel and discourages vehicle trips by ensuring development in most accessible locations**.																			
Reasonable alternative	F. Instead we could stop using supplementary guidance for town centres and set out guidance within the plan. G. We could also seek to reduce the quantity of retail floorspace within centres in favour of alternative uses such as increased leisure provision and permit commercial centres to accommodate any growing demand. **This is likely to result in additional vehicle trips as commercial centres are generally less accessible by active travel and public transport and potential impacts on AQMAs**.																			

Mitigation	None required.

Choice 16: Delivering Office, Business and Industry Floorspace																				
SEA Objective	**Biodiversity**		**Population**		**Soil**			**Water**				**Air & Climate**				**Material Assets**		**Cultural Heritage**		**Landscape**	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2
Effect: Preferred	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	-
Effect: Reasonable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Preferred	A. We want to continue to support office use at strategic office locations at Edinburgh Park/South Gyle, the International Business Gateway, Leith, the city centre, and in town and local centres. Support office development at commercial centres as these also provide accessible locations. Strengthen the requirement within city centre to provide significant office floorspace within major mixed-use developments. Amend the boundary of the Leith strategic office location to remove areas with residential development consent. Continue to support office development in other accessible locations elsewhere in the urban area. B**.** We want to identify sites and locations within Edinburgh with potential for office development. C. We want to introduce a loss of office policy to retain accessible office accommodation. This would not permit the redevelopment of office buildings other than for office use, unless existing office space is provided as part of denser development. This would apply across the city to recognise that office locations outwith the city centre and strategic office locations are important in meeting the needs of the mid-market. D. Or we could introduce a 'loss of office' policy limited to the city centre. E. We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations: 1. Leith Docks: Seafield (Eastern Leith Docks), Britannia Quay and land to the south of Edinburgh Dock potentially as part of mixed use development. 2. Newbridge: Extend the boundary of designated business land to include a section of land to the southwest adjacent to the M8 and potential development capacity of land to the west. Support in principle for bringing back into industrial use derelict or former industrial uses, including the former Continental Tyres site. 3. Newcraighall Industrial Estate. 4. The decommissioned runway, Edinburgh Airport ('Crosswinds'): An opportunity to provide business land as part of mixed use development (see Choice 14-West Edinburgh) F. We also want to ensure new business space is provided as part of the redevelopment of urban sites and considered in Place Briefs for Greenfield sites.																			

	G. We also want to continue to protect industrial estates that are designated under our current policy on Employment Sites and Premises (Emp 8). H. We also want to introduce a policy that provides criteria for locations that we would support city-wide and neighbourhood goods distribution hubs. **This could have positive effects in terms of minimising need to travel, and improving air quality as long as new office development is located in the most accessible locations with access to public transport services and active travel routes.**
Reasonable alternative	I. Instead we could continue to use our current policies which support office use in the city centre, strategic business centres, town and local centres and other accessible locations and require significant office floorspace within major mixed-use developments in the city centre (Policy Emp 1) J. Instead we could to use our current policies on the protection of employment land (Emp 8) and which aim to deliver employment land as part of mixed use developments (Emp 9). **This has a neutral effect.**
Mitigation	None required.

Appendix 3

Cumulative Effects of Edinburgh Sites (Internal)

The cumulative and or synergistic effects need to be assessed. This section considers the cumulative, secondary and synergistic effects of land use proposals at a strategic level. The effects set out are inevitable if a plan has to identify a significant number of new sites to accommodate required development. The effects cannot be avoided in that context. However, the effects can be mitigated to a certain extent by ensuring new development is of high density, and is delivered in parallel with appropriate new infrastructure, particularly public transport, active travel measures and green infrastructure.

This section of the ER will be updated at the Proposed Plan stage. It will be easier to establish the cumulative effects that may occur when the final site selection process is complete, a transport assessment has been carried out, development briefs have been prepared, infrastructure identified and all the policies that will be included in the Proposed Plan will be known. The table below sets out the significant effects.

Definitions

Cumulative effects; arise where several land use proposals or choices each have insignificant effects but together have a significant environmental effect.

Synergistic effects; where effects interact to produce a total effect greater than the sum of individual effects, so that the nature of the final impact is different to the nature of the individual impacts.

Potential Cumulative Effects before mitigation (Internal to Edinburgh)

Effect	Summary of Cumulative Effects
Biodiversity, Fauna and Flora	
-	Although there is the potential for some impacts on biodiversity, fauna and flora the range of mitigation identified in the SEA assessment should address this impact. In addition, through appropriate layout and design of development higher levels of biodiversity could be established within development sites compared to existing uses such agricultural land or current industrial sites.
Population and Human Health	
X	Although the majority of sites would not have an impact on human health there are some urban sites within areas of poor air quality and the development of these sites would have the effect on increasing the population exposed to poor air quality. Appropriate design and layout of development could help to mitigate the impacts for most sites, however, in some locations it would not be possible to mitigate it fully, particularly PM10, and this may prevent some sites from being redeveloped for particular uses. With regard to other issues, for example noise management areas, it is likely that most of the impacts can be addressed through appropriate design and in turn avoid cumulative effects.
Soil	
X	There may be cumulative and synergistic negative effects on soil quality due to the scale of development considered for City Plan 2030 and the MIR includes choices of which some may require greenfield land release. There are also choices for policies which would help mitigate environmental effects, for example, working towards zero carbon standards and creating green, adaptable and resilient places, for example by promoting green infrastructure (SuDS, enhanced biodiversity, good health etc).

Water	
-	All sites have been assessed against SEPA's current 1 in 200 year fluvial flooding maps and sea level rise. However, it is acknowledged that as a result of climate change the situation is not static. Any sites partly or fully within these areas must be subject to a flood risk assessment which should factor in climate change. If sites are developable appropriate design of development will be required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure there is no unacceptable flood risk for future uses of the site. The implementation of this mitigation should ensure there are no cumulative or synergistic negative environmental effects of the proposals regarding flooding. At present the Council has yet to prepare a surface water management plan for Edinburgh. In the absence of such information all sites have been assessed in terms of the quality of the existing water course using SEPA catchment data. Whilst the redevelopment of brownfield sites provides an opportunity to introduce SUDs and improve water attenuation, the redevelopment of greenfield sites could increase the risk of surface water flooding. However, by incorporating SUDs measures and appropriate open space within the new greenfield developments the impacts of surface water could be mitigated and avoid creating cumulative impacts.
Air and Climatic Factors	
X	Air quality is one of the key environmental issues of concern within the Council area. The preferred strategy of intervening to help deliver development in the urban area would help to reduce the impact as sites within the urban area have better access to existing public transport services and active travel. Even with Choice 6 (Creating places for people not cars), higher development densities and appropriate investment in public transport and active travel infrastructure, greenfield sites are likely to generate higher vehicle trips rates which may lead to further negative cumulative and synergistic effects, particularly along key transport corridors. The air quality issues are mostly attributable to traffic congestion and AQMAs are in place with action plans to help reduce emissions in these areas. In addition, the Council is considering options for a low emission zone and preparing a City Mobility Plan which will help to address existing air quality issues.
Material Assets	
-	The majority of sites would not have any impact on existing areas of open space. Although some brownfield sites will impact, those sites concerned already have access to other areas of open space or are within areas that already meet the open space standard. Potential new greenfield sites are of sufficient scale that appropriate levels of open space could be factored into the layout and design. As a result no cumulative or synergistic effects are anticipated.
Cultural Heritage	
-	Although there are numerous listed buildings, conservation areas, gardens and designed landscapes etc likely to be affected by new development their existence does not preclude development. Through the appropriate layout and design of development, as identified in the assessment, the impacts should be mitigated and as a result no cumulative or synergistic effects are anticipated.
Landscape and Townscape	
X	<u>South Sites</u> The potential allocation for this area comprises five separate sites which would remove virtually all existing agricultural land to this side of the city bringing the urban landform towards the city bypass. There would be a significant cumulative visual impact on the landscape setting of the south side of the city as a result. The significance of the visual impact will vary as the landform varies, e.g. ridgelines would

be more prominent. In addition, development of these sites would significantly increase the number of receptors to traffic noise from the city bypass which would require mitigation in terms of landforming and planting. However, the effectiveness of this may vary as the bypass in sections is elevated and other sections are partly in cutting in this location. Their development would also have a landscape impact, in terms of loss of rolling farmland, but there would continue to be rolling farmland to the south of the city bypass, which would prevent total loss of this landscape character. These cumulative impacts could be mitigated to a certain extent through the preparation of an integrated landscape framework developed in conjunction with the City Plan 2030.

East of Riccarton Site

This is a single site to the East of the existing Heriot Watt University campus. It is visually isolated from the other proposed sites so would not have a cumulative visual impact. Although development of the site would result in further loss of rolling farmland the site is reasonably well contained and a significant amount of rolling farmland would be retained in this part of the city. Development of the site would result in a change to the landscape character of the area but also represent an urban extension to link to the existing university campus. If the East of Millburn Tower site to the north of Riccarton is developed, which is at present subject to a call in by Scottish Ministers, there could be a significant cumulative visual landscape impact.

Norton Park Site

This site is located to the south of the A8 and north of the Edinburgh/ Glasgow rail line. The site is visually isolated from the other proposed sites so would not have a cumulative visual impact. The existing rolling landscape would be lost but is not significant. However, it could have a potential cumulative visual or landscape impact when combined with the yet to be delivered International Business Gateway. The cumulative impacts could be addressed by completely changing the character of the area into an urban extension with appropriate urban form, density and infrastructure.

Kirkliston

This proposed allocation comprises three sites to the east of Kirkliston. The site is visually isolated from the other proposed sites so would not have a cumulative visual impact. The character of the land is gently sloping, and although there would be some loss of farmland it would not impact on the wider agricultural character of the area. Any impacts could be mitigated through a strong integrated landscape framework developed in conjunction with City Plan 2030.

Calderwood

The proposed allocation comprises two sites on the western edge of the Edinburgh area adjacent to the Calderwood development being delivered in West Lothian. The proposed allocation would represent an extension to this existing development. The site is visually isolated from the other proposed sites so would not have a cumulative visual impact on Edinburgh, however, it would have a modest (cross boundary) visual and landscape cumulative impact when combined with the existing Calderwood development. Its location adjacent to Jupiter Artland makes it sensitive in terms of landscape and visual impacts could be mitigated as addressed in the Greenfield site assessment.

Potential Cumulative Effects of Sites (External): Other SESplan Councils and City of Edinburgh Combined

Information for this table has been sourced from the Environmental Reports for the LDPs for each respective council. Any significant cumulative impacts identified by the other councils have been assessed in the context of the impacts identified for sites in the Edinburgh area to establish if there are any overall cumulative or synergistic effects.

Potential Cumulative Effects before mitigation (External to Edinburgh)

Council	Effect	Summary of Cumulative Effects of sites taken from respective Environmental Reports
Biodiversity, Fauna & Flora		
Midlothian Council	No cumulative Biodiversity, fauna and flora environmental effects identified in the ER.	
East Lothian Council	Compact strategy: Overall very positive impacts are predicted for biodiversity. Not expected to cause significant harm, to Forth SPA for example. With appropriate master planning and delivery offers scope for mitigation and improvement of the green network, active travel etc.	
West Lothian Council	No cumulative biodiversity, fauna and flora effects identified in ER.	
Fife Council	No cumulative Biodiversity, fauna and flora environmental effects identified in the ER.	
Scottish Borders	There is the possibility of negative cumulative effects from developments on the River Tweed Special Area of Conservation. The HRA takes cognisance of this risk and will assess and identify mitigation measure to avoid likely significant effects on the conservations objectives for which site is designated. Positive cumulative effect on the biodiversity, flora and fauna as extension of Green Networks (including their protection in new policy), protection of Key Greenspaces, changes to Natural Environment policies and promotion of green infrastructure all bring a combines positive for habitat conservation and creation.	
Cumulative/synergistic effects for Edinburgh	-	There are not expected to be any cumulative or synergistic impacts on biodiversity, fauna and flora from development outwith the Edinburgh area.
Population & Human Health		
Midlothian Council	No cumulative population and human health effects identified in ER	
East Lothian Council	Compact strategy: Would contribute to regeneration of communities in the west of East Lothian (currently most deprived area). The west of East Lothian is the most accessible part of area with good public transport connectivity to wider city region etc which would help minimise CO2 emissions. Uncertain impacts in terms of air quality and noise, although plan's policies require these impacts to be mitigated. An air quality management strategy is likely to be needed. A neutral impact on human health is predicted.	
West Lothian Council	No cumulative population and human health impacts identified in ER	
Fife Council	No cumulative population and human health effects identified in ER	
Scottish Borders	Possible significant positive cumulative effects as a result of the LDP. The promotion of digital connectivity, extension of prime retail frontages, promotion of existing employment sites, extension of the	

	green network, protection of key greenspace and the promotion of allocations close to sustainable transport links and service brings a cumulative positive change on quality of life.	
Cumulative/synergistic effects for Edinburgh	-	There is not expected to be any cumulative or synergistic impacts on population and human health from development outwith the Edinburgh area.
Soil		
Midlothian Council	Across all three Strategic Development Areas there would appear to be a consistency of cumulative effects. The negative effect on soils (loss of prime agricultural land) and greenfield land is significant and is unlikely to be resolved, as there are limited options available for brownfield/non-prime sites.	
East Lothian Council	Loss of some prime agricultural land is inevitable if development requirements are to be met. Wherever possible the re-use of previously developed land will be promoted to minimise this. Also will ensure land developed in most efficient way, however, overall, a negative impact on soils is predicted.	
West Lothian Council	The negative effects on soils (loss of prime agricultural land) and greenfield land is significant and unlikely to be resolved as there are limited options available for brownfield/non-prime sites.	
Fife Council	No cumulative environmental effects on soil are identified in the ER.	
Scottish Borders	There are positive cumulative effects on soil as promotion of allocations within settlement boundaries or on brownfield land, which means less development of land where there may be disturbance of carbon rich soil or loss of prime agricultural land.	
Cumulative/synergistic effects for Edinburgh	-	There is not expected to be any cumulative or synergistic impacts on population and human health from development outwith the Edinburgh area.
Water		
Midlothian Council	Many of the sites will require a flood risk assessment, which will address the issues of the individual site but also the impact beyond. A strategic flood risk assessment has been prepared to accompany the MIR and this has allowed the cumulative impacts of development on flooding risk to be considered within the scope of current knowledge and advice.	
East Lothian Council	Compact strategy avoids areas of flood risk in site selection and plan policies ensure that the risk of flooding is not increased as a result of new developments in the area. It may be at the detailed project level that flood risk assessments will be required for some sites. Overall a neutral impact on the water environment is predicted.	
West Lothian Council	Many of the sites require a flood risk assessment, which will address the issues of the individual sites and also impact beyond. A strategic flood risk assessment has been prepared to the West Lothian LDP MIR strategy and this has allowed the cumulative impacts of development on flooding risk to be considered.	
Fife Council	No cumulative environmental effects on water are identified in the ER.	
Scottish Borders	There is the possible cumulative effect on the River Tweed and other watercourses in the Borders as a result of development of a number of allocations on water quality. Existing legislation will prevent negative effects occurring from development and as a result will also prevent negative cumulative effects. In addition, there is a commitment in the LDP policy to meet the objectives of the Solway Tweed River Basin	

	Management Plan and there should be measures to improve the water quality of the Tweed and its tributaries. Only possible synergistic effect identified was the potential for negative impacts on water quality such as pollution from construction, contaminating soil or land (including destruction of habitat) due to increase flood risk. However this was considered a remote possibility due to existing legislation and the mitigation measures such as flood risk assessment, SFRA findings and Habitats Regulations Appraisal findings which are stated for relevant allocations in the LDP.	
Cumulative/synergistic effects for Edinburgh	-	There is not expected to be any cumulative or synergistic impacts on water from development outwith the Edinburgh area.
Air & Climatic Factors		
Midlothian Council	No cumulative air and climatic factors identified in ER.	
East Lothian Council	Although strategy focuses development in most accessible locations promoting use of public transport and active travel and minimising need to travel by car, there are currently air quality issues in Musselburgh and emerging concerns in Tranent. Impact of development on air quality will require mitigation and the impact may be more acute in certain locations e.g. Musselburgh High Street. A strategy to manage air quality to be developed alongside the LDP strategy. Overall a negative impact on air and climatic factors is predicted.	
West Lothian Council	No air and climatic factors cumulative effects identified in ER.	
Fife Council	The most likely example of impact is the cumulative impact of increased traffic movement in AQMAs where issues of air quality are already being monitored. The ER states that the mitigations introduced by the plan address this issue.	
Scottish Borders Council	There are positive cumulative effects on the air and climate factors because of measures such as promotion of digital connectivity, promotion of town centres and promotion of allocations within settlement boundaries or on brownfield land, as they combine to help maintain the high standard of air quality.	
Cumulative/synergistic effects for Edinburgh	?	Edinburgh is at the centre of the city region and is the main travel to work destination and regional shopping centre. Development within other council areas is likely to lead to an increase in commuter vehicle trips into Edinburgh and in turn a deterioration in air quality, particularly within Edinburgh. There is no data currently available to quantify the level of impact on Edinburgh's AQMAs from development outwith Edinburgh so it is assumed that a proportion of the additional trips generated will pass through the AQMAs.
Mitigation	Through strategic transport proposals, as set out in SDP and its Action Programme, the City Plan 2030 development strategy, which seeks to have a brownfield focus with associated parking measures to support lower car use, plus measures to increase the public transport and active travel mode share through Choice 6, some of the impacts of increased commuting can be mitigated against. However, there is still likely to be an impact on air quality. The Council continues to monitoring local air quality management areas where current air quality levels are poor. In addition, the Council is currently considering options for a Low Emissions Zone and preparing a City Mobility Plan in parallel to the new City Plan.	

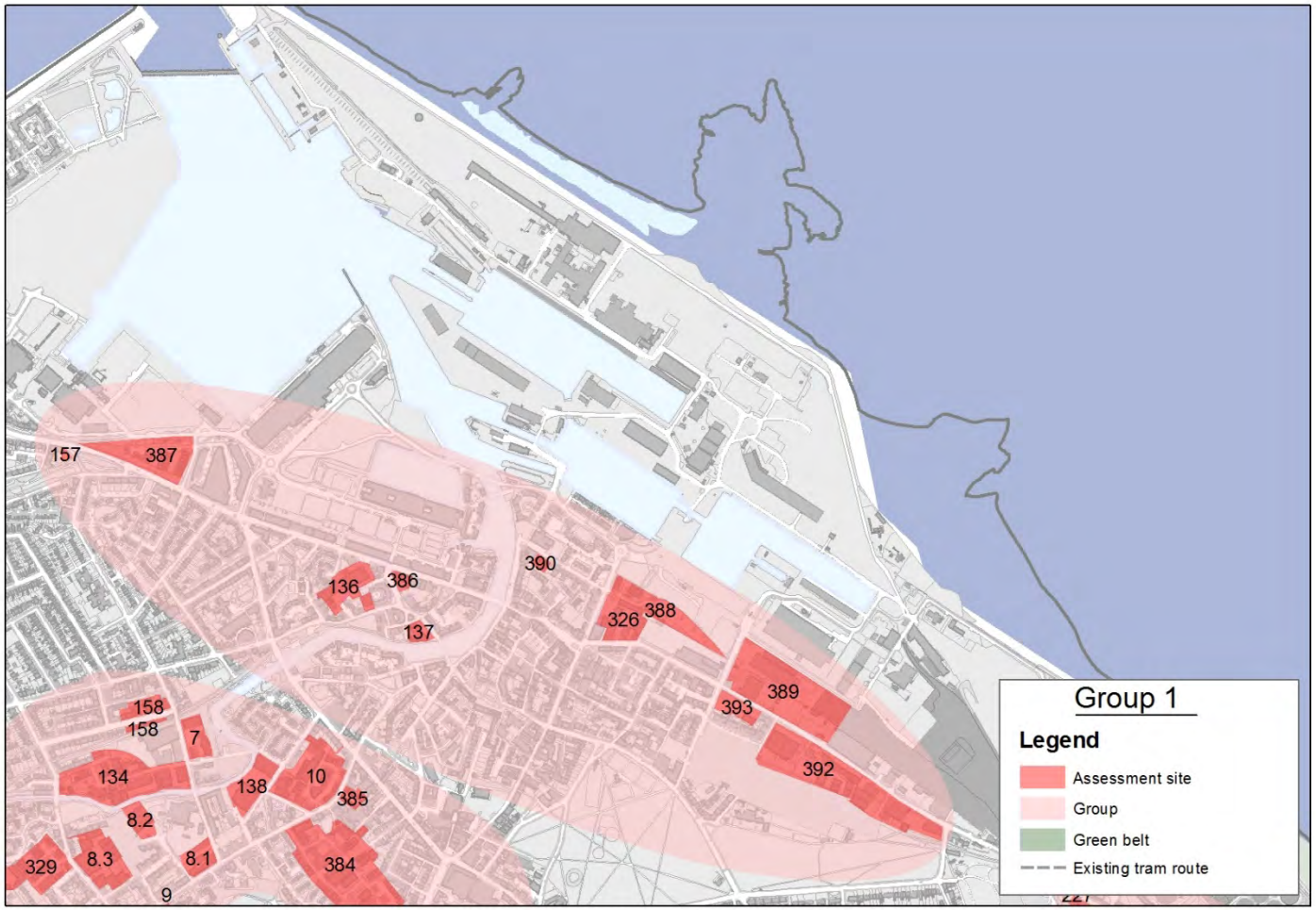
	The City Mobility Plan will contain a package of measures dedicated to ensuring transport and land use planning are working together to deliver the same solutions. Together these strategies will seek to improve air quality in Edinburgh and help to tackle the impacts of commuting.	
Material Assets		
Midlothian Council	No cumulative material asset effects identified in ER.	
East Lothian Council	Limited amount of brownfield land available but making efficient use of it. Although greenfield land will be developed, it would be developed in such a way that it could help ensure an efficient use of land and could be used to help better integrate land use and transport. Overall, a very positive impact on material assets is predicted.	
West Lothian Council	No material assets cumulative effects identified in ER.	
Fife Council	No material assets cumulative effects identified in ER.	
Scottish Borders Council	Some positive effects are identified which largely relate to lessening the pressure on existing material assets, it is considered this effect arises through the promotion of renewable energy in sustainable locations and in promoting sustainable development where potentially harmful infrastructure development does not need to occur. There is a risk that some development will necessitate additional infrastructure development which may be less sustainable. This is not considered a negative effect because a relatively low level of development is proposed which it is considered can be accommodated in the Borders landscape. In addition, existing policy should prevent any harm.	
Cumulative/synergistic effects for Edinburgh	-	There is not expected to be any cumulative or synergistic impacts on material assets from development outwith the Edinburgh area.
Cultural Heritage		
Midlothian Council	No cumulative cultural heritage effects identified in ER.	
East Lothian Council	Range of cultural heritage assets in the area. Where development may impact upon them the policies of the plan would ensure those impacts are mitigated. Overall, a neutral impact on heritage is predicted.	
West Lothian Council	No cultural heritage cumulative effects identified in ER.	
Fife Council	No cultural heritage cumulative effects identified in ER.	
Scottish Borders Council	There is the possibility of cumulative effects on the landscape and townscape and cultural heritage features of Borders towns as a result of development of allocations. However, this follows the precautionary principle: if developments are insensitive then there is the potential for a cumulative negative effect on the respective settlement as it may adversely affect the townscape and built heritage features. Conversely there is the potential for a cumulative positive effect because the development is sensitive and improves the townscape and conservation area or brings a listed building back into productive uses or achieves both these aims.	
Cumulative/synergistic effects for Edinburgh	-	There is not expected to be any cumulative or synergistic impacts on cultural heritage from development outwith the Edinburgh area.
Mitigation	No additional mitigation required	
Landscape & Townscape		

Midlothian Council	The assessment of the A7/A68/Borders Rail Corridor SDA notes that a number of sites could have landscape impacts over wider views. Added to the effect of committed but undeveloped sites at Mayfield there will be potential negative cumulative impact on the landscape corridor. The possibility of coalescence has been identified in locations at Bonnyrigg/Eskbank. Some of these locations were previously identified in the Midlothian Local Plan 2008 and additional development will have a cumulative impact on settlement identity. The Midlothian LDP retains a policy to protect settlement identity but accepts the visual separation provided by green network proposals, to enable development of sustainable sites.	
East Lothian Council	Accommodating SDP development requirements will have a landscape impact irrespective of where new development is directed within the area. Preferred strategy focuses majority of East Lothian population in west and this could lead to coalescence of settlements or impact upon their landscape settings. However, may be significant opportunities to mitigate this impact and improve important areas of open space and the green network for this area by implementation of Central Scotland Green Network. Overall, a negative impact on landscape is predicted.	
West Lothian Council	The assessment of the West Lothian Strategic Development Area notes that a number of sites could have landscape impact over wider views. Added to the effect of committed, but undeveloped sites within the SDAs there will be potentially negative cumulative impacts on the landscape of this development area. The possibility of coalescence has been identified in a number of locations at Calderwood and West Livingston. Additional development will have a cumulative impact on settlement separation/community identity.	
Fife Council	No cumulative impacts on landscape have been identified in the ER	
Scottish Borders Council	There are significant positive effects identified from many of the Key Outcomes on the Landscape and Townscape topic. Effects from the outcomes such as promotion of the green network; enhancement from SLA statements of importance; and natural flood management should result in overall improvements of the landscape. In addition, the encouragement of renewable energy generation schemes in sustainable locations, promotion of town centres, and regeneration will reduce the pressure on out of town/edge of town greenfield land, which brings a positive effect on the landscape and townscape of the Borders. As for cultural heritage above there is a risk that insensitive regeneration or development of brownfield land could result in adverse effects, however council policy and guidance should prevent this from happening.	
Cumulative/synergistic effects for Edinburgh	X	The risk of a cross boundary landscape impact is only likely to happen where development sites have been identified next to or close to the Council boundary. With regard to the south Edinburgh sites these would extend development up to the Council boundary as defined by the Edinburgh city bypass. As long as Midlothian Council does not allocate sites adjacent to the city bypass to the south there is unlikely to be a cumulative cross boundary impact. At present Midlothian Council does not allocate these sites for development in its

		adopted Local Development Plan. The only other development sites likely to have an impact are the sites at Calderwood. Development in this location would extend the existing Calderwood development across the Council boundaries resulting in a cumulative cross boundary impact. However, as long at the mitigation identified in the greenfield assessment is delivered the impact should be contained.
Mitigation	Cumulative cross boundary landscape impact can be mitigated through measures identified in the greenfield site assessment for sites Bonnington and Overshiel.	
Overall Conclusion	The main cumulative cross boundary impacts relate to deteriorating air quality and landscape impact. This can be mitigated against through the measures set out above.	

Appendix 4: Brownfield Site Assessment

Group 1: North Leith



Site Assessment: (136) Coburg Street (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	-	✓	-	-	-	✓	?	x	-	-	?	x	x	-	-	-	✓	-	-	-
Comment	Existing industrial estate. Adjacent uses are residential. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site within AQMA buffer and Leith Conservation area. Some listed buildings adjacent to site and within Leith Conservation Area, and aspirational core path passes through site. There is a scheduled ancient monument adjacent to the site. Site potentially visible in city protected viewcones from a distance. Site in some local views, weak pattern of development adjacent.																											
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. Site not highly visible in protected city views. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is adjacent to a Scheduled Ancient Monument the design of the development should seek to preserve and enhance the monument and other identified nationally important archaeological resources in situ, and within an appropriate setting. As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. LDP policies to drive proposals. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (137) Sandport Place (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	✓	-	✓	x	x	-	✓	?	x	-	-	?	-	?	-	-	-	✓	-	-	-
Comment	Existing uses are warehouses. Adjacent to the Water of Leith and residential. The site is within an AQMA buffer zone, is within a 1 in 200 year flood zone, is adjacent to a listed building and a core path and is within Leith conservation area. The site is within the catchment area for a																											

	river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site potentially visible in city protected viewcones from a distance, visible in many local views.
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. Strong pattern of development adjacent which should be respected. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Layout and design of development should make linkages with adjacent core path. A flood risk assessment would be required for this site which has a risk of flooding as the site is within a 1 in 200 year flood zone. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (157) North Fort Street (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	-	-	✓	?	✓	-	-	-	✓	-	-	-	✓	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is vacant land. Adjacent uses residential, retail and existing industrial use. Site adjacent to LNCS. Site benefits from being adjacent to core path and open space. Site potentially visible in city protected viewcones from a distance. Site is in some local views. Weak pattern of development adjacent.																											
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation and on any valuable habitats on site. Design and layout of development should establish linkages with open space and core path, but adjacent industrial mill will have impact in terms of social interaction/inclusion. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (326) Baltic Street (B) (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	?	✓	-	-	-	-	?	-	-	-	x	-	x	-	-	x	?	-	-	-
Comment	Existing use is scrap metal merchant. Adjacent uses are industrial and residential. Site includes listed buildings and is within Leith Conservation Area. Site is within AQMA buffer zone. There is a non-designated heritage asset (gas works) within the site. Site potentially visible in city protected viewcones and site visible in few local views. Strong pattern of development adjacent.																											
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. Adjacent industrial uses will have impact in terms of social interaction/inclusion. As there is a listed building within the site, the design of the development should seek to retain the building and fully understand and preserve and/or enhance the setting of the listed building/structure. As the site has a non-designated heritage asset within it the design of the development should consider preserving and enhancing the asset, within an appropriate setting. As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (386) Commercial Street (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	x	✓	-	-	-	-	?	x	-	-	-	-	x	-	-	-	✓	-	-	-
Comment	The existing use is empty industrial units. Adjacent uses are restaurants offices, residential and light industrial. The site is within AQMA buffer and Leith Conservation area. The site is next to potential new Aldi, which could have both positive and negative impacts on social interaction. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site potentially visible in city protected viewcones from a distance and in many local views. Mixed pattern of development adjacent.																											

Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Careful design will be required to protect character of conservation area. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (387) North Leith Sands (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	?	✓	?	✓	-	-	-	✓	?	-	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is industrial units. Adjacent uses are residential and Leith docks. Site within AQMA buffer and NMA. Site adjacent to adopted core path. Docks location makes it challenging to achieve appropriate social interaction and inclusion. Site in protected view cone. Visible in local views. Weak pattern of development adjacent. Site is visible in several protected view cones.																											
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. As the site is within a noise management area the design of the development should seek to mitigate the impacts of noise to ensure an appropriate environment for residential use. Action plans for NMAs aim to reduce noise levels in these area where possible, however, the impacts of NMAs should be taken into account when designing developments to ensure appropriate levels of noise. Careful design will be required to ensure development delivers appropriate interaction/inclusion taking account of adjacent uses and linkages should be made with adjacent adopted core path. Development to accord with LDP policies. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (388) Tower Street (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	x	-	-	x	✓	-	-	-	-	x	-	-	-	?	-	?	-	-	?	✓	-	-	-
Comment	Existing use is council car pound. Adjacent uses are Leith docks and Sites 325 and 326. Site is in a PM10 AQMA. Site also adjacent listed buildings and Leith Conservation area. There is a non-designated heritage asset (gas works) adjacent to the site. The site is potentially visible visible within protected viewcones. Visible in many local views. Weak pattern of development around the site. Site is visible in several protected view cones.																											
Mitigation	As the site is within an (PM10) AQMA, it may not be developable until such time as emissions are reduced. If it is capable of being developed then air quality impact should be assessed as part of any proposals for development. Development of the site should seek to minimise the exposure of additional respondents/receptors to poor air quality through appropriate mitigation. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc. should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. As the site has a non-designated heritage asset adjacent to it the design of the development should seek to preserve and enhance the heritage asset, within an appropriate setting. Development to accord with LDP policies. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development including views from the Firth of Forth.																											

Site Assessment: (389) Bath Road (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	x	-	✓	x	✓	-	-	-	-	x	-	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is a mixture of commercial uses including car vehicle hire. Site adjacent to docks, and scrap merchants (site 393). Part of the site is within PM 10 AQMA and may not be developable for residential use and the rest of the site is within the buffer zone. Site is visible in several protected view cones. Visible in many local views. Weak pattern of development adjacent.																											

Mitigation	As part of the site is within an (PM10) AQMA, part of the site may not be developable until such time as emissions are reduced. If it is capable of being developed then air quality impact should be assessed as part of any proposals for development. Development of the site should seek to minimise the exposure of additional respondents/receptors to poor air quality through appropriate mitigation. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc. should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. Design and layout of development should seek to mitigate impacts of adjacent uses, and site 393 should be developed in parallel. Development to accord with LDP policies. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development including views from the Firth of Forth.

Site Assessment: (390) Timberbush (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	-	✓	?	?	-	-	?	x	-	-	?	-	X	-	-	-	✓	-	-	-
Comment	Existing uses are car garage and printers. Adjacent uses are a hotel and residential. Site is within an AQMA buffer, part of site is within a 1 in 200 year flood zone, within Leith Conservation Area and is adjacent to listed buildings. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Weak pattern of development adjacent. Development on site at low risk of affecting any city protected views.																											
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the																											

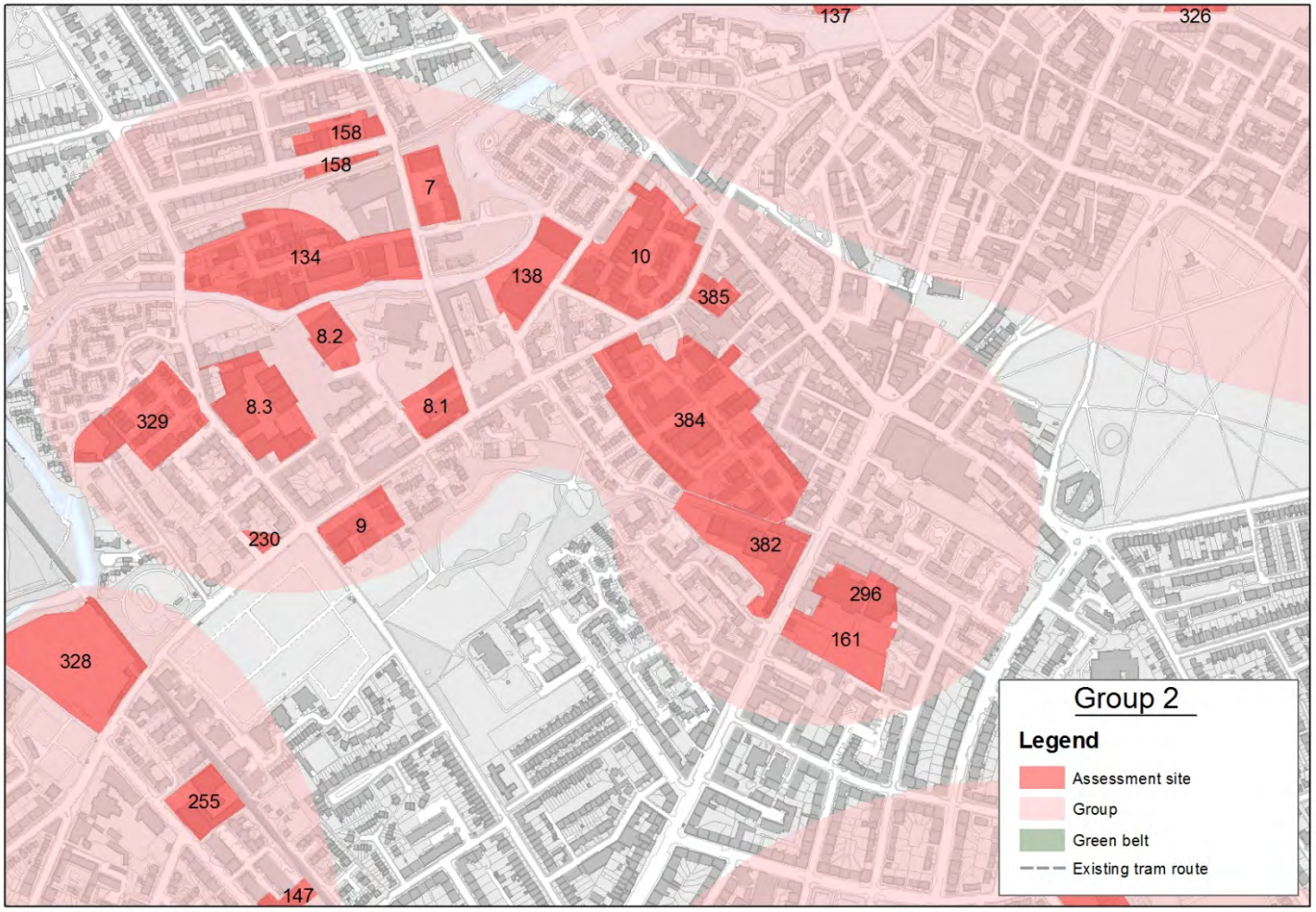
	listed building/structure. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (392) Carron Place (North East Locality)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	?	-	-	-	-	-	-	?	-	-	-	-	-	✓	-	-	-
Comment	Existing use is commercial retail units. Site is adjacent to a listed building. Small part of site is within the 1 in 200 year flood zone. Site potentially visible in city protected viewcones from a distance. Site visible within many local views. Pattern of development typical of industrial units.																											
Mitigation	As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. Development to accord with LDP policies. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development including views from the Firth of Forth and preparation of comprehensive masterplan.																											

Site Assessment: (393) Salamander Place (North East Locality)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	x	-	-		✓	-	-	-	-	x	-	-	x	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is a scrap yard. Adjacent uses are residential and industrial unit/yard (Site 389). The site is within an AQMA PM10 zone and next to an aspirational core path. Site visible within protected view cones. Site visible in many local views. Pattern of development typical of industrial units. Site not within 400m of open space.																											
Mitigation	As the site is within an (PM10) AQMA, it may not be developable until such time as emissions are reduced. If it is capable of being developed then air quality impact should be assessed as part of any proposals for development. Development of the site should seek to minimise the exposure of additional respondents/receptors to poor air quality through appropriate mitigation. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc. should not be supported. The design of																											

	development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. Sufficient open space should be provided to meet the open space standard. Should be developed with Site 389 in comprehensive plan. Development to accord with LDP masterplan. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Group 2: Leith - Bonnington & Leith Walk



Site Assessment: (7) West Bowling Green Street (North East Locality)																										
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	?	-	✓	?	✓	-	-	-	✓	?	x	-	✓	x	-	-	-	-	-	✓	-	-	-
Comment	Existing use is a trade park. Adjacent uses are Site 134, residential, former railway line (adopted core path) and Water of Leith. Site is adjacent to a LNCS and an existing industrial site. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site also is in AQMA buffer and there is listed building within the site. Site is visible in several protected view cones. Site visible in few local views. Pattern of development typical of industrial areas.																											
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. Design and layout of development should seek to make linkages with the adopted core path. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building within the site, appropriate re-use of the listed building/structure should be a priority of the development. The design of the development should be justified and seek to fully understand and preserve and/or enhance the character and appearance of the listed building/structure including its setting. Adjacent industrial site (134) should be redeveloped in parallel. Visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development. Comprehensive masterplan to be developed with adjacent site and development to accord with LDP policies.																											

Site Assessment: (8.1) Newhaven Road (A) (North East Locality)																										
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	x	-	?	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is industrial. Adjacent uses are John Lewis distribution centre (Site 8.3), an office and residential. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water.																											

	Site is visible in several protected view cones. Visible in local views. Weak pattern of development adjacent.
Mitigation	Site should be developed in parallel with Site 8.3 to ensure good social interaction. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development. Development to accord with LDP policies.

Site Assessment: (8.2) Newhaven Road (B) (North East Locality)																										
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	-	-	✓	✓	✓	-	-	-	✓	-	x	-	?	-	-	-	-	-	x	✓	-	-	-
Comment	Existing use is industrial. Adjacent uses are residential, Water of Leith and John Lewis distribution centre and a car showroom. Site adjacent to a LNCS and adopted core path. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. There are non-designated heritage assets (former distillery, and flour mill) within the site. Site is visible in several protected view cones.																											
Mitigation	Adjacent car showroom could have an impact on social interaction. An suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. Layout and design of site should seek to make linkages with adopted core path. Layout and design of site should seek to maximise natural heritage interest and include living roofs. Built development should be a minimum of 15m back from the water of Leith top of bank. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site has non-designated heritage assets within it the design of the development should consider preserving and enhancing the assets, within an appropriate setting. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (8.3) Newhaven Road (C) (North East Locality)																										
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	x	-	-	x	-	-	-	-	x	-	-	-	??
Comment	Existing use is industrial units. Adjacent industrial uses to east and north are currently being redeveloped for residential use. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor																											

	condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. There is a C listed building within the site. There is a non-designated heritage asset (former chemical works) within the site. Site is visible in several protected view cones. Visible in local views. Mixed pattern of development adjacent.
Mitigation	As the adjacent sites are being redeveloped for residential use the development of this site will provide an opportunity to enhance social interaction and inclusion. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building within the site, appropriate re-use of the listed building/structure should be a priority of the development. The design of the development should be justified and seek to fully understand and preserve and/or enhance the character and appearance of the listed building/structure including its setting. As the site has a non-designated heritage asset within it the design of the development should consider preserving and enhancing the asset, within an appropriate setting. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (9) Bonnington Road (North East Locality)																										
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	x	-	✓	-	-	?	-	-	-	✓	-	-	-
Comment	Existing use is a commercial retail use. Site adjacent to open space providing opportunity for enhanced social interaction, residential, a cemetery and a conservation area. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is visible in several protected view cones. Site in some local views. Mixed pattern of development adjacent.																											
Mitigation	The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. However, design could take advantage of adjacent open space in terms of social interaction. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (10) Bangor Road (Swanfield Industrial Estate) (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	?	-	-	✓	?	?	-	-	?	x	-	-	x	-	?	-	-	?	✓	-	-	-
Comment	Existing use is as a business park with a mixture of different sizes of industrial units. Adjacent uses include residential, a swimming centre and proposed sites (138) and (385). Site is within AQMA and part of site is within NMA. Part of the site is within the 1 in 200 year flood zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. The site includes some listed buildings and is adjacent to Leith Conservation Area. There is a non-designated heritage asset (church, domestic property) within the site. Site potentially visible in several protected viewcones. Visible in few local views. Weak pattern of development adjacent. Site close to Water of Leith corridor.																											
Mitigation	A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. As the site is within a noise management area the design of the development should seek to mitigate the impacts of noise to ensure an appropriate environment for residential use. Action plans for NMAs aim to reduce noise levels in these area where possible, however, the impacts of NMAs should be taken into account when designing developments to ensure appropriate levels of noise. Site should be progressed with sites 138 and 385 or the development will have to be designed to mitigate the impact of the existing adjacent uses. Preparation of a comprehensive masterplan, with the inclusion of living roofs to be prepared. As there is a listed building within the site, appropriate re-use of the listed building/structure should be a priority of the development. The design of the development should be justified and seek to fully understand and preserve and/or enhance the character and appearance of the listed building/structure including its setting. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. As the site has non-designated heritage assets within it the design of the development should consider preserving and enhancing the assets, within an appropriate setting. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (134) South Fort Street (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	?	-	✓	✓	✓	?	?	-	✓	?	x	-	-	-	-	-	-	-	X	✓	-	-	-
Comment	Existing use is industrial buildings. Adjacent to Sites 8.2, 8.3, 8.5 and 158, Water of Leith and residential. Part of the site is in an AQMA. Site is adjacent to a LNCS and core paths. Part of site in 1 in 200 year flood zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. There is a non-designated heritage asset (engineering works) within the site. Site potentially visible in several protected viewcones and many local views. Weak pattern and character of development adjacent.																											
Mitigation	A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. Design and layout of development should take advantage of access to adjacent core paths. An suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. Development should be progressed in parallel with adjacent sites to ensure good social interaction. Preparation of comprehensive masterplan with minimum 15m setback from top of bank of Water of Leith of all development, living roofs to be used. As the site has non-designated heritage assets within it the design of the development should consider preserving and enhancing the assets, within an appropriate setting. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (138) Bangor Road (James Pringle) (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	?	-	-	-	✓	-	X	-	-	x	x	-	-	?	-	-	-	-	x	✓	-	-	-

Comment	Existing use is as a retail warehouse use (James Pringles) and distribution units. Site is within AQMA buffer zone and part of site is within Noise Management Area. The site is adjacent to the Water of Leith LNCS. Most of the site is within the 1 in 200 year flood zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. The site is adjacent to listed structure West Bowling Green Street Bridge. There is a non-designated heritage asset (warehouse) within the site Site potentially visible in city protected viewcones from a distance. Site visible in many local views. Weak pattern of development.
Mitigation	A flood risk assessment would be required for this site which has a risk of flooding as most of the site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is within an AQMA, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. As the site is within a noise management area the design of the development should seek to mitigate the impacts of noise to ensure an appropriate environment for residential use. Action plans for NMAs aim to reduce noise levels in these area where possible, however, the impacts of NMAs should be taken into account when designing developments to ensure appropriate levels of noise. As there is a listed structure adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site has a non-designated heritage asset within it the design of the development should consider preserving and enhancing the asset, within an appropriate setting. Prepare comprehensive masterplan including living roofs and minimum 15m set back from top of bank for all development. Visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (158) Pitt Street (North East Locality)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	?	-	✓	-	✓	-	-	-	✓	?	x	-	-	x	?	x	-	-	?	✓	-	-	-
Comment	Existing uses are industrial units and yards. Adjacent uses are residential, former railway line, and Site 134. Part of site adjacent to LNCS and next to core path. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of																											

	this river with regard to surface water. Part of site includes a listed building and is within Leith Conservation Area. Part of site within AQMA buffer zone. There is a non-designated heritage asset (public house/tenement) adjacent to the site. Site is in some protected view cones. Site visible in few local views. Strong pattern of development. Site is visible in several protected view cones.
Mitigation	An suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building within the site, the design of the development should seek to retain the building and fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. As the site has a non-designated heritage asset adjacent to it the design of the development should seek to preserve and enhance the heritage asset, within an appropriate setting. Development should seek to make linkages with adjacent core path. Site should be developed in parallel to Site 134 to ensure good social interaction. Living roofs to be included due to proximity of Water of Leith. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (161) Leith Walk (depot) (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	?	✓	-	-	-	-	-	x	-	-	?	-	?	-	-	x	✓	-	-	-
Comment	Existing use is former tram depot but now cleared site. Adjacent uses are residential and industrial unit (site 296). Adjacent to listed buildings and Leith Conservation Area. Site is visible in several protected view cones. There is a non-designated heritage asset (former tram depot) within the site. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site in a few local views. Strong pattern of development adjacent.																											
Mitigation	The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant																											

	conservation area character appraisal. Should seek to develop site in parallel with site 296 to ensure better social interaction. As the site has a non-designated heritage asset within it the design of the development should consider preserving and enhancing the asset, within an appropriate setting. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (230) Broughton Road (North East Locality)																										
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	x	-	✓	-	-	?	-	-	-	✓	-	-	-
Comment	Existing use is commercial retail. Site adjacent to residential and designated open space (cemetery) providing opportunity for enhanced social interaction and a conservation area. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is visible in several protected view cones. Site in few local views. Strong pattern of development adjacent.																											
Mitigation	The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. However, design could take advantage of adjacent cemetery in terms of social interaction. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (296) Leith Walk/Manderston Street (North East Locality)																										
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	?	✓	-	-	-	-	?	x	-	-	-	-	?	-	-	x	✓	-	-	-
Comment	Existing use is warehouse buildings. Adjacent to Site 161, residential, commercial businesses and retail units. Part of site is in the AQMA buffer. The site is adjacent to Leith conservation area. Good site for social inclusion if adjacent site (161) is redeveloped. There is a non-designated heritage asset (cinema) within the site. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into																											

	account the reduced resilience of this river with regard to surface water. Site is visible in several protected view cones and in some local views. Strong pattern of development adjacent.
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Site need to be developed in parallel with adjacent site (161). As the site has a non-designated heritage asset within it the design of the development should consider preserving and enhancing the asset, within an appropriate setting. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (329) Stewartfield (North East Locality)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	?	?	-	-	-	x	-	-	?	-	-	-	-	-	✓	-	-	-
Comment	Existing use is industrial estate. Adjacent uses are residential, and Sites 8.4 and 8.5. Part of site is in 1 in 200 year flood zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. There is a Listed Building adjacent to site. Site potentially visible in many protected viewcones. Site in few local views. Layout typical of an industrial estate.																											
Mitigation	A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. Design and layout of the development should seek to make linkages with adjacent core paths and respect character. Development should be progressed in parallel to adjacent sites to ensure good social interaction. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (382) Steads Place (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	-	✓	-	-	-	-	?	x	-	-	?	-	?	-	-	-	?	-	-	-
Comment	Existing use is a garage and MOT station. Surrounding uses are residential, and a car park. Part of the site is within an AQMA buffer zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is adjacent to Leith Conservation Area and listed buildings. Site is visible in several protected view cones. Site in few local views. Mixed pattern of development adjacent.																											
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. As there are listed buildings adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structures. Visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (384) Jane Street (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	-	✓	-	-	-	-	?	x	-	-	?	-	?	-	-	?	✓	-	-	-
Comment	The existing use is industrial units. Adjacent uses are residential, a swimming centre and office. Most of the site is within an AQMA buffer zone. It is adjacent to listed buildings and Leith Conservation Area. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. There is a non-designated heritage asset (church)																											

	adjacent to the site. Development on site at low risk of affecting any city protected views. Site in some local views. Strong pattern of development adjacent.
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. As the site has a non-designated heritage asset adjacent to it the design of the development should consider preserving and enhancing the heritage asset, within an appropriate setting. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (385) Corunna Place (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	-	✓	-	-	-	-	?	x	-	-	x	-	x	-	-	-	-	-	-	-
Comment	The existing use is industrial estate. Adjacent uses are Springfield Industrial Estate, a swimming centre and other industrial buildings. The site is within an AQMA buffer, Leith Conservation area and there are listed buildings within the site and adjacent to it. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Development on site at low risk of affecting any city protected views. Site in few local views. Mixed pattern of development adjacent.																											
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Careful design will be required to protect character of conservation area. As there is a listed building within the site, the																											

	design of the development should seek to retain the building and fully understand and preserve and/or enhance the setting of the listed building/structure. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Group 3: Beaverbank

Site Assessment: (144) McDonald Place (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-.	-	-	x	-	-	x	-	-	-	-	-	?	-	-	-
Comment	Existing use are a cash and carry, an industrial unit (Site 144) and an army cadet centre. Adjacent use is residential. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Part of site involves re-use or removal of a listed building. Site potentially visible in several protected view cones. Site visible in some local views. Mixed pattern of development adjacent.																											
Mitigation	As there is a listed building within the site, appropriate re-use of the listed building/structure should be a priority of the development. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The design of the development should be justified and seek to fully understand and preserve and/or enhance the character and appearance of the listed building/structure including its setting. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (146) Logie Green Road (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	-	-	✓	-	✓	?	X	-	✓	-	x	-	-	?	-	-	-	-	-	?	-	-	-
Comment	Existing use is industrial. Adjacent uses are residential, former railway line, and the Water of Leith. Site is adjacent to LNCS and adopted core path, providing scope for good accessibility to open space and pleasant environment subject to careful design. However, all of site is within 1 in 200 year flood zone and adjacent to a listed building. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site potentially visible in several protected view cones. Site visible in some local views. Strong pattern of development adjacent.																											
Mitigation	As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. A flood risk assessment would be required for this site which has a significant risk of flooding as the whole site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site will have to include greater																											

	attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure and make linkages with the adopted core path. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development. Development should incorporate living roofs as close to LNCS.

Site Assessment: (147) McDonald Road (A) (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	?	✓	-	-	-	-	-	x	-	-	X	-	-	-	-	-	?	-	-	-
Comment	Redevelopment of the site involves re-use or removal of a listed building. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is visible in several protected view cones. Visible in some local views. Strong pattern of development adjacent.																											
Mitigation	The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building within the site, appropriate re-use of the listed building/structure should be a priority of the development. The design of the development should be justified and seek to fully understand and preserve and/or enhance the character and appearance of the listed building/structure including its setting. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (255) McDonald Road (B) (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	x	-	-	-	-	-	-	-	X	-	-	-	-
Comment	Existing use is a printers office/industrial unit. Adjacent to a church, disused railway line, residential and an office. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. There is a non-designated heritage asset (factory) within the site. Site is visible in several protected view cones. Site visible in some local views.																											
Mitigation	The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site has a non-designated heritage asset within it the design of the development should consider preserving and																											

	enhancing the asset, within an appropriate setting. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

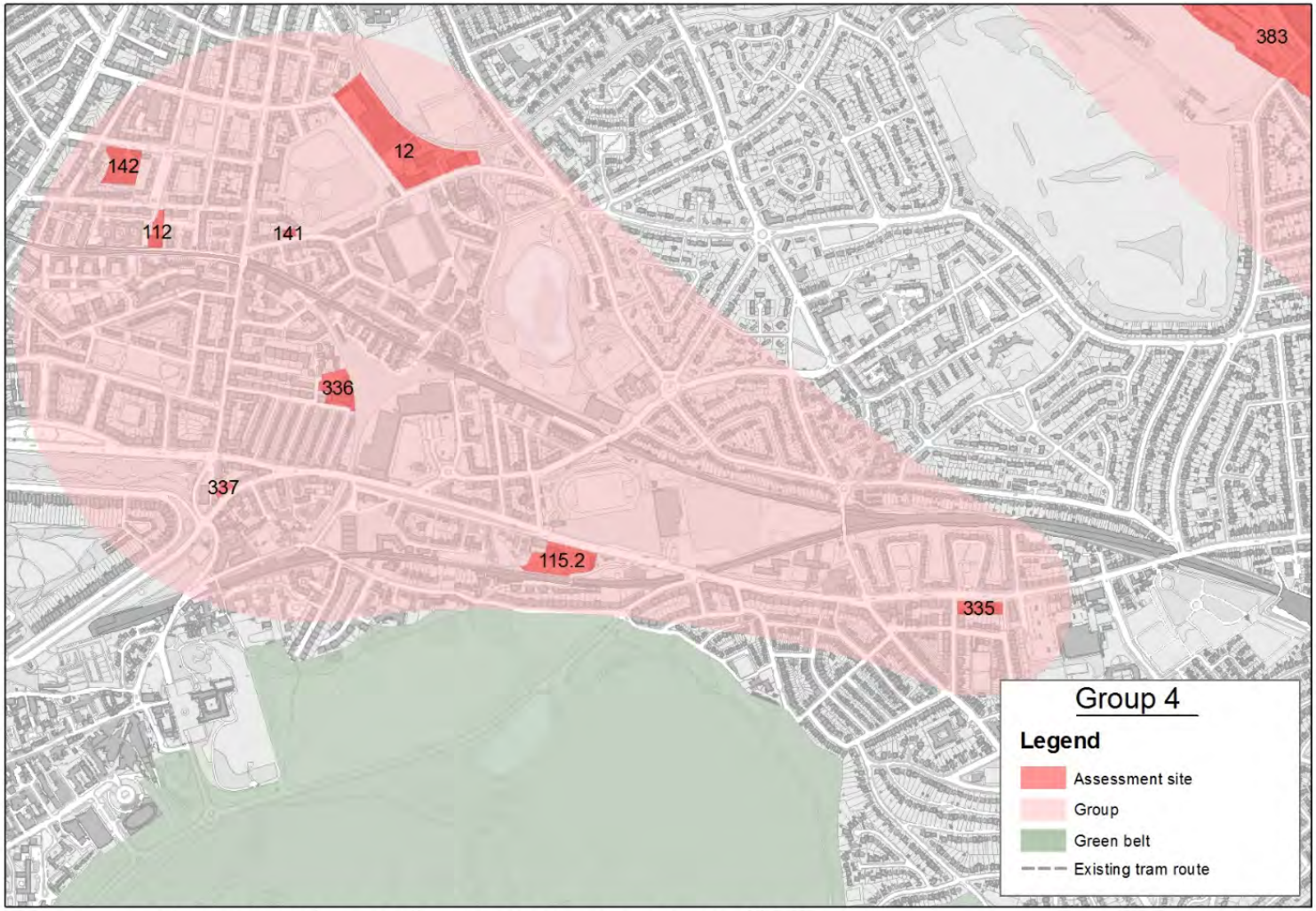
Site Assessment: (328) Broughton Road (Powderhall Waste Transfer) (North East Locality)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	-	-	✓	-	✓	-	-	-	✓	-	x	-	✓	x	-	-	-	-	-	✓	-	-	-
Comment	Existing use is a waste transfer station. Site adjacent to open space providing opportunity for enhanced social interaction, residential, core paths and the Water of Leith LNCS. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site also includes a listed building on site frontage on Broughton Road. Site potentially visible within many protected city viewcones. Site in some local views.																											
Mitigation	The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building within the site, the design of the development should seek to retain the building and fully understand and preserve and/or enhance the setting of the listed building/structure. However, design could take advantage of open space in terms of social interaction. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development. Development should incorporate living roofs as adjacent to LNCs and be at least 15m back from top of bank.																											

Site Assessment: (332) Beaverhall Road (James Pringle) (North East Locality)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	X	-	-	-	x	-	-	-	-	-	-	-	-	?	-	-	-
Comment	Existing use is industrial units. Adjacent uses include car rental, offices and residential. All of site is within a 1 in 200 year flood zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site potentially visible in many protected viewcones. Some local views. Mixed pattern of development adjacent.																											
Mitigation	A flood risk assessment would be required for this site which has a significant risk of flooding as the whole site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site will have																											

	to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Layout and design of development should seek to mitigate impacts of surrounding development. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (404) East London Street (South East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-		?	✓	-	-	-	-	?	x	-	-	-	-	?	-	-	?	✓	-	-	-
Comment	Existing use is car hire and office. Adjacent uses are residential, mosque, school, and Lothian Buses depot. Site within an AQMA buffer zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site adjacent to New Town Conservation Area. There is a non-designated heritage asset (Gayfield House) adjacent to the site. Site potentially visible in several protected view cones. Site visible in some local views. Strong pattern of development adjacent.																											
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. As the site has a non-designated heritage asset adjacent to it the design of the development should consider to preserving and enhancing the heritage asset, within an appropriate setting. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Group 4: Lochend – Meadowbank



Site Assessment: (12) St Clair Street (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	?	-	✓	✓	✓	-	-	-	-	-	x	-	✓	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is industrial units/retail. Adjacent uses are cemetery (designated open space), pitches, Easter Road Stadium and residential. Site also adjacent to LNCS, core path, open space and within a quiet area buffer zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site potentially visible in several protected view cones. Site visible in many local viewed. Weak pattern of development adjacent.																											
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. Design and layout of development should seek to make linkages with adjacent core paths and open space. As the site is adjacent to a designated Quiet Area the types of use, design and layout of the development should seek to minimise the impact on the designation. Any future actions or decision making which could impact on environmental noise will need to take this status into consideration. The Directive requires action plans for agglomerations to include measures that aim to protect quiet areas against an increase in noise. A noise impact assessment should be carried out if any uses on the site are expected to impact on the Quiet Area. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (112) Albert Street (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	✓	-	✓	-	-	-	✓	?	x	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is for commercial retail. Adjacent uses are residential and a possible residential care home. Site adjacent to aspirational core path. Site is within AQMA buffer zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site potentially visible in city protected viewcones from a distance. Site in few local views. Weak pattern of development adjacent.																											
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be																											

	supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (115.2) London Road (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	x	-	-	?	✓	-	-	-	-	?	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment	Existing use is restaurant, trailer hire centre and retail. The site is adjacent to residential, a railway line and a sports centre. It is adjacent to an AQMA and within the buffer zone. Site is also within Quiet Area buffer zone. Site potentially visible in many protected city viewcones and in many local views. Mixed pattern of development adjacent.																											
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. Site would need to be designed to address any impacts from neighbouring business to ensure appropriate social interaction. As the site is adjacent to a designated Quiet Area the types of use, design and layout of the development should seek to minimise the impact on the designation. Any future actions or decision making which could impact on environmental noise will need to take this status into consideration. The Directive requires action plans for agglomerations to include measures that aim to protect quiet areas against an increase in noise. A noise impact assessment should be carried out if any uses on the site are expected to impact on the Quiet Area. Comprehensive Townscape and Visual appraisals required to determine appropriate mass, scale and height of new development to maintain views to roofscape and Arthurs Seat.																											

Site Assessment: (141) Albion Street (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	-	✓	-	-	-	-	?	x	-	-	-	-	-	-	-	-	✓	-	-	-

Comment	Existing use is small scale industrial. Adjacent uses are residential and a cemetery. Site is within AQMA buffer zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site potentially visible in several protected view cones. Site visible in few local views. Strong pattern of development adjacent.
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (142) Iona Street (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	-	✓	-	-	-	-	?	x	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	The existing use is commercial retail. Adjacent use is residential. Part of the site is within a buffer zone of an AQMA air quality impact. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is potentially visible in several protected view cones. Site is visible in few local views. Strong pattern of development adjacent.																											
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (335) Portobello Road (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	-	✓	-	-	-	-	?	-	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is a charity shop. Adjacent uses are residential and retail units. The site is within an AQMA buffer zone. Site potentially visible in several protected view cones. Site visible in some local views. Mixed development adjacent.																											
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (336) Norton Park (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	-	✓	-	-	-	-	?	-	-	x	-	-	?	-	-	-	✓	-	-	-
Comment	Existing use is a retail warehouse. Adjacent uses are residential and former railway line. Site is in an AQMA buffer zone, not within 400m of open space and adjacent to Abbeyhill Conservation Area. Site is potentially visible in several protected view cones. Site visible in few local views. Weak pattern of development adjacent.																											
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. Sufficient open space should be provided to meet the open space standard. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (337) Montrose Terrace (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	X	-	-	✓	-	-	-	-	?	x	-	-	?	-	x	-	-	-	✓	-	-	-
Comment	Existing use is vacant land/former petrol station. Adjacent use is residential. Site is in an AQMA buffer zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site within New Town Conservation area and adjacent to listed buildings. Site is within a Quiet Area buffer. Site is potentially visible in several protected view cones. Site visible in few local views. Strong pattern of development adjacent.																											
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is adjacent to a designated Quiet Area the types of use, design and layout of the development should seek to minimise the impact on the designation. Any future actions or decision making which could impact on environmental noise will need to take this status into consideration. The Directive requires action plans for agglomerations to include measures that aim to protect quiet areas against an increase in noise. A noise impact assessment should be carried out if any uses on the site are expected to impact on the Quiet Area. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

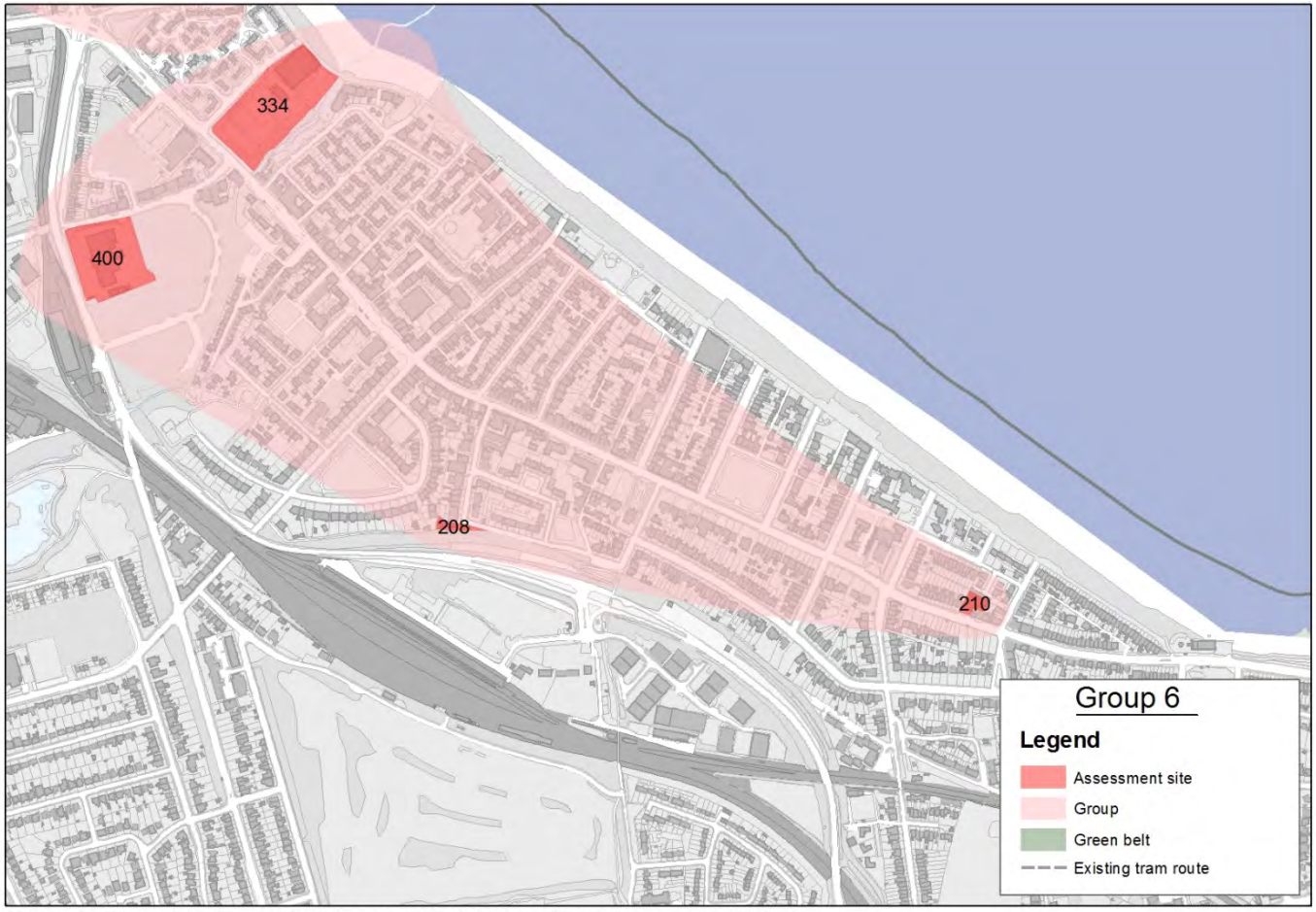
Group 5: Seafield

Site Assessment: (227) Seafield Road (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	?	-	✓	✓	✓	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing uses are commercial retail. Adjacent to a cemetery (designated open space), and Site 383 and Seafield sewage works. Also site adjacent to a LNCS and a core path. Site potentially visible in city protected viewcones from a distance. Site in some local views. Weak pattern of development adjacent.																										
Mitigation	As the site is within the Seafield odour buffer zone and assessment of the impact from odour should be undertaken. The design and layout of the development may be effected by the sites location and appropriate mitigation undertaken to minimise the impact of odour on the site. Layout and design of development should seek to make linkages with core path and existing open space. A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development. Living roof should be used as adjacent to LNCS.																										

Site Assessment: (383) Seafield (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	?	-	-	-	-	?	-	✓	-	✓	-	-	x	✓	-	-	-	x	-	-	-	-	-	x	✓	-	-	-
Comment	Existing uses are car showrooms, commercial retail and community recycling centre. Adjacent to residential, the Firth of Forth (SPA), open space and Seafield sewage works. Although site not effected by sea flooding at present, it may be through climate change and rising sea levels. Part of site within Seafield sewage works buffer and part of site has no access to public transport services. There are non-designated heritage assets (war defences) within the site. Site is adjacent to Special Protection Area and adopted core path. Site potentially visible within many protected city viewcones.																										
Mitigation	Design of site will have to address impact of odours from Seafield sewage works and should make linkages to the adopted core path. Provision of new public transport services will be required to ensure mode share targets met. Additional open space should be provided within site to address distance to existing open space which fails to meet open space standard. An appropriate assessment should be carried out, through the HRA, to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development including views from the Firth of Forth. Comprehensive masterplan required. Setback from the Firth of Forth to be included to account for																										

	climate change predictions. As the site has non-designated heritage assets within it the design of the development should consider preserving and enhancing the assets, within an appropriate setting.

Group 6: Portbello

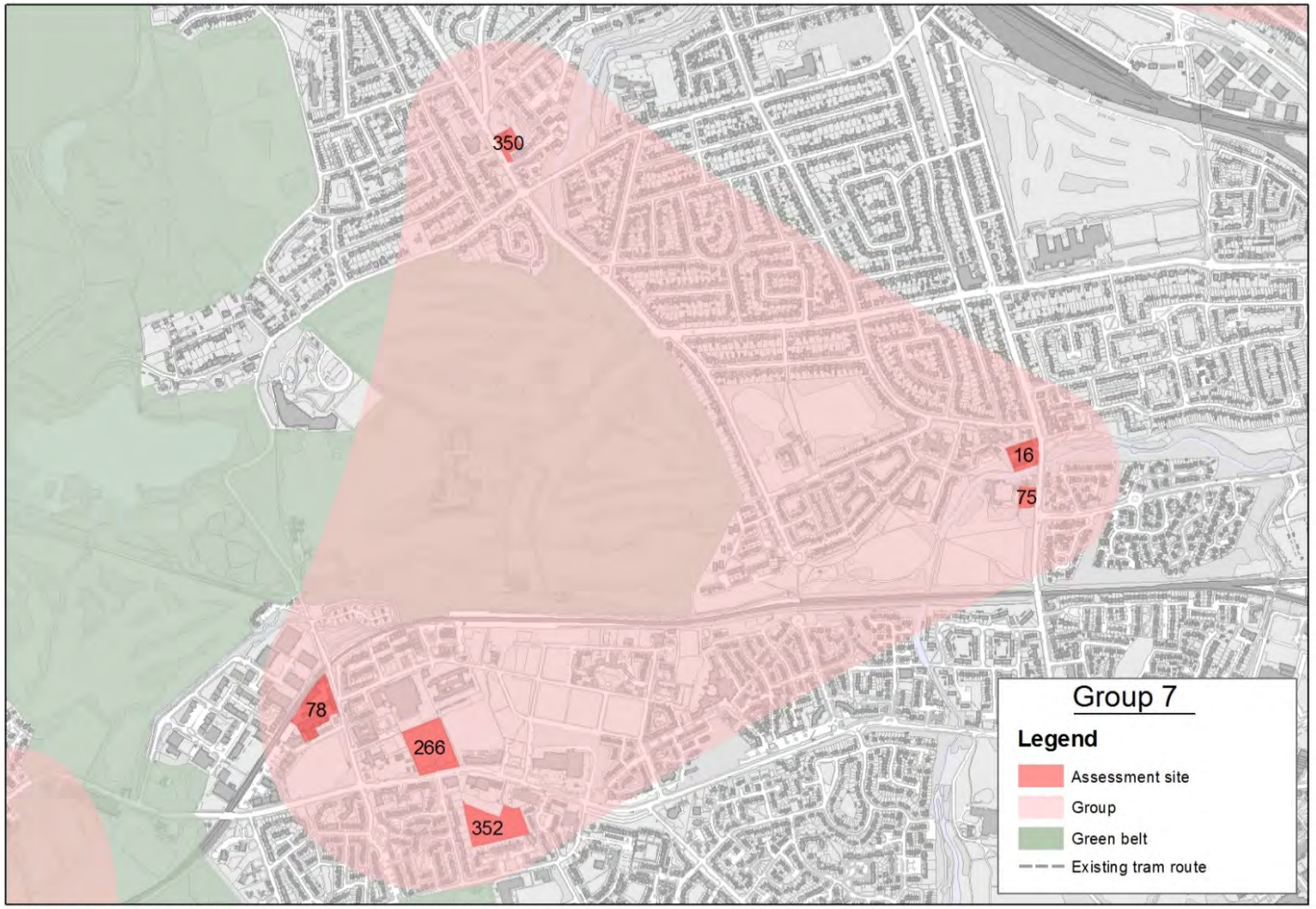


2Site Assessment: (210) Joppa Road (North East Locality)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	x	-	-	-	✓	-	-	-
Comment	The existing use is a retail warehouse. Adjacent use is residential. Site is within Portobello Conservation Area. Development on site at low risk of affecting any city protected views. Site in few local views.																											
Mitigation	As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Townscape and visual appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (334) Westbank Street (North East Locality)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	-	-	✓	-	✓	?	?	-	✓	-	x	-	-	-	-	?	-	-	-	✓	-	-	-
Comment	Existing use is a sports centre. Adjacent uses are residential, a burn and the Firth of Forth. Site adjacent to LNCS, Portobello conservation area and next to a core path. Part of site in 1 in 200 year flood zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site potentially in city protected viewcones from a distance. Site visible in many local views and from the Firth of Forth.																											
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Design and layout of development should seek to make linkages with existing core path adjacent to site and maximise biodiversity potential of adjacent river. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (400) Sir Harry Lauder Road (North East Locality)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	x	✓	-	-	-	-	-	x	-	-	-	-	-	-	-	-	-	-	-	-
Comment	Existing use is a car dealership. Site adjacent to residential and industrial. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site potentially in city protected viewcones from a distance. Site visible in some local views. Weak pattern of development adjacent.																											
Mitigation	Design and layout of development would have to mitigate the impact of surrounding industrial uses in order to ensure appropriate opportunities for social interaction/inclusion. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Group 7: Niddrie – Bingham – Willowbrae



Site Assessment: (16) Duddingston Park South (Duddingston Yards) (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	✓	✓	✓	?	?	-	✓	-	?	-	✓	-	-	-	-	-	-	?	-	-	-
Comment	The existing use is an industrial estate. Adjacent uses are residential, open space and a health centre. Site has good accessibility to open space and is adjacent to adopted core path, however, part of site is within 1 in 200 year flood zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in moderate condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site not in any protected view cones. Site in some local views. Weak pattern of development adjacent.																											
Mitigation	A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site may have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Design and layout of development should seek to make linkages to adopted core path. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (75) Duddingston Park South (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	?	-	✓	-	-	-	-	-	-	✓	-	-	-
Comment	The existing use is a car park. Adjacent uses are residential, and a bowling club. Site next to designated open space and near core path. Therefore an opportunity for social interaction. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in moderate condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site not in any protected view cones.																											
Mitigation	Design and layout of development should seek linkages with adjacent core path and open space. The design and layout of this site may have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (78) Peffer Bank (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	?	✓	?	✓	-	-	-	✓	-	x	-	-	-	-	-	-	-	-	?	-	-	-
Comment	Existing use is Holyrood business park. Adjacent uses are a railway and residential. Site within 250m buffer zone for a quiet area. Site adjacent to an adopted core path and designated area of open space. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site potentially visible in a few protected view cones. Site in few local views. Strong pattern of development adjacent.																											
Mitigation	As the site is adjacent to a designated Quiet Area the types of use, design and layout of the development should seek to minimise the impact on the designation. Any future actions or decision making which could impact on environmental noise will need to take this status into consideration. The Directive requires action plans for agglomerations to include measures that aim to protect quiet areas against an increase in noise. A noise impact assessment should be carried out if any uses on the site are expected to impact on the Quiet Area. Design and layout of development should seek linkages with adjacent core path and open space. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (266) Niddrie Mains Road (A) (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	x	-	-	x	-	-	-	-	x	✓	-	-	-
Comment	Existing use is vacant former retail. Adjacent uses are Council depot, a police station, a Council office and travelling show storage. There is a listed building within the site, and open space, presumably previously developed. Site adjacent to retail stores which could have positive or negative impact depending on design. There is a non-designated heritage asset (former brewery) within the site. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is visible in a protected view cone. Site is in many local views. Mixed pattern of development adjacent.																											
Mitigation	As there is a listed building within the site, the design of the development should seek to retain the building and fully understand and preserve and/or enhance the setting of the listed building/structure. Development needs to be designed to ensure appropriate interaction with adjacent uses. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of																											

	surface water flooding and its impacts. As the site has a non-designated heritage asset within it the design of the development should consider preserving and enhancing what remains of the asset, within an appropriate setting. Visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (350) Willowbrae Road (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	x	-	-	?	-	-	-	-	-	?	-	-	-
Comment	Existing use is a car show room. Adjacent uses are a hotel, retail, open space and residential. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site adjacent to listed buildings. Site is potentially visible in several protected view cones. Site visible in some local views.																											
Mitigation	The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (352) Niddrie Mains Road (B) (North East Locality)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	x	-	-	-	-	-	-	-	-	?	-	-	-
Comment	Existing use is Craigmillar Partnership. Adjacent uses are residential and shops. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site potentially visible in one protected viewcone. Site in few local views. Weak pattern of development adjacent																											
Mitigation	The layout and design of the development should seek to achieve good social interaction with adjacent uses. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

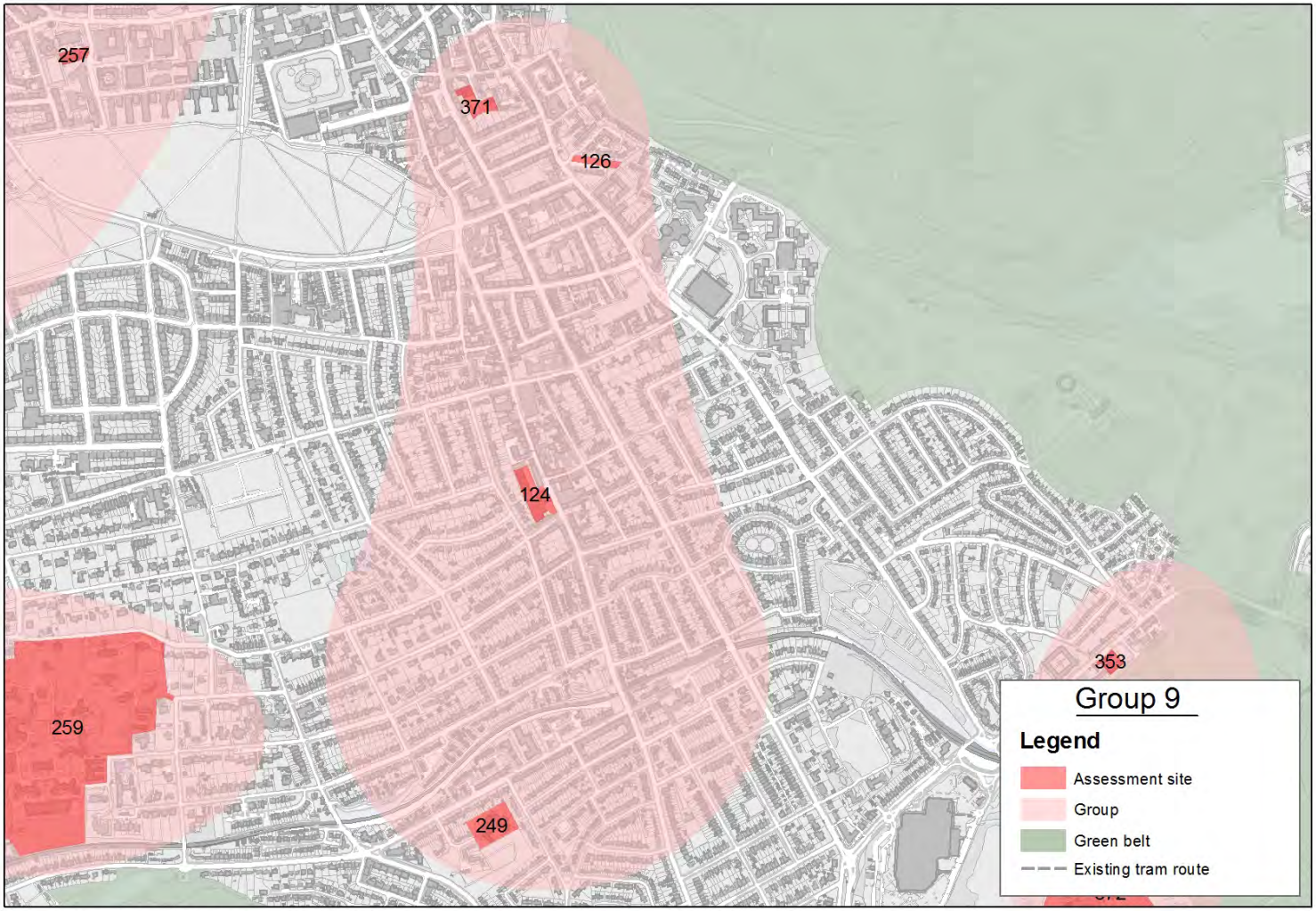
Group 8: Inch Nursery – Cameron Toll – Prestonfield

Site Assessment: (353) Peffermill Road (South East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	?	✓	-	-	-	-	-	x	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is motor cycle sales. Site next to car park with implications for social interaction/inclusion and residential and Edinburgh University playing fields. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is visible in several protected view cones. Site visible in some local views. Weak pattern of development adjacent.																											
Mitigation	Design and layout of development should seek to mitigate impact of adjacent car park/use. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (364) Old Dalkeith Road (South East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	?	✓	?	?	-	-	-	x	-	-	-	-	-	-	-	-	?	-	-	-
Comment	Existing use is car showroom. Site adjacent to busy junction, to railway line with impact in terms of social interaction/inclusion, and existing residential. Part of site in 1 in 200 year flood zone. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Site adjacent to designated open space to the south. Site is visible in several protected view cones. Site visible in some local views. Weak pattern of development adjacent.																											
Mitigation	A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Development would have to be designed to seek to mitigate against the impact of location next to busy junction and railway line although full mitigation unlikely. Development should seek linkages with open space to south. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (372) Inch Nursery (South East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	-	-	✓	✓	?	?	?	-	✓	-	x	x	✓	-	-	-	-	-	-	?	-	-	-
Comment	Existing use is Inch Nursery. Adjacent uses designated open space. Part of site is in 1 in 200 year flood zone, and is existing designated open space. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is adjacent to a core path, existing open space and a LNCS. Site is visible in several protected view cones. Site visible in some local views. Site has a landscape setting.																											
Mitigation	A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Design and layout of development should seek to make linkages with the adjacent open space and core path. An suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Group 9: Southside



Site Assessment: (124) Ratcliffe Terrace (South East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	-	✓	-	-	-	-	?	x	-	x	?	-	?	-	-	-	✓	-	-	-
Comment	Existing use existing business units, tyre repair centre and petrol station. Adjacent uses residential, commercial retail, retail and vehicle repair garage. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Small part of site in AQMA buffer and site adjacent to listed buildings and Grange Conservation Area. Area currently does not meet open space standard. Site potentially visible within many protected city viewcones. Site visible in some local views. Mixed pattern of development adjacent.																											
Mitigation	As part of the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. The design of the development should include sufficient open space to meet the open space standard. Comprehensive Townscape and Visual appraisals required to determine appropriate mass, scale and height of new development.																											

Site Assessment: (126) St Leonard's Street (South East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	-	✓	-	-	-	-	?	-	-	-	?	-	?	-	-	x	✓	-	-	-
Comment	Existing use is a car park next to residential and student accommodation. Site is within an AQMA buffer and Quiet Area buffer. Site is adjacent to listed buildings and South Side Conservation Area. There is a non-designated heritage asset (former railway station) within the site. Site is potentially visible in many protected view cones. Site visible in some local views. Strong pattern of development adjacent.																											

Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. As the site is adjacent to a designated Quiet Area the types of use, design and layout of the development should seek to minimise the impact on the designation. Any future actions or decision making which could impact on environmental noise will need to take this status into consideration. The Directive requires action plans for agglomerations to include measures that aim to protect quiet areas against an increase in noise. A noise impact assessment should be carried out if any uses on the site are expected to impact on the Quiet Area. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. As the site has a non-designated heritage asset within it the design of the development should consider preserving and enhancing the asset, within an appropriate setting. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (249) Watertoun Road (South East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	x	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is former special needs school (St Cripin's). Adjacent uses are residential and allotments. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site visible in some local views.																											
Mitigation	No mitigation required. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (371) Cowans Close (South East Locality)																										
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	-	✓	-	-	-	-	?	-	-	-	?	-	x	-	-	-	✓	-	-	-
Comment	Existing use is a nursery yard and retail storage. Adjacent uses are retail and residential. Site within AQMA buffer zone, Quiet Area buffer, South Side Conservation Area and adjacent to listed buildings. Site potentially visible within many protected city viewcones. Site visible in some local views. Strong pattern of development adjacent.																											
Mitigation	As the site is within a buffer zone of an AQMA air quality impact should be assessed as part of any proposals for development and ensure appropriate type and design of development to avoid contributing to existing air quality problems. As there is a listed building adjacent to the site, the design of the development should fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

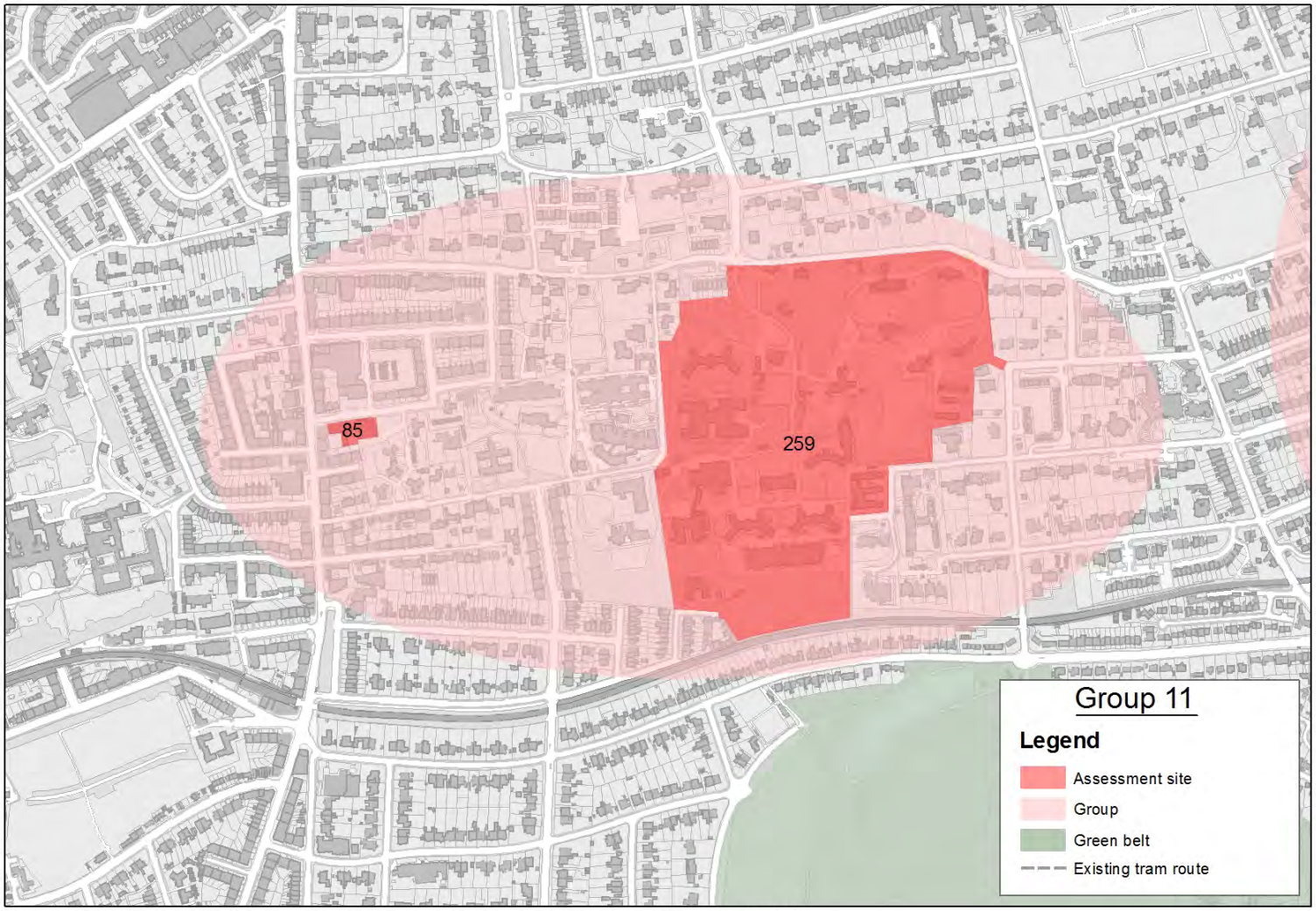
Group 10: Liberton Hospital

Site Assessment: (188) Rae's Crescent (South East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	?	?	-	-	-	-	-	?	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use car parking and open space. Adjacent to Police Station and Howdenhall Centre (children with special needs) and residential. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in moderate condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site visible in few local views. Site not visible in protected views cones. Site has a landscape setting.																											
Mitigation	Design and layout of development should seek to mitigate impact of adjacent uses. The design and layout of this site may have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (190) Alnwickhill Road (South East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	x	-	✓	?	-	-	-	-	-	✓	-	-	-
Comment	Existing use is army cadet centre. Adjacent uses are residential. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site adjacent to designated open space and listed buildings. Site not visible in protected view cones. Site visible in many local views. Strong pattern development adjacent (low rise).																											
Mitigation	The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. Design of development should seek to make linkages with adjacent open space. Visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (289) Liberton Hospital (South East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	-	-	-	-	✓	-	-	-	-	-	?	-	-	?	-	-	-	-	-	✓	-	-	-
Comment	Existing use is a hospital. Adjacent uses include NHS blood centre (allocated in adopted plan for residential) and other residential. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in moderate condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. There is a LNCS site on the south corner of the site and listed buildings adjacent to north of site. Site not visible in any city protected views. Site visible in some local views. Pattern of development adjacent low rise.																											
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. The design and layout of this site may have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. Townscape and visual appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Group 11: Astlie Ainslie

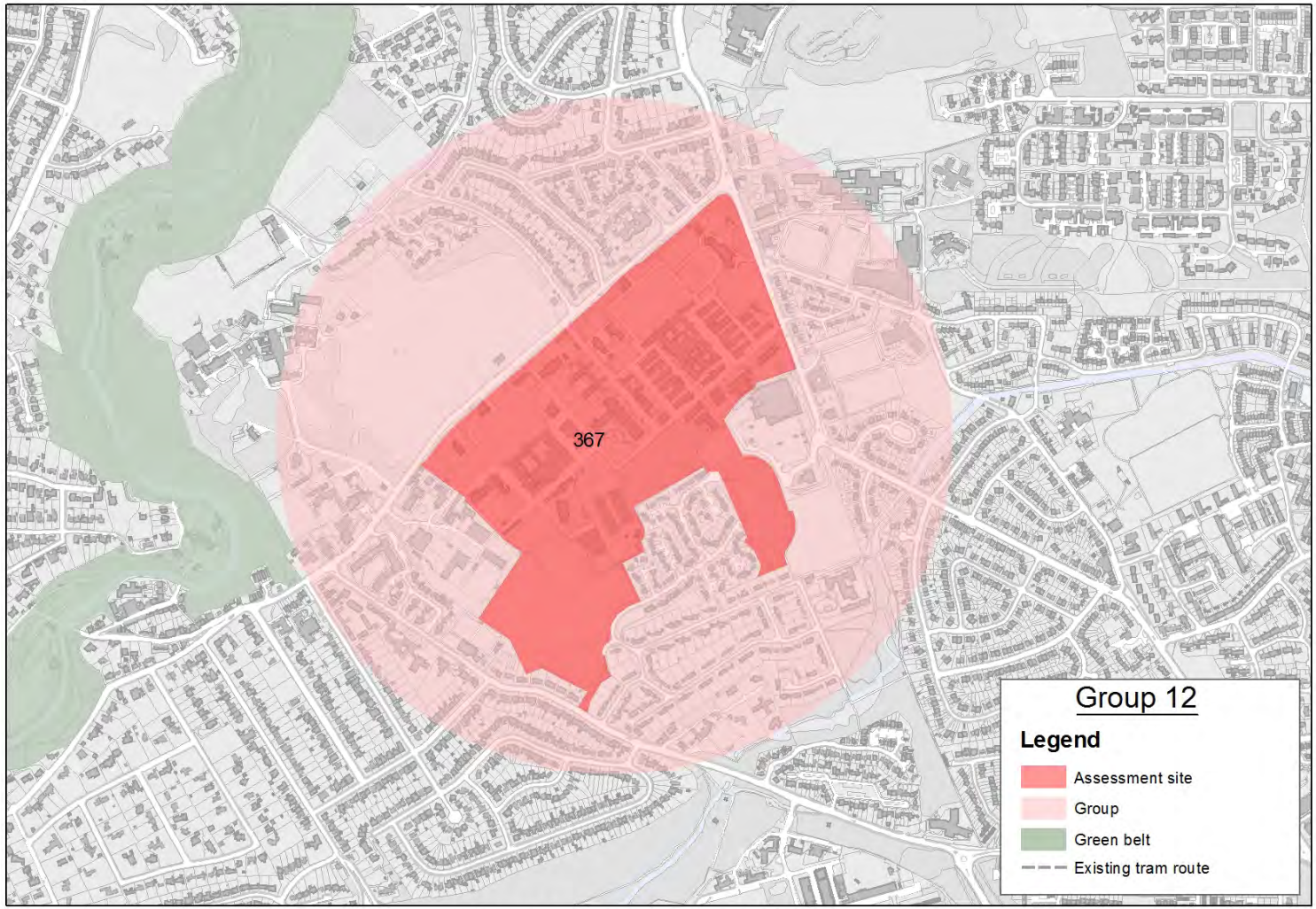


Site Assessment: (85) Falcon Road West (South East Locality)																										
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	?	-	?	✓	-	-	-	-	-	x	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use sorting office and retail warehouse. Adjacent uses are care tyre repair centre and residential. Part of site in Noise Management Area, and located opposite existing tyre repair centre which could have an impact in terms of social interaction/inclusion. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is visible in many protected view cones. Site visible in some local views. Mixed pattern of development adjacent.																											
Mitigation	As part of the site is within a noise management area the design of the development should seek to mitigate the impacts of noise to ensure an appropriate environment for residential use. Action plans for NMAs aim to reduce noise levels in these area where possible, however, the impacts of NMAs should be taken into account when designing developments to ensure appropriate levels of noise. Design and layout of site should seek to mitigate impact of adjacent tyre repair centre. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (259) Astley Ainslie Hospital (South East Locality)																										
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	✓		✓	-	-	-	✓	-	x	-	x	x	-	x	-	-	-	✓	-	-	-
Comment	Existing use is a hospital. Adjacent uses are residential and railway line. Final core path runs through site giving opportunity to ensure good active travel links in the future. Whole site does not meet open space standards. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site within Grange Conservation Area and includes listed buildings that will have to be demolished or re-purposed. Site within Quiet Area buffer. Site potentially visible within many protected city viewcones. Site visible in some local views. Strong pattern of development, buildings with a landscape setting.																											
Mitigation	Design of development should create linkages with core path, and provide open space to improve area as a whole. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building within the site, the design of the development should seek to retain the building and fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is within a conservation area the design of the development should seek to																											

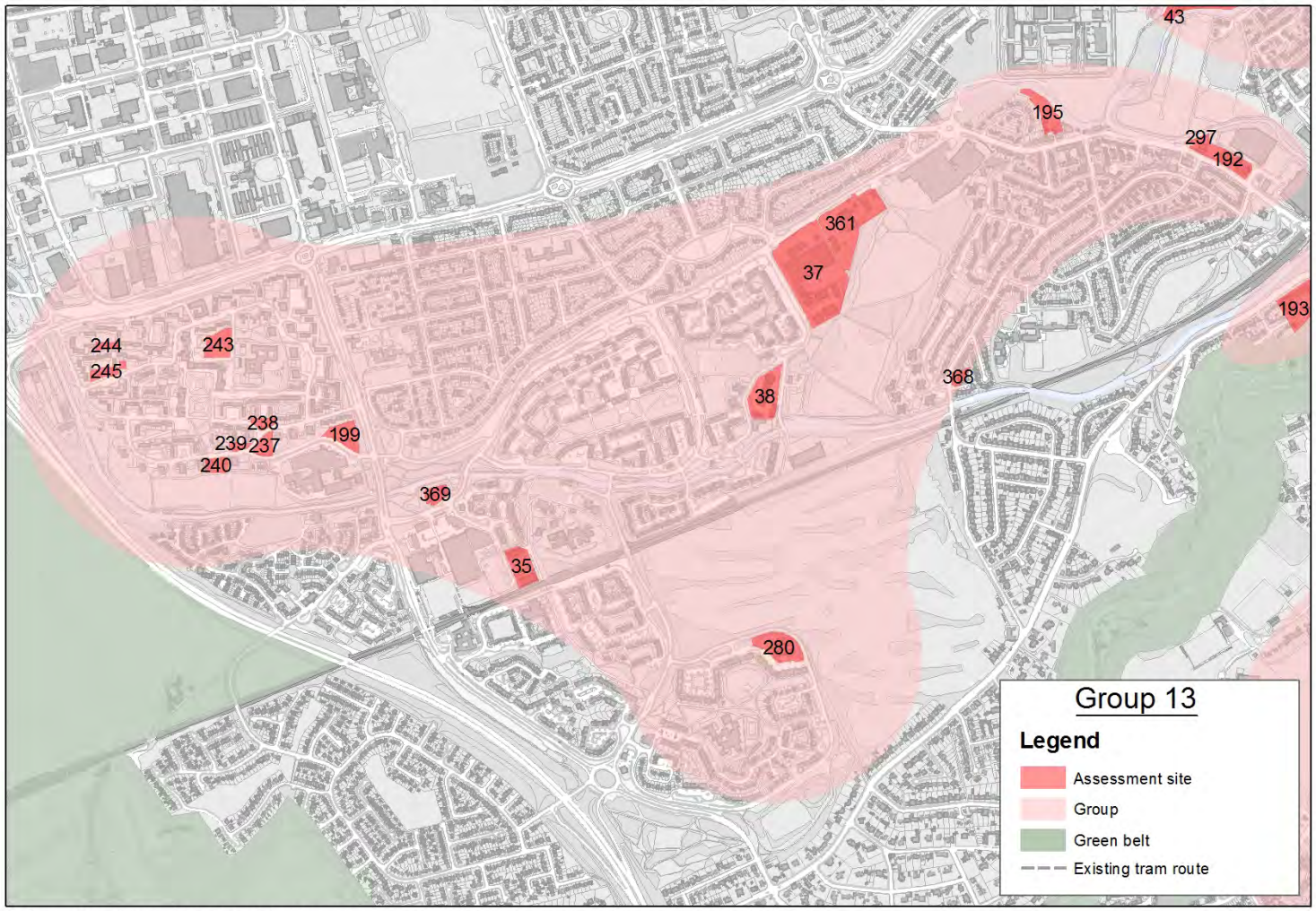
	preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Comprehensive visual and landscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Group 12: Redford Barracks



Site Assessment: (367) Redford Barracks (South West Locality)																										
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	✓	?	✓	?	?	-	✓	-	x	-	✓	x	-	-	-	-	x	✓	-	-	-
Comment	Existing use is army barracks. Adjacent uses include residential, a supermarket and an adopted core path. The site includes a listed building and contains non-designated sites of historic interest. Part of site is within a 1 in 200 year flood zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is visible in several protected view cones. Site visible in some local views. Mixed pattern of adjacent development, low rise and landscape setting.																											
Mitigation	A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Design should seek linkages with adjacent adopted core path and open space but mitigate impact of adjacent supermarket. As there is a listed building within the site, the design of the development should seek to retain the building and fully understand and preserve and/or enhance the setting of the listed building/structure. As the site has non-designated heritage assets within it the design of the development should consider preserving and enhancing the assets, within an appropriate setting. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development. A place brief is being prepared for this site.																											

Group 13: Wester Hailes



Site Assessment: (35) Murrayburn Gate (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	?	✓	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is disused office and car park. Site adjacent to Westside Plaza shopping centre and existing residential. Adjacent to open space (designated). Site is not in protected view cones. Site visible in some local views. Weak pattern of development adjacent.																											
Mitigation	Appropriate design required to mitigate impact of location next to large car park. Linkages should be made with adjacent open space. Visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (37) Murrayburn Road (A) (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	?	✓	?	✓	?	x	-	✓	-	-	-	✓	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use industrial park with various existing commercial businesses including building materials etc. Site adjacent to a park (designated open space), final core path, Site (361) and residential. Site is also within 1 in 200 year flood zone. Site is visible in several protected view cones. Site visible in some local views. Mixed pattern of development adjacent.																											
Mitigation	A flood risk assessment would be required for this site which has a significant risk of flooding as the whole site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. Development should be tied to development of adjacent site. Design and layout should seek linkages with adjacent (final) core path and open space. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (38) Dumbryden Drive (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	?	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-

Comment	Existing use is industrial units. Adjacent uses are residential, youth centre, designated quiet area/designated open space to the east and a police station. Site within Quiet Area buffer. Site is visible in several protected view cones. Site visible in some local views. Mixed pattern of development adjacent.
Mitigation	As the site is adjacent to a designated Quiet Area the types of use, design and layout of the development should seek to minimise the impact on the designation. Any future actions or decision making which could impact on environmental noise will need to take this status into consideration. The Directive requires action plans for agglomerations to include measures that aim to protect quiet areas against an increase in noise. A noise impact assessment should be carried out if any uses on the site are expected to impact on the Quiet Area. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (192) Inglis Green Road (A) (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	?	✓	?	x	-	-	-	x	-	?	-	-	-	-	-	-	?	-	-	-
Comment	Existing uses are car showroom, supermarket, restaurant and public house. Site in 1 in 200 year flood zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Adjacent uses include wholesale business, Sainsburys and associated filling station. May not be possible to mitigate negative impacts of adjacent businesses. Part of the site does not meet the open space standard regarding access to open space. Site is visible in several protected view cones. Site visible in some local views. Weak pattern of build development adjacent and landscape setting adjacent to river corridor.																											
Mitigation	A flood risk assessment would be required for this site which has a significant risk of flooding as the whole site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Design should seek to make linkages with adjacent open space and related core path, however, risk of negative impacts related to adjacent businesses. The design of the development should include sufficient open space to meet the open space standard. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (195) Longstone Road (B) (South West Locality)																										
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	?	?	-	-	-	x	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use by a haulage company. Adjacent uses are residential, open space, the water of Leith and Hearts social club. Part of the site is within a 1 in 200 year flood zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is visible in several protected view cones. Site visible in some local views. Weak pattern of development adjacent.																											
Mitigation	A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. Design should seek to mitigate impacts of adjacent Hearts social club. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (199) Murrayburn Drive (South West Locality)																										
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	?	?	-	-	-	-	X	✓	-	-	-	-	-	-	✓	-	-	-
Comment	Existing uses are a car park and open space (designated). Adjacent uses are residential and Wester Hailes Education Centre. Part of site in 1 in 200 year flood zone. The site is not within any protected view cones. Site visible in some local views. Pattern of development adjacent low rise and unattractive open space.																											
Mitigation	A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. A visual and townscape appraisal would be required to determine appropriate height, scale and mass and layout of any new development.																											

Site Assessment: (237) Calder Estate (I) (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	?	-	-	-	-	-	-	x	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is open space (non-designated). Adjacent uses are residential. Site will result in loss of open space and some car parking. Development on site at low risk of affecting any city protected views. Site visible in some local views. Weak pattern of development adjacent.																											
Mitigation	No mitigation required as area will continue to meet open space standard. Townscape and visual appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (238) Calder Estate (H) (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is open space (non-designated). Adjacent uses are residential. Site will result in loss of open space and car parking. Housing adjacent use. Development on site at low risk of affecting any city protected views. Site visible in some local views. Weak pattern of development adjacent.																											
Mitigation	No mitigation required as area will continue to meet open space standard. Townscape and visual appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (239) Calder Estate (J) (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	?	-	-	-	-	-	-	x	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is open space (partially designated) and parking. Adjacent uses are residential. Site will result in loss of open space and parking. Development on site at low risk of affecting any city protected views. Site visible in some local views. Weak pattern of development adjacent.																											
Mitigation	No mitigation required as area will continue to meet open space standard. Townscape and visual appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (240) Calder Estate (K) (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	?	?	?	-	-	-	-	x	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is open space (partially designated) and parking. Adjacent uses are residential. Site will result in loss of open space and parking. Part of site in 1 in 200 year flood zone. Housing adjacent use. Development on site at low risk of affecting any city protected views. Site in some local views. Residential pattern of development adjacent.																											
Mitigation	A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (243) Calder Estate (G) (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	?	-	-	-	-	-	-	X	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is open space (designated). Adjacent uses are residential. Site will result in partial loss of designated area of open space. Housing adjacent use. Development on site at low risk of affecting any city protected views. Site visible in some local views. Mixed pattern of development adjacent.																											
Mitigation	No mitigation required as area will continue to meet open space standard. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (244) Calder Estate (A) (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	?	-	-	-	-	-	-	x	-	-	-	-	-	-	-	✓	-	-	-

Comment	Existing use is open space (designated). Adjacent uses are residential. Site will result in loss of existing area of open space. Housing adjacent use. Development on site at low risk of affecting any city protected views. Site visible in some local views. Residential pattern of development adjacent.
Mitigation	No mitigation required as area will continue to meet open space standard. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (245) Calder Estate (B,C,D) (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	?	-	-	-	-	-	-	x	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is open space (partially designated) and parking. Adjacent uses are residential. Site will result in loss of open space and parking. Development on site at low risk of affecting any city protected views. Site visible in some local views. Residential pattern of development adjacent.																											
Mitigation	No mitigation required as area will continue to meet open space standard. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (280) Clovestone House (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is a care home. Adjacent uses are housing and golf course adjacent to site. Site is visible in a protected view cone. Site visible in few local views. Strong pattern of development adjacent.																											
Mitigation	No mitigation required. A visual and townscape appraisal is required to determine appropriate height, scale and mass and layout of new development.																											

Site Assessment: (297) Inglis Green Road (B) (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	?	✓	?	x	-	-	-	x	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is an office, neighbouring uses include car sales and oriental supermarket (site 192), and whole sale business. May not be possible to mitigate impact of adjacent wholesale business. Site in 1 in 200 year flood zone and adjacent to Water of Leith. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. The site is potentially in some protected viewcones. Site visible in some local views. Weak pattern of built development adjacent, landscape setting of river corridor.																											
Mitigation	A flood risk assessment would be required for this site which has a significant risk of flooding as the whole site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Layout and design of development should seek to address impacts of adjacent use. A visual and townscape appraisal is required to determine appropriate scale ,mass and height and layout of new development. Layout should include a minimum 15m set back from the Water of Leith for ecological connectivity.																											

Site Assessment: (361) Murrayburn Road (B) (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	?	✓	?	✓	?	?	-	✓	-	-	-	✓	-	-	-	-	-	-	✓	-	-	-
Comment	Existing commercial business (building materials). Site adjacent to park (designated open space), a designated quiet area, Site (37) and LRT bus depot. Part of the site is in a 1 in 200 year flood zone. Site is potentially in several protected city views cones. Site visible in many local views. Weak pattern of development adjacent.																											
Mitigation	As the site is adjacent to a designated Quiet Area the types of use, design and layout of the development should seek to minimise the impact on the designation. Any future actions or decision making which could impact on environmental noise will need to take this status into consideration. The Directive requires action plans for agglomerations to include measures that aim to protect quiet areas against an increase in noise. A noise impact assessment should be carried out if any uses on the site are expected to impact on the Quiet Area.																											

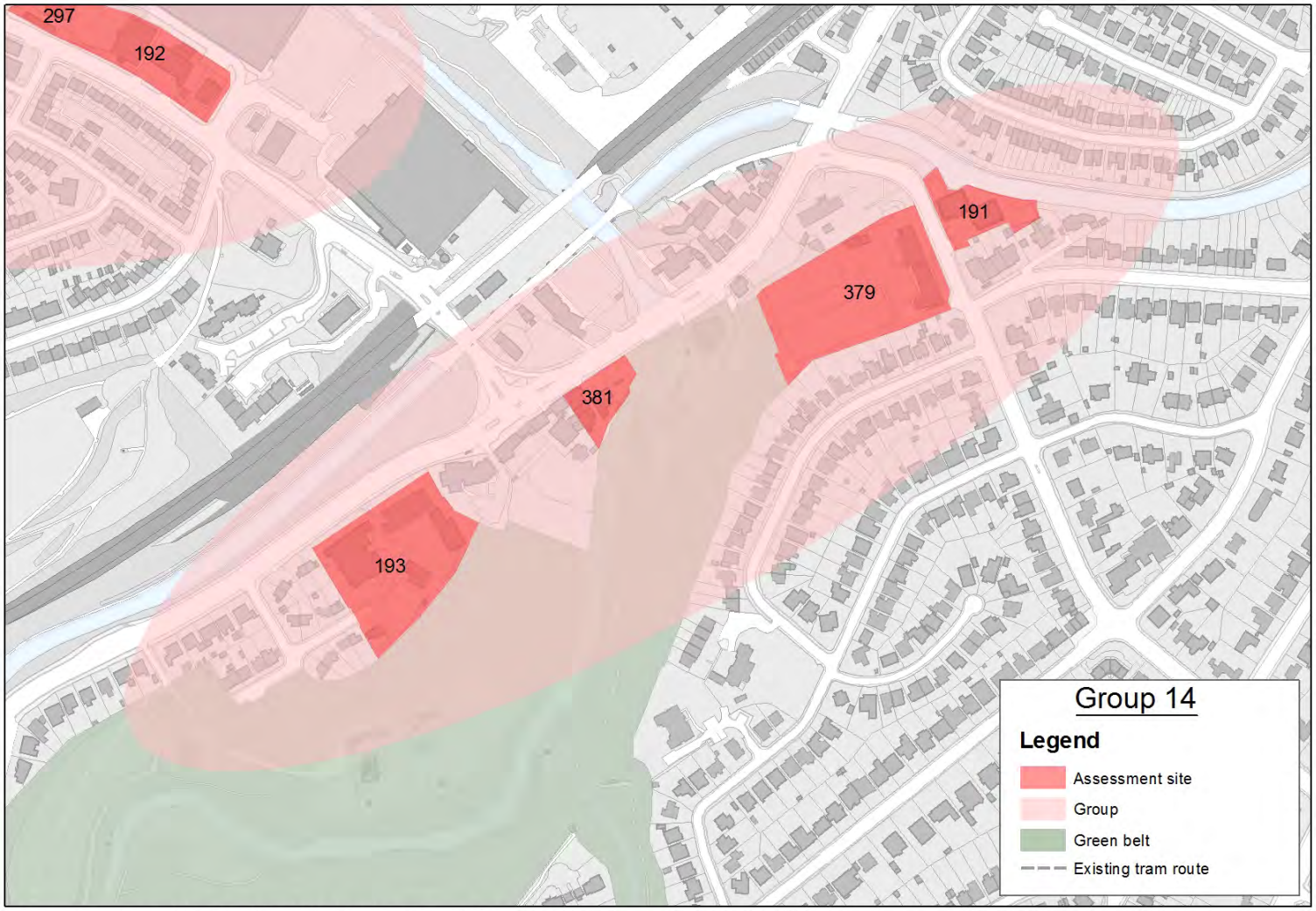
	A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. Design and layout of development should seek linkages with adjacent (final) core path and open space but mitigate impact of LRT depot. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (368) Peatville Gardens (South West Locality)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	?	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	x	✓	-	-	-
Comment	Existing use is Kingsknowe Lounge bar. Adjacent uses are residential. Site within 250m of quite area buffer. There is a non-designated heritage asset (former hospital) within the site. Development on site at low risk of affecting any city protected views. Site visible in few local views. Pattern of low rise residential.																											
Mitigation	As the site is near to a designated Quiet Area the types of use, design and layout of the development should seek to minimise the impact on the designation. Any future actions or decision making which could impact on environmental noise will need to take this status into consideration. The Directive requires action plans for agglomerations to include measures that aim to protect quiet areas against an increase in noise. A noise impact assessment should be carried out if any uses on the site are expected to impact on the Quiet Area. As the site has a non-designated heritage asset within it the design of the development should consider preserving and enhancing the asset, within an appropriate setting. Visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (369) Murrayburn Road (Murrayburn Motors) (South West Locality)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	-	-	✓	?	✓	-	-	-	✓	-	-	-	✓	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is a car wash/car sales opposite bus terminus/stop and Westside Plaza shopping centre. Site adjacent to adopted core path and LNCS. Development on site at low risk of affecting any city protected views. Site visible in some local views. Mixed pattern of development adjacent.																											

Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. Appropriate design required to mitigate impact of location next to bus terminus and shopping centre. Layout and design of development should make linkages with adjacent core path. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Group 14: Lanark Road



Site Assessment: (191) Craiglockhart Avenue (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	?	-	✓	?	✓	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is an office. Adjacent uses site 379, canal and residential. Site adjacent to LNCS and adopted core path. Site faces onto steep busy road with implications for integration. Site within Quiet Area buffer. Site is visible in several protected view cones. Site visible in some local views. Weak pattern of development adjacent.																										
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. As the site is adjacent to a designated Quiet Area the types of use, design and layout of the development should seek to minimise the impact on the designation. Any future actions or decision making which could impact on environmental noise will need to take this status into consideration. The Directive requires action plans for agglomerations to include measures that aim to protect quiet areas against an increase in noise. A noise impact assessment should be carried out if any uses on the site are expected to impact on the Quiet Area. Design and layout of development should make linkages with the adopted core path. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																										

Site Assessment: (193) Lanark Road (A) (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	-	-	-	-	✓	-	-	-	-	-	x	-	✓	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is by army reserves. Adjacent uses residential and next to Water of Leith and canal. Site next to designated open space, a LNCS and within a Quiet Area buffer. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is visible in several protected view cones. Site visible in some local views. Mixed pattern of development with landscape setting across road.																										
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. As the site is within a designated Quiet Area buffer zone the types of use, design and layout of the development should seek to minimise the impact on the designation. Any future actions or decision making which could impact on environmental noise will need to take this status into consideration. The Directive requires action plans for agglomerations to include measures that aim to protect quiet areas against an increase in noise. A noise impact assessment should be carried out if any uses on the site are expected to impact on the Quiet Area. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk																										

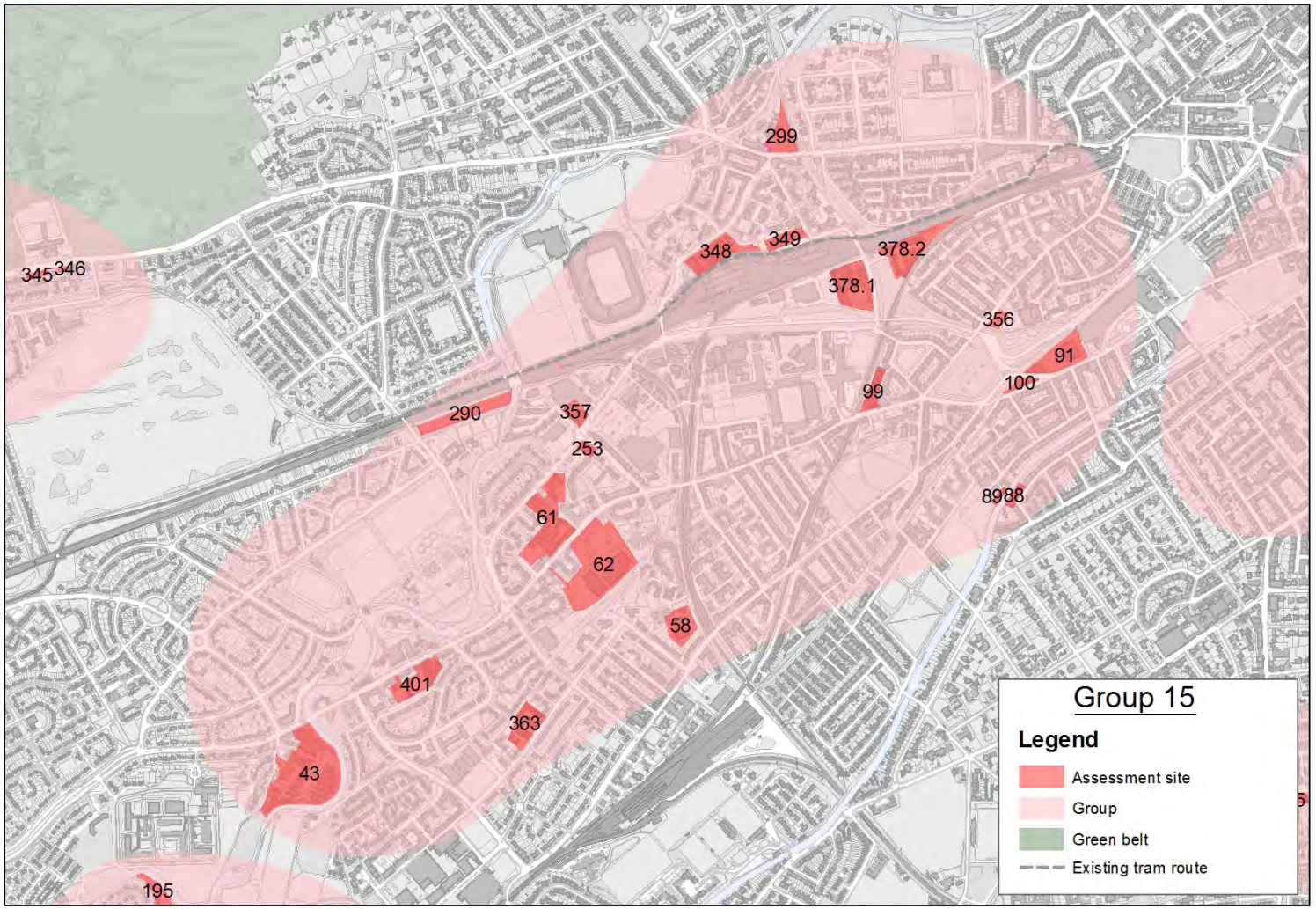
	of surface water flooding and its impacts. The layout and design of the development should seek to make linkages with adjacent open space. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (379) Lanark Road (D) (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	-	?	✓	?	✓	-	-	-	✓	-	x	-	✓	-	-	-	-	-	-	-	-	-	?
Comment	Existing use is industrial and one building has already been removed. Adjacent uses are car showroom with planning application pending for housing, and other adjacent uses are residential. Site adjacent to LNCS. Site within a quiet area buffer zone. Site adjacent to Water of Leith core path. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site adjacent to designated open space. Site is visible in several protected view cones. Site visible in some local views. Weak pattern of development adjacent.																											
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. Redevelopment of this site will help to improve social interaction and inclusion, particularly if the site to the north is redeveloped for residential use. If not care will have to be taken in the design and layout of the development to ensure there is no negative impact on residential amenity from the adjacent car showroom. As the site is with a designated Quiet Area buffer zone the types of use, design and layout of the development should seek to minimise the impact on the designation. Any future actions or decision making which could impact on environmental noise will need to take this status into consideration. The Directive requires action plans for agglomerations to include measures that aim to protect quiet areas against an increase in noise. A noise impact assessment should be carried out if any uses on the site are expected to impact on the Quiet Area. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Design of development should seek to make linkages with the adjacent open space and core path. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (381) Lanark Road (B) (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	-	-	-	?	✓	?	x	-	-	-	x	-	-	?	-	-	-	-	-	✓	-	-	-

Comment	Existing use is vehicle repair garage/MOT station. Adjacent businesses include pub and restaurant and busy junction. Site adjacent to listed buildings, a LNCS and is within a 1 in 200 year flood zone next to Water of Leith and a quiet area buffer. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is visible in several protected view cones. Site visible in few local views. Landscape setting part of pattern of development adjacent.
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. A flood risk assessment would be required for this site which has a significant risk of flooding as the whole site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Group 15: Gorgie – Dalry



Site Assessment: (43) Stenhouse Road (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-			✓	-	✓	?	x	-	✓	?	x	-	-	?	-	-	-	-	-	✓	-	-	-
Comment	Existing use are commercial retail, car sales and student accommodation. Site adjacent to existing residential, office space, car showroom, the Water of Leith (LNCS), an AQMA and within its buffer zone and a listed building (Stenhouse Mansion). The whole site is within 1 in 200 year flood zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. The site is also adjacent to an adopted core path. Site is potentially visible in city protected viewcones from a distance. Site visible in many local views. Mixed pattern of development adjacent.																											
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. A flood risk assessment would be required for this site which has a significant risk of flooding as the whole site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. As the site is adjacent to an AQMA, air quality impact should be assessed as part of any proposals for development. Development of the site should seek to minimise the exposure of additional respondents/receptors to poor air quality through appropriate mitigation. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. Design of development should make linkages with adopted core path. A visual and townscape appraisal is required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (58) Gorgie Park Close (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	?	✓	-	-	-	-	?	x	-	-	-	-	-	-	-	-	✓	-	-	-

Comment	Existing use is Royal Mail delivery office. Mixture of adjacent uses including residential and offices. Site within AQMA buffer and Health and Safety Executive consultation zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site potentially visible many protected city viewcones. Site visible in some local views. Mixed pattern of development adjacent.
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is within an HSE consultation zone the type, design and layout of development may be effected by the sites location which may restrict the number of residential units that can be built on the site, reducing its overall density. A visual and townscape appraisal is required to determine appropriate scale, mass and height and layout of new development.

Site Assessment: (61) Stevenson Road (A) (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	-	✓	?	?	-	-	?	x	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is commercial retail. Adjacent uses are residential, student accommodation and to the south former BT House (site 62). Part of the site is within a 1 in 200 year flood zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. The site is adjacent to an AQMA and within its buffer zone. Site potentially visible in several protected view cones. Site visible in some local views. Mainly strong pattern of low rise development adjacent.																											
Mitigation	A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. As the site is adjacent to an AQMA, air quality impact should be assessed as part of any proposals for development. Development of the site should seek to minimise the exposure of additional respondents/receptors to poor air quality through appropriate mitigation. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should																											

	seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (62) Gorgie Road (East) (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	-	✓	-	-	-	-	?	x	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is BT house, distribution centre. Site adjacent to residential flats, houses, a school and open space. Site adjacent to an AQMA and within the buffer zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site potentially in several protected views. Site visible in some local views. Weak pattern of development adjacent.																											
Mitigation	As the site is adjacent to an AQMA, air quality impact should be assessed as part of any proposals for development. Development of the site should seek to minimise the exposure of additional respondents/receptors to poor air quality through appropriate mitigation. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. A comprehensive visual and townscape appraisal is required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (88) Temple Park Crescent (South East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	?	-	✓	-	✓	-	-	-	✓	?	-	-	-	-	-	-	-	-	-	✓	-	-	-

Comment	Existing use is a plumbers merchant. Adjacent uses are residential. Site is within AQMA buffer and adjacent to a LNCS, an adopted core path and the canal. Site potentially visible in several city protected viewcones from a distance. Site visible in few local views. Strong pattern of development adjacent.
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. Design of development should seek to make linkages with adjacent core path. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (89) Watson Crescent Lane (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	?	-	✓	?	✓	-	-	-	✓	?	-	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is as vehicle repair shop. Adjacent uses are residential, a LNCS, canal, open space and an adopted core path. Site is also within AQMA buffer zone. Site potentially visible in city protected viewcones from a distance. Site visible in few local views. Strong pattern of development adjacent.																											
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. Design and layout of development should seek to make linkages with the adopted core path. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (91) Dundee Street-LDP (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	✓	x	✓	-	-	-	✓	?	-	-	-	?	-	-	-	-	-	✓	-	-	-
Comment	Existing uses are an office and retail. Adjacent to Fountainbridge leisure complex, retail units, residential and western approach road. It is adjacent to an AQMA and within its buffer zone. The site is also adjacent to a listed building, on the opposite side of the street. Site is visible in many protected view cones. Site visible in few local views. Mixed pattern of development adjacent.																											
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. Layout and design of development should seek linkages with adjacent adopted core path. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (99) Murieston Lane (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5		L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	?	✓	-	-	-	-	?	x	-	-	?	-	-	-	-		✓	-	-	-
Comment	Existing uses include a gym, retail units and partial cleared site. Adjacent uses include a railway line, a church (which is listed) and residential. Site is adjacent to an AQMA and within the buffer. There is a non-designated heritage asset (New Tivoli Picture House) adjacent to the site. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site potentially visible in city protected viewcones from a distance. Site visible in few local views. Mixed pattern of development adjacent.																											
Mitigation	As the site is adjacent to an AQMA, air quality impact should be assessed as part of any proposals for development. Development of the site should seek to minimise the exposure of additional respondents/receptors to poor air quality through appropriate mitigation. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be																											

	supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site has a non-designated heritage asset adjacent to it the design of the development should seek to preserve and enhance the heritage asset, within an appropriate setting. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (100) Dundee Terrace -LDP (South West Locality)																										
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	x	✓	-	-	-	-	?	x	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is commercial business (bathrooms) and garage/car repair. It is adjacent to an AQMA and within the AQMA buffer. Site has roads on all sides and will have negative impact on social interaction/inclusion. Predominantly residential. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site potentially visible in city protected viewcones from a distance. Site visible in some local views. Strong pattern of development on other side of the road.																											
Mitigation	As the site is adjacent to an AQMA, air quality impact should be assessed as part of any proposals for development. Development of the site should seek to minimise the exposure of additional respondents/receptors to poor air quality through appropriate mitigation. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of the development should seek to ensure good social interaction with neighbouring uses. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (253) Westfield Road (A) (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	?	✓	?	x	-	-	?	x	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing uses are vehicle sales and bar/restaurant. Adjacent uses are residential and retail. Site is within 1 in 200 year flood zone and within AQMA buffer. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site potentially visible in city protected viewcones from a distance. Site visible in some local views. Weak pattern of development adjacent.																											
Mitigation	A flood risk assessment would be required for this site which has a significant risk of flooding as the whole site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. Design of development should seek to mitigate impacts of adjacent retail uses. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (290) Balgreen (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	-	-	✓	?	✓	?	?	-	✓	-	x	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is vacant former tram store yard and allotments. Site adjacent to LNCS and adopted core path. Site adjacent to Bowling greens and Balgreen Primary School, Water of Leith and railway line (the latter not helpful for social interaction). Part of site in 1 in 200 year flood zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is potentially visible in several protected view cones. Site visible in few local views. Site has a landscape setting.																											

Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. Design and layout of development should seek to make linkages with the adopted core path. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (299) Roseburn Terrace (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	x	-	-	-	x	x	✓	-	x	-	-	-	✓	?	x	x	✓	?	-	x	-	-	-	x	-	-	-
Comment	Existing use is open space. Adjacent uses are residential, retail, and allotments. Site is part of a LNCS. Site is also within AQMA buffer and is adjacent to AQMA. Part of site is also within Noise Management Area. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site will result in loss of open space but is adjacent to adopted core path and exiting open space. Site is also adjacent to listed buildings and within Coltbridge and Wester Coates Conservation area. Site is potentially visible in several protected view cones. Site visible in some local views and contributes to townscape pattern.																											
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. As the site is adjacent to an AQMA, air quality impact should be assessed as part of any proposals for development. Development of the site should seek to minimise the exposure of additional respondents/receptors to poor air quality through appropriate mitigation. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. As the site is within a noise management area the design of the development should seek to mitigate the impacts of noise to ensure an appropriate environment for residential use. Action plans for NMAs aim to reduce noise levels in these area where possible, however, the impacts of NMAs should be taken into account when designing developments to ensure appropriate levels of noise. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area																											

	character appraisal. Design and layout of development should create linkages with adopted core path and adjacent open space. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (348) Roseburn Street (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	x	✓	-	-	-	-	?	x	-	-	?	-	-	-	-	-	✓	-	-	-
Comment	Existing uses are retail storage, car garage and a social club. Adjacent uses are a bowling green, residential, tram line and stop, Murrayfield and Haymarket train depot. Corner of site in AQMA buffer. Site adjacent to train maintenance yard to the south which could have an impact in terms of social interaction/inclusion. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Some listed buildings adjacent to the site to the north. Site potentially visible in city protected viewcones from a distance. Site visible in some local views. Mixed pattern of development adjacent.																											
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. Design and layout of development should seek to mitigate the impact of the adjacent train maintenance yard. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there are listed buildings adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (349) Russell Road (Royal Mail) (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	x	✓	-	-	-	-	?	x	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is royal mail sorting office. Adjacent uses are residential, tram line, Haymarket depot, and offices. Site within AQMA buffer and adjacent to railway maintenance yard which could have an impact in terms of social interaction/inclusion. The site is within the catchment																											

	area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site potentially visible in city protected viewcones from a distance. Site visible in few local views. Weak pattern of development adjacent.
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. Design of development should seek to mitigate the impact of the adjacent train maintenance yard. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (356) Dalry Road (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	?	-	✓	?	✓	-	-	-	✓	?	x	?	✓	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is former petrol station. Adjacent uses include Supermarket and residential tenements. Adjacent to LNCS, adopted core path, AQMA and within buffer. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site also adjacent to designated open space. Site potentially in several protected city views. Site visible in some local views. Mixed pattern of development adjacent.																											
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. As the site is adjacent to or in an AQMA, air quality impact should be assessed as part of any proposals for development. Development of the site should seek to minimise the exposure of additional respondents/receptors to poor air quality through appropriate mitigation. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. Design and layout of development should seek linkages with adjacent adopted core path. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. A visual and townscape appraisal is required to determine mass, scale, height and layout of new development.																											

Site Assessment: (357) Westfield Road (B) (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	?	✓	?	x	-	-	?	x	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is a retail unit. Adjacent uses include retailing and vehicle sales (site 253), petrol station and residential. Site is within 1 in 200 year flood zone and part of site within AQMA buffer. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is potentially visible in several protected view cones. Site visible in some local views. Mixed pattern of development adjacent.																											
Mitigation	A flood risk assessment would be required for this site which has a significant risk of flooding as the whole site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. Design of development should seek to mitigate impacts of adjacent retail uses on 3 sides of development site. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (378.1) Russell Road West site (A) (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	✓	x	✓	-	-	-	✓	-	x	-	-	?	-	-	-	-	-	✓	-	-	-
Comment	Existing uses are a tool hire business, Roseburn business centre, and a metal fabrication business. Adjacent uses include a Council depot a main railway line and the western approach road. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. The site is also adjacent to listed bridge. Site potentially visible in city protected viewcones from a distance. Site visible in few local views. Weak pattern of development adjacent.																											

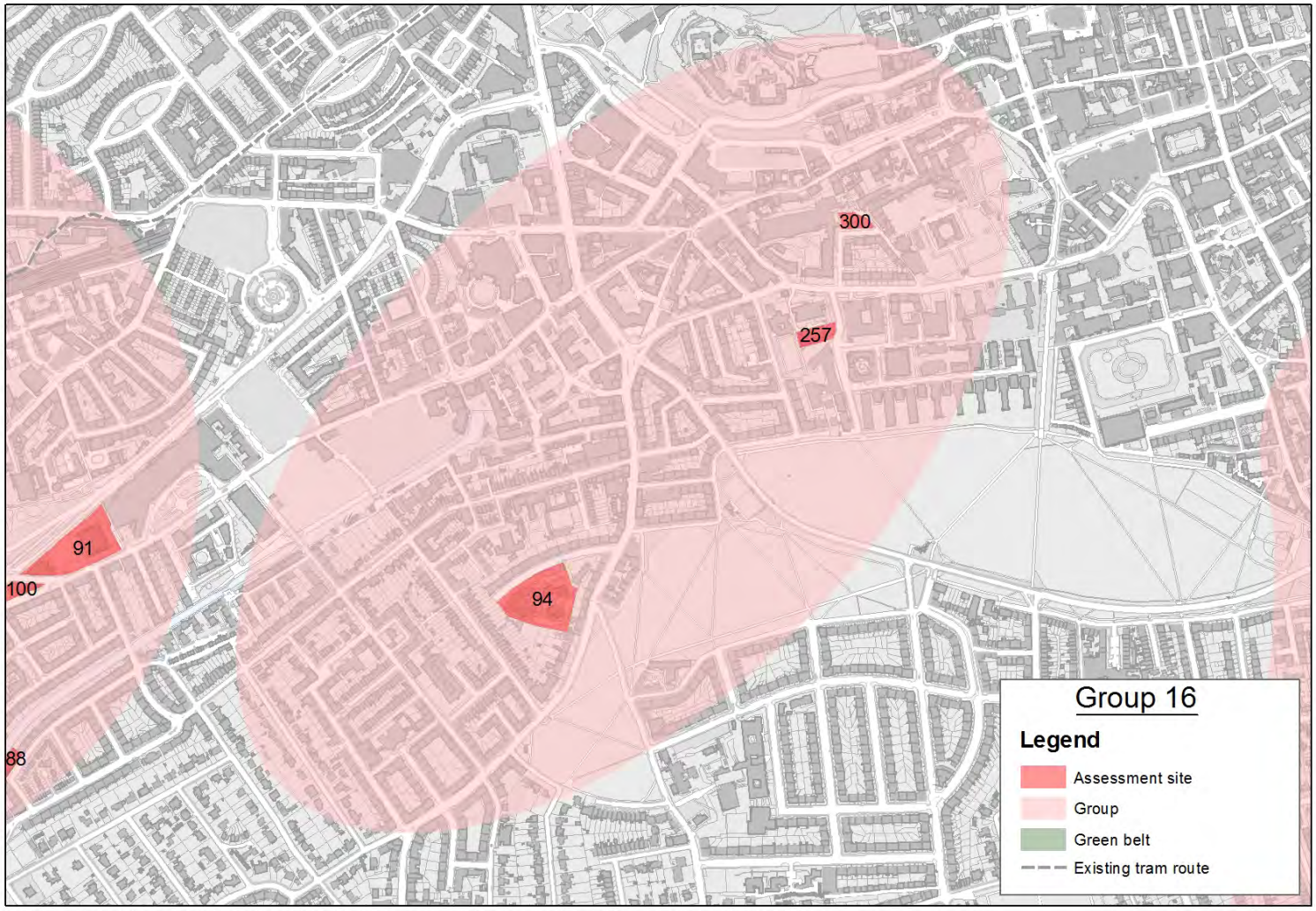
Mitigation	As there is a listed structure adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. Design of development should seek to mitigate impact of adjacent uses and make linkages with adopted core path. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (378.2) Russell Road East Site (B) (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	✓	x	✓	-	-	-	✓	?	x	-	-	?	-	-	-	-	-	✓	-	-	-
Comment	Existing use is for industrial units. Adjacent uses include major railway lines on three sides and undesignated open space. Part of the site is in AQMA buffer. The site is adjacent to a listed bridge. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site potentially visible in city protected viewcones from a distance. Site visible in few local views. Weak pattern of development adjacent.																											
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. Design of development should mitigate impact of adjacent uses and make linkages with adopted core path. (Note proposed cycle route next to site). The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (401) Gorgie Road (Caledonian Packaging) (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	-	✓	?	?	-	-	?	x	-	-	-	-	-	-	-	-	✓	-	-	-

Comment	Existing builder's yard, surrounded by residential development on most adjacent sites. Site adjacent to an AQMA and within its buffer zone. Part of the site is in a 1 in 200 year flood zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is potentially visible in several protected view cones. Site visible in few local views. Strong pattern of development adjacent.
Mitigation	As the site is adjacent to an AQMA, air quality impact should be assessed as part of any proposals for development. Development of the site should seek to minimise the exposure of additional respondents/receptors to poor air quality through appropriate mitigation. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. T he design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Group 16: Fountainbridge



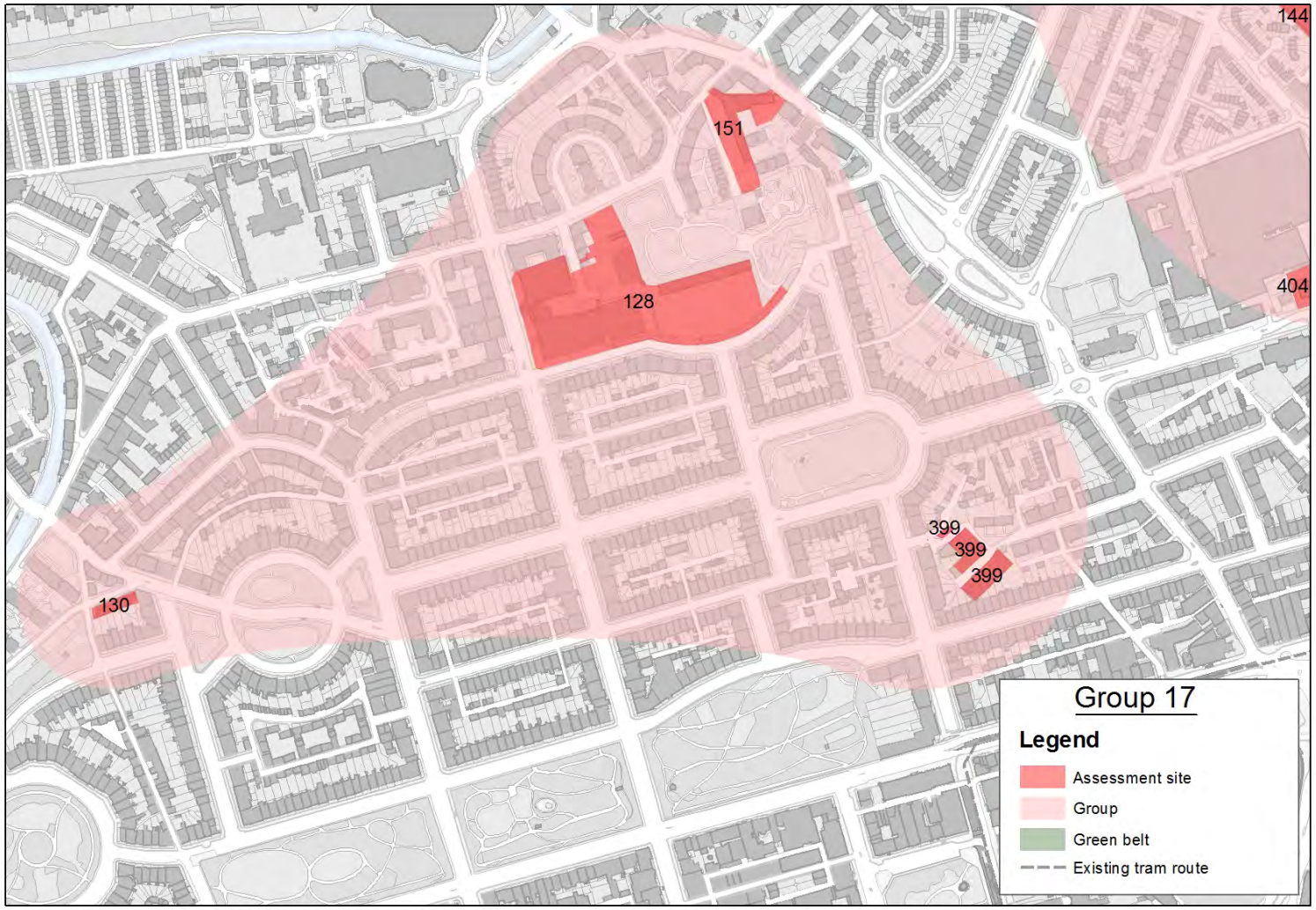
Site Assessment: (94) Gillespie Crescent (South East Locality)																										
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	x	-	-	?	-	?	-	-	-	✓	-	-	-
Comment	Existing use is sheltered accommodation. Adjacent uses are residential and retail units. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site adjacent to listed buildings and Marchmont, Meadows & Bruntsfield Conservation Area. Site is potentially visible in many protected view cones. Site visible in few local views. Strong pattern of development adjacent.																											
Mitigation	The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (257) Chalmers Street (Eye Pavilion) (South East Locality)																										
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	x	-	-	?	-	?	?	-	-	✓	-	-	-
Comment	Existing use is a hospital. Adjacent uses are a secondary school, open space, and hospitals. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site adjacent to listed buildings and World Heritage Site. Site is also within Marchmont, Meadows and Bruntsfield Conservation Area. Site is potentially visible in city protected viewcones from a distance. Site visible in some local views. Strong pattern of development adjacent.																											
Mitigation	The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is adjacent to a world heritage site the design of the development should not harm the qualities which justified the inscription of the Old and New Towns of Edinburgh as a World Heritage Site or would have a detrimental impact on a Site's setting. As the site is adjacent to a conservation area the design of the development should seek to preserve																											

	and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (300) Keir Street (South East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S-1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	?	-	-	-	✓	-	-	-	✓	?	x	-	-	?	?	x	-	-	-	?	-	-	-
Comment	Existing use is car park but it is in LNCS, AQMA buffer, old town conservation area, and is adjacent to listed buildings, a scheduled ancient monument and an adopted core path. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Adjacent uses include residential, Edinburgh University and Heriots school. Site is potentially visible within many protected city viewcones. Site visible in some local views.																											
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is adjacent to a Scheduled Ancient Monument the design of the development should seek to preserve and enhance the monument and other identified nationally important archaeological resources in situ, and within an appropriate setting. Design and layout of the development should make linkages with adjacent core path. Comprehensive Townscape and Visual appraisals required to determine appropriate mass, scale and height of new development.																											

Group 17: New Town



Site Assessment: (128) Eyre Terrace (B) (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	✓	-	x	-	✓	?	-	x	?	?	-	✓	-	-	-
Comment	Existing use is former offices and car park. Adjacent uses are open space, residential, and retail. Site adjacent to core path, listed buildings, World Heritage Site, and designated open space. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site within Inverleith conservation area and a Historic Garden and Designed Landscape. Site potentially visible within many protected city viewcones. Site visible in many local views. Strong patterns of development adjacent.																											
Mitigation	Layout and design of the site should seek to include linkages to existing open space and core path. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is adjacent to a world heritage site the design of the development should not harm the qualities which justified the inscription of the Old and New Towns of Edinburgh as a World Heritage Site or would have a detrimental impact on a Site's setting. As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. As the site is within an Historic Garden and Designed Landscape the design of the development should seek to preserve and enhance the component features which contribute to its value, the character, appearance and important views of the designation. Comprehensive Townscape and Visual appraisals required to determine appropriate mass, scale and height of new development.																											

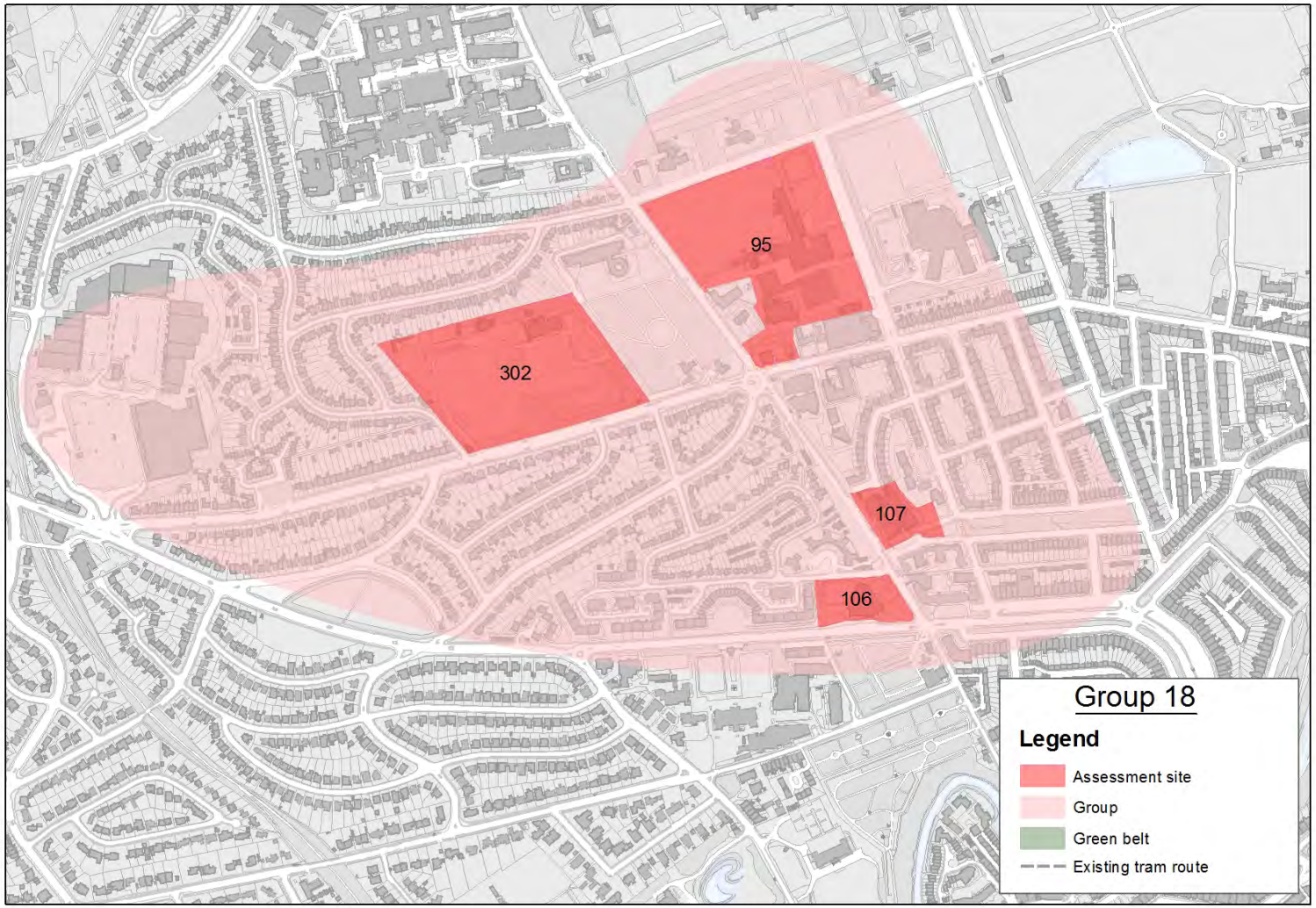
Site Assessment: (130) India Place (South East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	x	-	-	?	-	x	x	-	?	✓	-	-	-
Comment	Existing use is Stockbridge Health Centre. Adjacent uses are residential and retail. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is in New Town Conservation Area, the World Heritage Site, a historic garden/designed landscape and adjacent to listed buildings. There is a non-designated heritage asset																											

	(tenements) adjacent to the site. Site is potentially visible within many protected city viewcones. Site visible in some local views. Strong patterns of development adjacent.
Mitigation	The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. As the site is within a world heritage site the design of the development should not harm the qualities which justified the inscription of the Old and New Towns of Edinburgh as a World Heritage Site or would have a detrimental impact on a Site's setting. As the site is within an Historic Garden and Designed Landscape the design of the development should seek to preserve and enhance the component features which contribute to its value, the character, appearance and important views of the designation. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site has a non-designated heritage asset adjacent to it the design of the development should seek to preserve and enhance the heritage asset, within an appropriate setting. Comprehensive Townscape and Visual appraisals required to determine appropriate mass, scale and height of new development.

Site Assessment: (151) Eyre Place (B) (North East Locality)																										
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	✓	-	x	-	✓	-	-	?	-	x	-	✓	-	-	-
Comment	Existing uses are commercial retail, yoga centre and printing centre. Adjacent uses are residential. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site adjacent to a core path, designated open space and Inverleith conservation area. Site is within a Historic Garden and Designed Landscape. Site is potentially visible in many protected view cones. Site visible in some local views. Strong pattern of development adjacent.																											
Mitigation	Layout and design of the site should seek to include linkages to existing open space and core path. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. As the site is within an Historic Garden and Designed Landscape the design of the development should seek to preserve and enhance the component features which contribute to its value, the character, appearance and important views of the designation. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (399) Broughton Market (South East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	-	✓	-	-	-	-	?	x	-	-	?	-	x	x	x	-	✓	-	-	-
Comment	Existing uses are industrial units. Adjacent uses residential. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is within AQMA buffer, New Town Conservation Area, Historic Garden/Designed landscape and World Heritage site. Site also adjacent to listed buildings. Site potentially visible in many protected city viewcones. Site visible in few local views. Strong pattern of development adjacent.																											
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. As the site is within an Historic Garden and Designed Landscape the design of the development should seek to preserve and enhance the component features which contribute to its value, the character, appearance and important views of the designation. As the site is within a world heritage site the design of the development should not harm the qualities which justified the inscription of the Old and New Towns of Edinburgh as a World Heritage Site or would have a detrimental impact on a Site's setting. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. Comprehensive Townscape and Visual appraisals required to determine appropriate mass, scale and height of new development																											

Group 18: Orchard Brae – Craigleith



Site Assessment: (95) Crewe Road South (B) (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	x	-	✓	?	-	?	-	-	-	?	-	-	-
Comment	Existing use is police headquarters at Fettes. Adjacent uses are a high school, cemetery, retail, and Fettes College. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site adjacent to designated open space (cemetery), listed buildings and Inverleith conservation area. Site is potentially visible within many protected city viewcones. Site visible in many local views. Strong pattern of townscape adjacent potentially limiting most development.																											
Mitigation	The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Design and layout of development should seek to make linkages with existing open space adjacent to site. Comprehensive Townscape and Visual appraisals required to determine appropriate mass, scale and height of new development.																											

Site Assessment: (106) Orchard Brae Avenue (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	x	-	-	?	-	?	?	?	-	✓	-	-	-
Comment	Existing use is an office. Adjacent uses are residential, and a cemetery. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site adjacent to listed buildings, Dean Conservation Area, the World Heritage Site and a Historic Garden/Designed Landscape. Site potentially visible in city protected viewcones from a distance. Site visible in many local views. Mixed pattern of development adjacent.																											
Mitigation	The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. As the site is adjacent to a world heritage site the design of the development should not harm the																											

	qualities which justified the inscription of the Old and New Towns of Edinburgh as a World Heritage Sites or would have a detrimental impact on a Site's setting. As the site is adjacent to an Historic Garden and Designed Landscape the design of the development should seek to preserve and enhance the component features which contribute to its value, the character, appearance and important views of the designation. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (107) Orchard Brae (North East Locality)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	x	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is an office. Adjacent uses are residential. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is potentially visible in several protected view cones. Site visible in many local views. Mixed pattern of development adjacent, landscape setting across road.																											
Mitigation	The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (302) Royal Victoria Hospital (North East Locality)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	x	-	✓	x	-	-	-	-	-	✓	-	-	-
Comment	Existing use is a hospital. Adjacent uses are residential and a cemetery. Site is adjacent to designated open space (cemetery). The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilence of this river with regard to surface water. There is a listed building within the site. Site is potentially visible in several protected view cones. Site visible in local views, screened by planting. Mixed pattern of development adjacent.																											
Mitigation	The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building within the site, the design of the development should seek to fully understand and preserve and/or																											

	enhance the setting of the listed building/structure. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

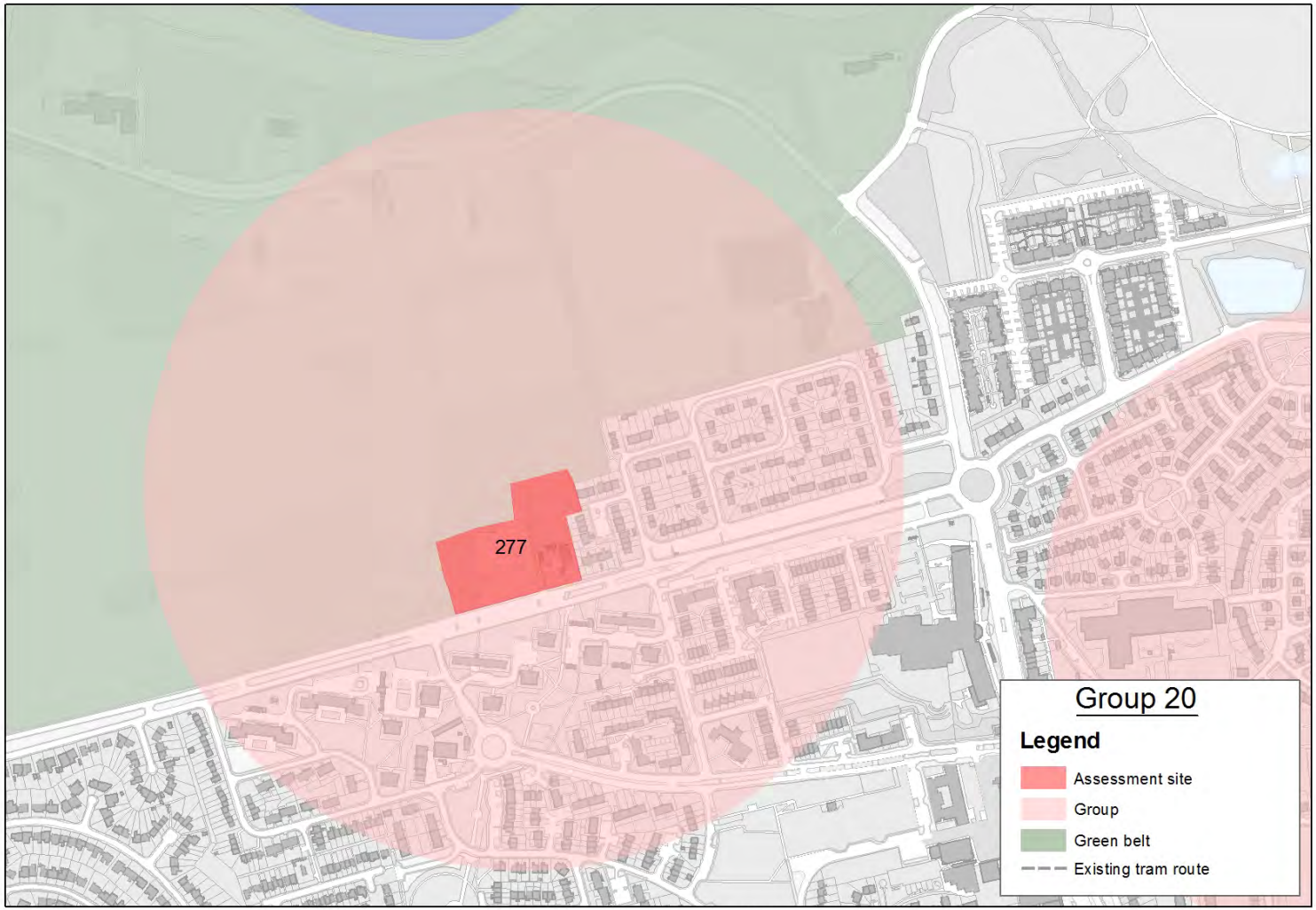
Group 19: Pilton

Site Assessment: (233) West Pilton Grove (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is West Pilton community centre. Site adjacent to designated open space and residential. Site potentially visible in protected city views from a distance. Site visible in many local views. Weak pattern of unattractive open space and development adjacent.																											
Mitigation	Design of development should seek to make linkages with adjacent open space. Visual and townscape assessment is required to determine scale, mass, height and layout of new development.																											

Site Assessment: (331) West Pilton Place (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	✓	✓	-	-	-	✓	-	-	-	✓	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is vacant unit/yard. Adjacent uses are residential. Site adjacent to adopted core path and designated open space. Site potentially visible in city protected viewcones from a distance. Site visible in few local views. Mixed pattern of development adjacent.																											
Mitigation	Design and layout of development should create linkages with core path and designated open space. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

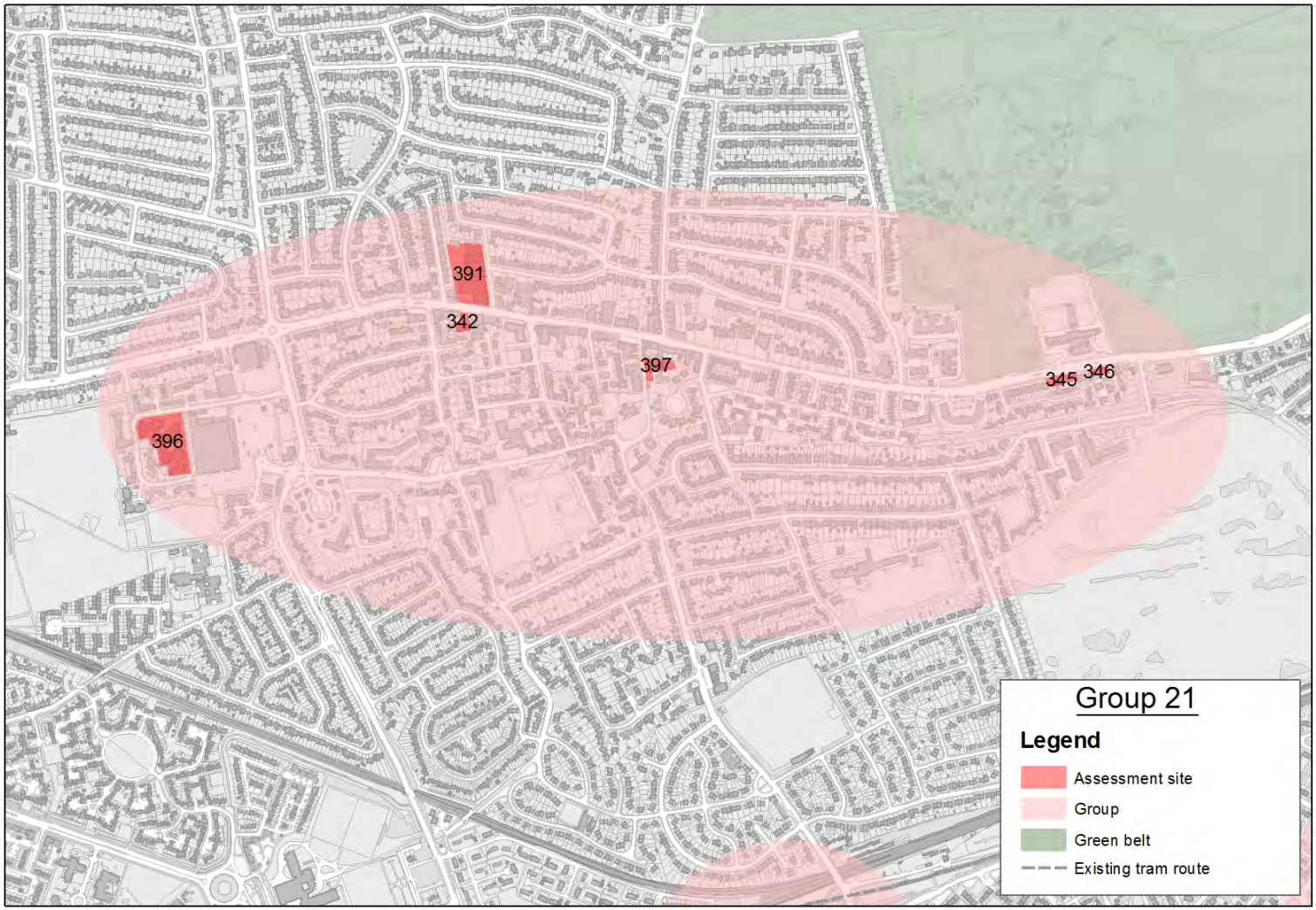
Site Assessment: (395) West Pilton Lea (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	x	-	-	-	-	-	-	-	?	-	-	-
Comment	Existing use is open space. Site adjacent to residential use. Development of site will result in loss of existing open space, however, site fails to meet the open space standard. Development on site at low risk of affecting any city protected views. Site visible in some local views. Strong residential pattern adjacent.																											
Mitigation	No mitigation required. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Group 20: Silverlea



Site Assessment: (277) Silverlea (North East Locality)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is nursing home/childrens centre. Adjacent uses are a golf course, playing fields, and residential. Site adjacent to LNCS and designated open space. Site potentially visible in city protected viewcones from a distance. Site visible in few local views. Mixed pattern of development adjacent.																											
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. Design and layout of development should seek linkages with adjacent open space. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Group 21: Corstorphine



Site Assessment: (342) St John's Road (A) (North East Locality)																										
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	-	✓	-	-	-	-	?	x	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is a car tyre repair centre. Adjacent uses are residential, retail unit and Site 391 (commercial retail). Site is within AQMA buffer zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is potentially visible in only one protected viewcone. Site visible in few local views. Weak pattern of development adjacent.																											
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (345) Corstorphine Road (A) (North East Locality)																										
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	✓	-	✓	-	-	-	✓	-	x	-	-	?	-	-	-	-	-	✓	-	-	-
Comment	Existing use is vacant car retail. Adjacent uses are a hotel and residential. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site adjacent to an adopted core path and adjacent to listed buildings. Site is potentially visible in several protected view cones. Site visible in some local views. Weak pattern of development adjacent.																											
Mitigation	The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. Design and layout of development should seek to make linkages with existing core																											

	path adjacent to site. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (346) Corstorphine Road (B) (North East Locality).																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	✓	-	✓	-	-	-	✓	-	x	-	-	?	-	-	-	-	-	✓	-	-	-
Comment	Existing use is vacant car hire. Adjacent uses are a hotel, and residential. Site is adjacent to an adopted core path and listed buildings. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is potentially visible in several protected city viewcones. Site visible in few local views. Weak pattern of development adjacent.																											
Mitigation	The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. Design and layout of development should seek to make linkages with existing core path adjacent to site. Site is visible in several protected view cones. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (391) St Johns Road (B) (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	-	✓	-	-	-	-	?	x	-	-	-	-	?	-	-	-	✓	-	-	-
Comment	Existing use is commercial retail. Adjacent uses to residential and retail. Site adjacent to an AQMA and within AQMA buffer. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is also adjacent to Corstorphine conservation Area. Site is potentially visible in one protected city view. Site visible in some local views. Weak pattern of development adjacent.																											
Mitigation	As the site is adjacent to an AQMA, air quality impact should be assessed as part of any proposals for development. Development of the site should seek to minimise the exposure of additional respondents/receptors to poor air quality through appropriate mitigation. Development																											

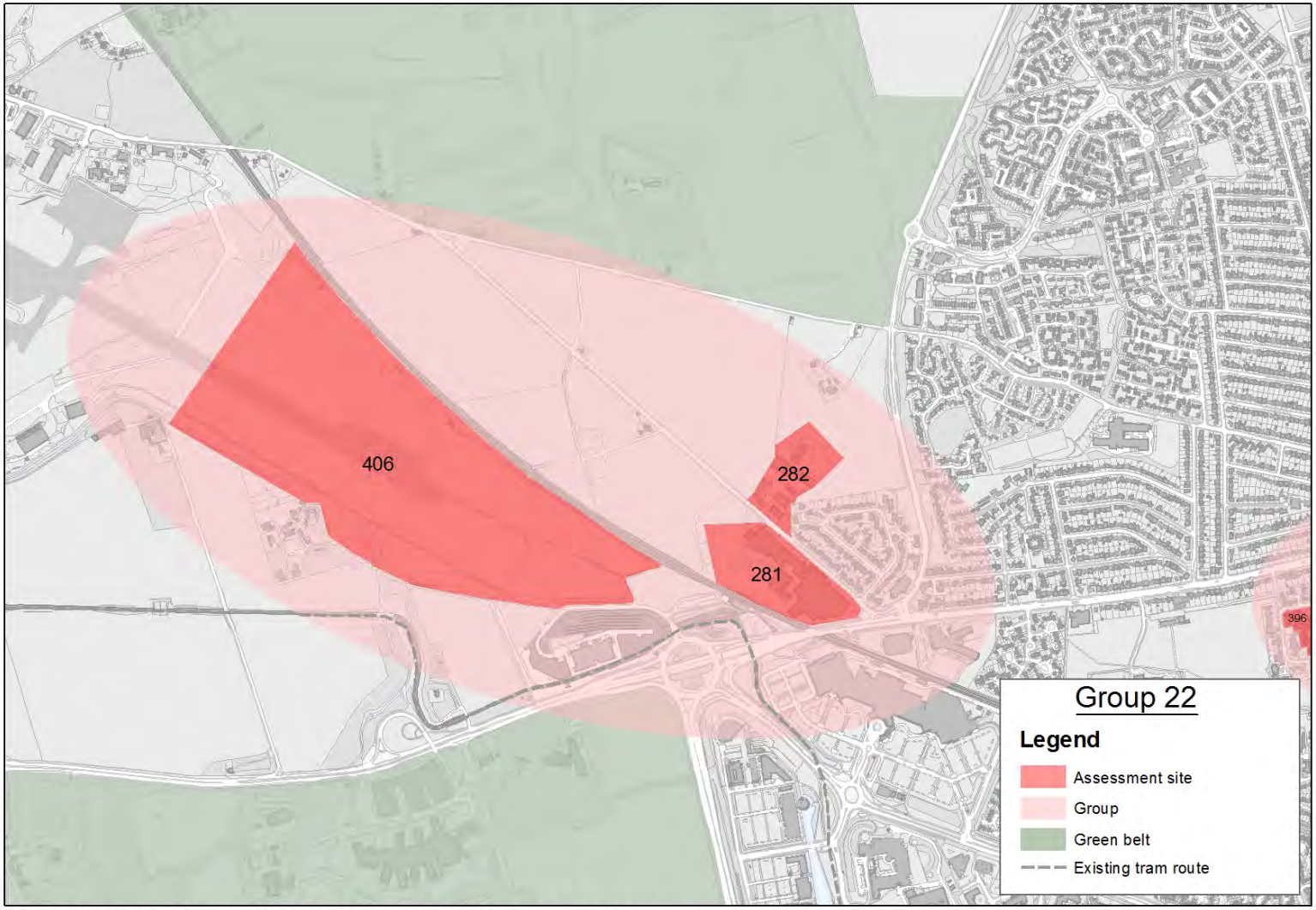
	of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. A visual and townscape appraisal is required to determine the scale, mass height and layout of new development.

Site Assessment: (396) Gylemuir Road (B) (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	?	✓	?	?	-	-	-	x	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is former care home. Adjacent uses are residential and retail. Part of the site is within 1 in 200 year flood zone. Site adjacent to large supermarket. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Development on site at low risk of affecting any city protected views. Site visible in few local views. Weak pattern of development adjacent.																											
Mitigation	A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Design of development should mitigate against being located adjacent to large supermarket but still ensure good linkages to it and the town centre. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (397) Kirk Loan (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	-	✓	-	-	-	-	?	x	-	-	-	-	x	-	-	-	✓	-	-	-

Comment	Existing use is Council offices. Adjacent uses are residential and a public house. Site within AQMA buffer and Corstorphine Conservation Area. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Development on site at low risk of affecting any city protected views. Site visible in few local views. Weak pattern of development adjacent.
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Group 22: West Edinburgh



Site Assessment: (281) Turnhouse Road (SAICA) (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A3	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	?	✓	-	-	-	-	-	x	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is an industrial unit. Site adjacent, residential, proposed housing site, tram depot to railway line and Edinburgh Gateway station. This could have positive impacts in terms of connectivity and negative impacts in terms of noise from trains. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is potentially visible in one protect city view. Site visible in some local views. Weak pattern of development adjacent.																											
Mitigation	The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Design of development should take advantage of access to new station but mitigate the impacts of noise from trains. A visual and townscape assessment is required to determine mass, scale, height and layout of development.																											

Site Assessment: (282) Turnhouse Road (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	x	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is Westcraigs Industrial Estate. Adjacent uses are Site 281 (industrial unit) and proposed housing sites. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Development on site at low risk of affecting any city protected views. Site visible in some local views. Weak pattern of development adjacent.																											
Mitigation	The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Townscape and visual appraisals required to determine appropriate mass, scale, height and layout of new development.																											

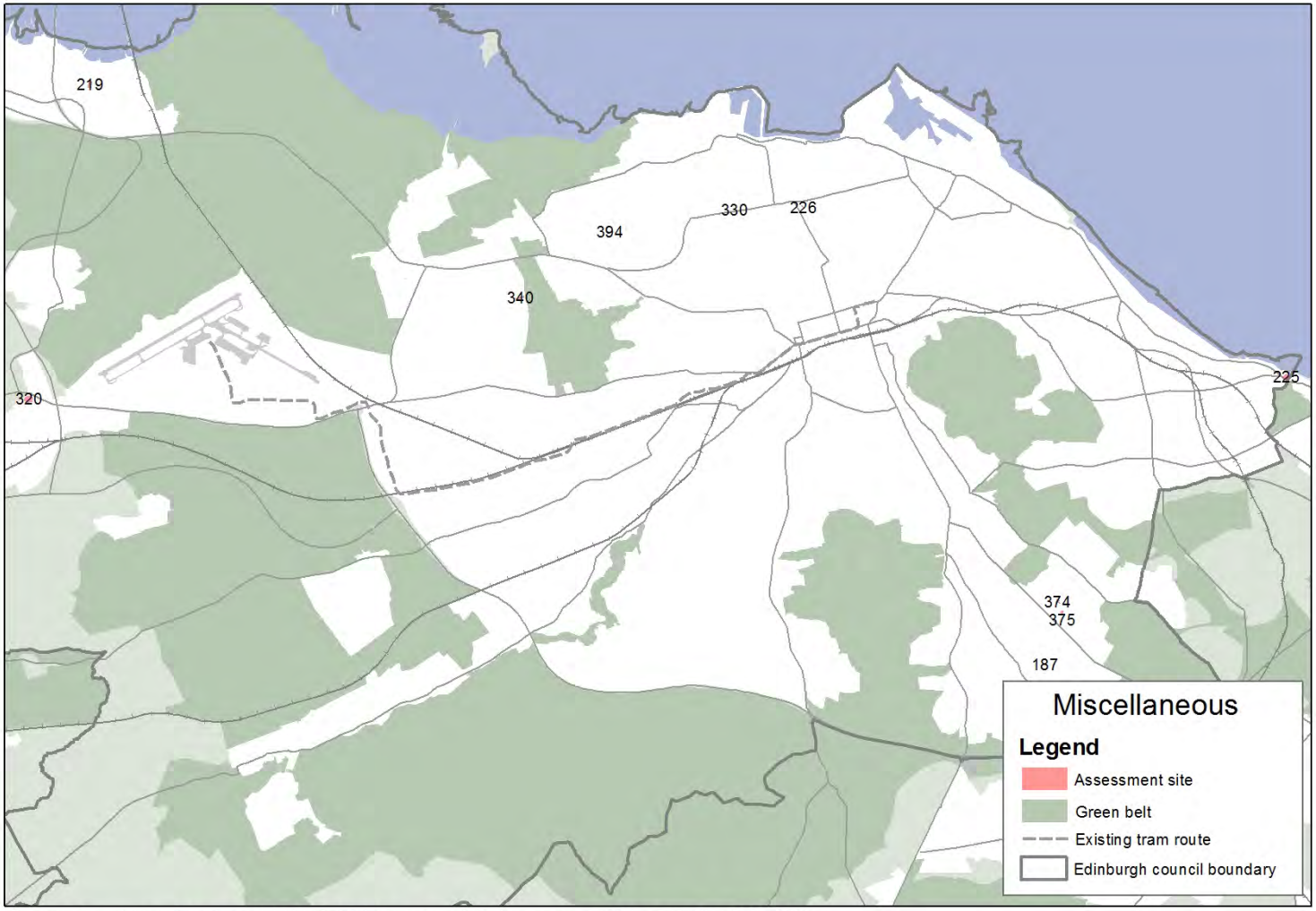
Site Assessment: (406) Crosswinds (South West Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	-	-	-	?	✓	?	?	x	-	-	x	-	-	?	-	-	-	-	-	x	-	-	-

Comment	Existing use airport cross runway. Adjacent uses includes Edinburgh airport, a railway line, Edinburgh Gateway Station, the Edinburgh tram depot and a listed building (Castle Gogar). These existing uses could have implications for creating an appropriate residential amenity, e.g. noise levels. A small part of the site has no access to public transport services. Part of the site is within a 1 in 200 year flood zone and there is a LNCS within the site. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Compared to other brownfield sites within the urban area, this site is likely to generate more car trips and as a result could have an impact on AQMAs although unlike more remote greenfield sites it has good access to public transport. Development on site at low risk of affecting any city protected views. Site visible in some local views. Weak pattern of development adjacent.
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. This site could incorporate the Gogar Burn diversion scheme, which could have implications for the layout and design of the development. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. A noise impact assessment would also be required in particular to assess the impact of the airport on residential development. Design of development should seek to mitigate the impacts of existing uses, in particular the airport and the tram depot. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. The development should also seek to make linkages with the railway station and the tram stop at the station and additional bus services should be introduced to service the wider site in order to ensure high public transport mode share. However, the impact of additional car trips on existing AQMA should be assessed. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Group 23: Government Buildings

Site Assessment: (34) Broomhouse Terrace (South West Locality)																										
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	✓	-	✓	-	-	-	✓	-	x	-	✓	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is Saughton House government building. Site adjacent to adopted core path. The area is predominant a residential area with area of open space to the north. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is potentially visible in several protected view cones. Site visible in many local views. Strong pattern of development adjacent.																											
Mitigation	Design of development should make linkages with adopted core path. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Miscellaneous



Site Assessment: (187) Gilmerton Dykes Street (South East Locality)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	?	✓	-	-	-	-	-	?	-	✓	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is former childrens centre, community newspaper and library. Site adjacent to designated open space, retail (poor quality buildings) and community centre/nursery (poor quality building). The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in moderate condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site potentially visible in one protected viewcone. Site visible in few local views. Weak pattern of development adjacent.																											
Mitigation	The design and layout of this site may have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Design should seek linkages with open space and local facilities to improve appearance of area. A visual and townscape assessment is required to determine mass, scale, height and layout of development.																											

Site Assessment: (225) Eastfield (North East Locality)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	-	-	-	-	✓	?	?	-	✓	-	?	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	The existing use is a cash and carry. Adjacent uses are residential and it's located next to the Firth of Forth. Site adjacent to existing LNCS and adopted core path. Very small part of site in 1 in 200 year flood zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in moderate condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site not visible within any protected viewcones. Site visible in some local views. Strong pattern of development.																											
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. The layout and design of the development should seek to make linkages with the adjacent adopted core path. A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. Consideration of set back for climate change mitigation. The design and layout of this site may have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. A visual and townscape appraisal is required to determine scale,mass height and layout of new development.																											

Site Assessment: (226) Royston Terrace (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	-	-	✓	-	-	-	-	?	x	-	-	-	-	x	-	-	-	✓	-	-	-
Comment	Existing use is a car garage and lockup. Adjacent uses are playing fields and residential. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is within an AQMA buffer and Inverleith Conservation Area. Site is visible in several protected view cones. . Site visible in few local views. Strong pattern of development adjacent.																											
Mitigation	As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (320) Old Liston Road (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	-	-	✓	-	✓	-	-	-	✓	-	x	-	-	?	-	-	-	-	-	✓	-	-	-
Comment	Existing use is vacant land/former nursery. Adjacent uses are residential, public house and hotel. Site benefits from adjacent to core path. Site is also next to a LNCS and listed buildings. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site not visible in any city protected views. Site visible in many local views. Weak pattern of development adjacent.																											
Mitigation	The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. Design of development should establish linkages with core path. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (330) Ferry Road (B) (North East Locality)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	?	-	?	-	-	-	✓	-	-	-
Comment	Existing use is former petrol station. Adjacent to a care home, playing fields and offices. Site adjacent to listed buildings and Inverleith Conservation Area. Site potentially visible in city protected viewcones from a distance. Site visible in some local views. Mixed pattern of development adjacent.																											
Mitigation	As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (340) Drumbrae Drive (North East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	-	-	-	-	-	-	✓	x	-	-	-	-	-	x	x	✓	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is a bus turning circle and open space. Adjacent uses are residential and hotel. Site adjacent to a LNCS. Site is an existing area of open space, and located next to large area of open space (Corstorphine Hill). The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site not visible in any city protected views. Site visible in some local views. Strong pattern of development adjacent.																											
Mitigation	An suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Layout and design of the site should seek to include linkages to existing area of open space. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Site Assessment: (374) Moredun Park Loan (South East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	?	-	-	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is a car parking, adjacent to designated open space and residential. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in moderate condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site potentially visible in one protected view cone. Site visible in some local views. Strong unattractive pattern of development adjacent.																											
Mitigation	The design and layout of this site may have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Design and layout of development should make linkages with adjacent open space. A visual and townscape assessment required to determine the mass, scale, height and layout of new development.																											

Site Assessment: (375) Moredun Park View (South East Locality)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	?	✓	-	-	-	-	-	?	-	?	-	-	-	-	-	-	✓	-	-	-
Comment	Existing use is Moredun community centre. Site adjacent to residential, designated open space and a church. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in moderate condition by SEPA) and																											

	therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is potentially visible in one protected viewcone. Site visible in some local views. Weak pattern of development adjacent.
Mitigation	Design and layout of development should make linkages with adjacent open space. The design and layout of this site may have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (394) Muirhouse Bank (North East Locality)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	x	-	-	-	-	-	-	x	-	-	-	-	-	-	-	✓	-	-	-
Comment	Site is an existing area of open space will be lost to development. Adjacent uses are residential. Area already meets open space standard so impact of loss of open space minimal. Development on site at low risk of affecting any city protected views. Site visible in some local views. Typical residential pattern adjacent.																											
Mitigation	No mitigation required. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

Appendix 5: Greenfield Site Assessment

South East Edinburgh

Site Assessment: (127) East of Burdiehouse Road (South East)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	X	-	X	-	-	X	X	?	-	-	-	-	-	-	-	-	x	-	-	-	-
Comment	Site is outwith a 10 minute walking distance of local convenience services and therefore does not provide opportunity for active travel. Site will result in loss of prime agricultural land. There is a non-designated heritage asset (remains of an agricultural building possibly 19th century) within the site.Site does not have good public transport accessibility and is not near a national cycle network or a quiet route. Greenfield sites are more likely to generate higher vehicle trip rates than brownfield sites and as a result could impact on exiting AQMAs and their buffer zones. The development of this site will increasingly bring the urban life form up to the city bypass. The significance of the visual impact will vary as the landform varies, e.g. ridgelines will be more prominent. There is a risk of a cumulative impact associated with development of all the south east sites. In addition, the development of this site will significantly increase the number of receptors to traffic noise from the city bypass particularly where the bypass is elevated.																											
Mitigation	The impact on prime agricultural land cannot be mitigated as most greenfield sites round Edinburgh are prime quality. As the site has a non-designated heritage asset within it the design of the development should consider preserving and enhancing the asset, within an appropriate setting. The transport appraisal for greenfield sites should seek to identify the air quality impacts on AQMAs and their buffers from additional vehicle trips generated by new development. The development strategy should bring forward proposals for new public transport and active travel infrastructure in order to ensure high mode share levels and to minimise the impact on air quality in Edinburgh. Noise from traffic on the city bypass should be mitigated through appropriate landscaping and planting although the effectiveness is likely to vary depending on the height of the bypass. An integrated landscape framework should be prepared for all the South East sites.																											

Site Assessment: (11) South of Lang Loan (South East)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	X	-	X	-	-	X	X	?	-	-	-	-	-	-	-	-	x	-	-	-	-
Comment	Site is outwith a 10 minute walking distance of local convenience services and therefore does not provide opportunity for active travel. Site will result in loss of prime agricultural land. Site does not have good public transport accessibility and is not near a national cycle network or a quiet route. Greenfield sites are more likely to generate higher vehicle trip rates than brownfield sites and as a result could impact on exiting AQMAs and their buffer zones. The development of this site will increasingly bring the urban life form up to the city bypass. The significance of the visual impact will vary as the landform varies, e.g. ridgelines will be more prominent. There is a non-designated heritage asset (former quarry) within the site.																											

	There is a risk of a cumulative impact associated with development of all the south east sites. In addition, the development of this site will significantly increase the number of receptors to traffic noise from the city bypass particularly where the bypass is elevated.
Mitigation	The impact on prime agricultural land cannot be mitigated as most greenfield sites round Edinburgh are prime quality. The transport appraisal for greenfield sites should seek to identify the air quality impacts on AQMAs and their buffers from additional vehicle trips generated by new development. As the site has a non-designated heritage asset within it the design of the development should consider preserving and enhancing the asset, within an appropriate setting. The development strategy should bring forward proposals for new public transport and active travel infrastructure in order to ensure high mode share levels and to minimise the impact on air quality in Edinburgh. Noise from traffic on the city bypass should be mitigated through appropriate landscaping and planting although the effectiveness is likely to vary depending on the height of the bypass. An integrated landscape framework should be prepared for all the South East sites.

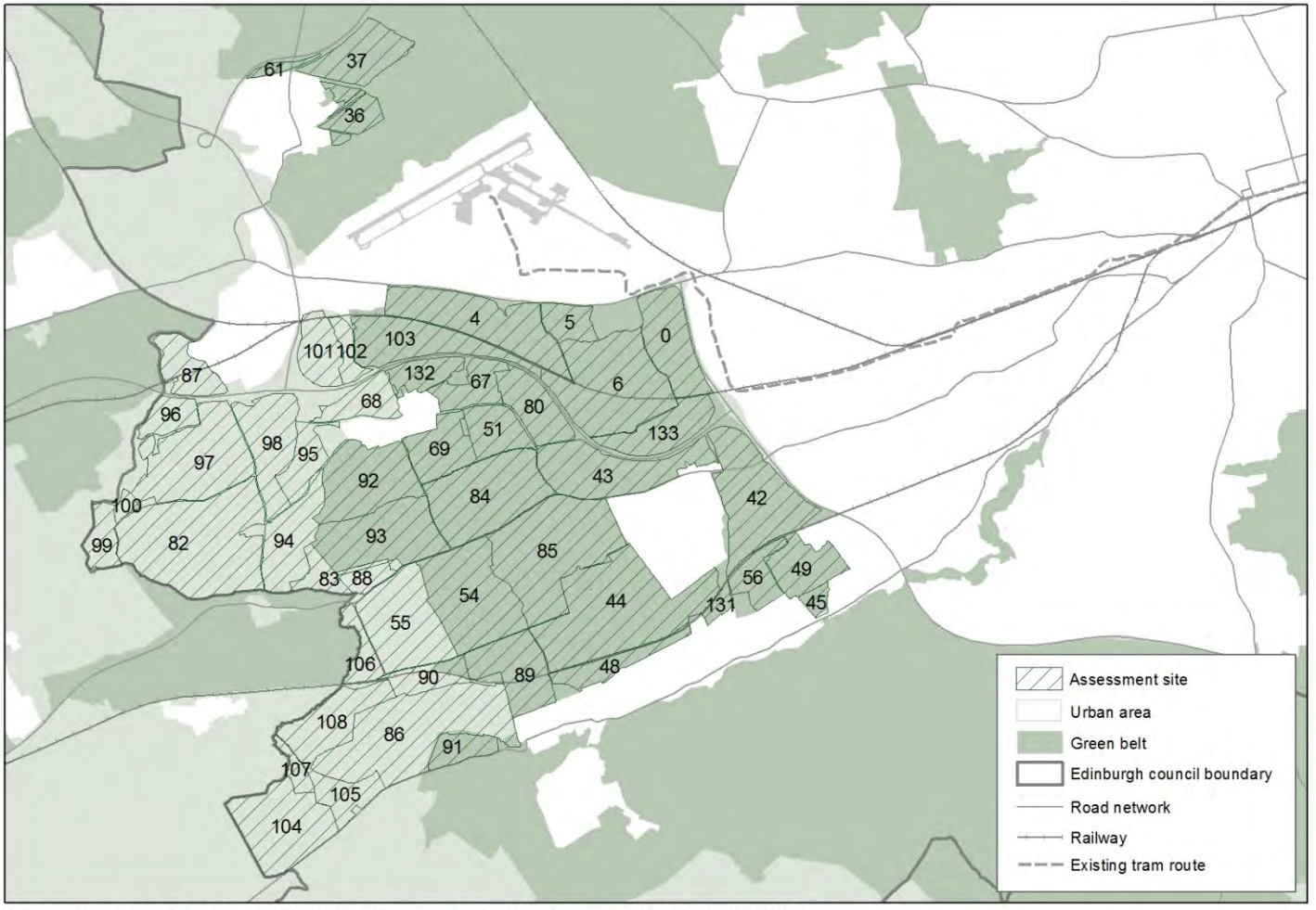
Site Assessment: (12) South of Gilmerton Station Road (South East)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	X	?	X	-	-	X	X	?	-	-	X	-	-	-	-	-	x	-	-	-	-
Comment	Site is outwith a 10 minute walking distance of local convenience services and therefore does not provide opportunity for active travel connecting to the wider cycle network. Site will result in loss of prime agricultural land. Site adjacent to an industrial use and could have an impact in terms of social interaction. Site does not have good public transport accessibility and is not near a national cycle network or a quiet route. Greenfield sites are more likely to generate higher vehicle trip rates than brownfield sites and as a result could impact on exiting AQMAs and their buffer zones. Site is not within walking distance of designated open space. There is a non-designated heritage asset (former airfield landing strip) within the site. The development of this site will increasingly bring the urban life form up to the city bypass. The significance of the visual impact will vary as the landform varies, e.g. ridgelines will be more prominent. There is a risk of a cumulative impact associated with development of all the south east sites. In addition, the development of this site will significantly increase the number of receptors to traffic noise from the city bypass particularly where the bypass is elevated.																											
Mitigation	The impact on prime agricultural land cannot be mitigated as most greenfield sites round Edinburgh are prime quality. The transport appraisal for greenfield sites should seek to identify the air quality impacts on AQMAs and their buffers from additional vehicle trips generated by new development. As the site has a non-designated heritage asset within it the design of the development should consider preserving and enhancing the asset, within an appropriate setting. The development strategy should bring forward proposals for new public transport and active travel infrastructure in order to ensure high mode share levels and to minimise the impact on air quality in Edinburgh. The design of the development should seek to mitigate the impact of the adjacent industrial use and sufficient open space should be provided to meet the open space standard. Noise from traffic on the city bypass should be mitigated through appropriate landscaping and planting																											

	although the effectiveness is likely to vary depending on the height of the bypass. An integrated landscape framework should be prepared for all the South East sites.

Site Assessment: (16) Drum South (South East)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	X	-	-	X	X	?	-	-	X	X	-	-	-	?	x	?	-	-	-
Comment	Site will result in loss of prime agricultural land. Site does not have good public transport accessibility. Site is adjacent to an existing cycle path but not the national cycle network or quiet route but is adjacent to a local cycle route. Greenfield sites are more likely to generate higher vehicle trip rates than brownfield sites and as a result could impact on exiting AQMAs and their buffer zones. Significant majority of the site is not within walking distance of designated open space. There is a listed building within the site. Site is adjacent to a Historic Garden and Designed Landscape. There are non-designated heritage assets (crop mark and former roman road) within the site. This site contributes to the rural edge of the city. The development of this site will increasingly bring the urban life form up to the city bypass. The significance of the visual impact will vary as the landform varies, e.g. ridgelines will be more prominent. There is a risk of a cumulative impact associated with development of all the south east sites. In addition, the development of this site will significantly increase the number of receptors to traffic noise from the city bypass particularly where the bypass is elevated.																											
Mitigation	The impact on prime agricultural land cannot be mitigated as most greenfield sites round Edinburgh are prime quality. The transport appraisal for greenfield sites should seek to identify the air quality impacts on AQMAs and their buffers from additional vehicle trips generated by new development. The development strategy should bring forward proposals for new public transport and active travel infrastructure in order to ensure high mode share levels and to minimise the impact on air quality in Edinburgh. As there is a listed building within the site, appropriate re-use of the listed building/structure should be a priority of the development. The design of the development should be justified and seek to fully understand and preserve and/or enhance the character and appearance of the listed building/structure including its setting. As the site has non-designated heritage assets within it the design of the development should consider preserving and enhancing the asset, within an appropriate setting. The design of the development should include sufficient open space to meet the open space standard. As the site is adjacent to an Historic Garden and Designed Landscape the design of the development should seek to preserve and enhance the component features which contribute to its value, the character, appearance and important views of the designation. Noise from traffic on the city bypass should be mitigated through appropriate landscaping and planting although the effectiveness is likely to vary depending on the height of the bypass. An integrated landscape framework should be prepared for all the South East sites.																											

Site Assessment: (17) Drum North (South East)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	X	-	-	X	-	-	-	-	X	-	-	X	X	-	-	-	-	X	-	-	-	X	X	-	-	X	-
Comment	Site has a LNCS designation within its boundary. There is some ancient woodland within the site. Site will result in loss of prime agricultural land. Site does not have good public transport accessibility and site does not provide opportunity for active travel connecting to the national cycle network or Quiet Route but is adjacent to a local cycle route. Greenfield sites are more likely to generate higher vehicle trip rates than brownfield sites and as a result could impact on exiting AQMAs and their buffer zones. There are a number of listed buildings within the site. Most of the site is within a Historic Garden and Designed Landscape. There is a non-designated heritage assets (roman road) within the site. The whole site is within a special landscape area. There is a risk of a cumulative landscape impact if this site is developed with all the other south east sites.																											
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designations within the site. The impact on prime agricultural land cannot be mitigated as most greenfield sites round Edinburgh are prime quality. The transport appraisal for greenfield sites should seek to identify the air quality impacts on AQMAs and their buffers from additional vehicle trips generated by new development. The development strategy should bring forward proposals for new public transport and active travel infrastructure in order to ensure high mode share levels and to minimise the impact on air quality in Edinburgh. As the whole site is within a special landscape area the development of the site should be careful designed to avoid changing the special qualities for which it was designated. As there is a listed building within the site, appropriate re-use of the listed building/structure should be a priority of the development. The design of the development should be justified and seek to fully understand and preserve and/or enhance the character and appearance of the listed building/structure including its setting. As the site has a non-designated heritage asset within it the design of the development should consider preserving and enhancing the asset, within an appropriate setting. As the site is within an Historic Garden and Designed Landscape the design of the development should seek to retain the woodlands and remnant parkland on rising ground surrounding Drum house as these are the most valuable features of the designed landscape. In addition, an integrated landscape framework should be prepared for all the South East sites.																											

West Edinburgh



Site Assessment: (4) Norton Park (West)																												
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	?	?	?	-	-	X	-	X	?	?	-	-	?	X	-	-	X	X	-	-	-	-	-	-	?	-
Comment	There is a watercourse and therefore potential for protected species in the area. There is Ancient Woodland adjacent to the site. Site is within a 10 minute walking distance of local convenience services. Site will result in loss of prime agricultural land. Part of the site is within a 1 in 200 year flood zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is adjacent to national cycle network/quiet route. Greenfield sites are more likely to generate higher vehicle trip rates than brownfield sites and as a result could impact on exiting AQMAs and their buffer zones. There are Listed Buildings within and adjacent to the site. There is a scheduled Ancient Monument within the site (standing stone). Site adjacent to a Special Landscape Area. The site is not significant in terms of contributing to the landscape setting of Edinburgh. However, there is the risk of cumulative impacts when combined with the International Business Gateway.																											
Mitigation	A preliminary ecological appraisal of the site should be undertaken and any subsequent protected species surveys carried out if appropriate. An appropriate survey of the ancient woodland should be undertaken and if necessary protection which could potentially influence the design/layout. The impact on agricultural land cannot be mitigated as most greenfield sites round Edinburgh are prime quality. A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The transport appraisal for greenfield sites should seek to identify the air quality impacts on AQMAs and their buffers from additional vehicle trips generated by new development. The development strategy should bring forward proposals for new public transport and active travel infrastructure in order to ensure high mode share levels and to minimise the impact on air quality in Edinburgh. The design and layout of the development should seek to make linkages with adjacent quiet route. The design of the development should be justified and seek to fully understand and preserve and/or enhance the character and appearance of the listed building/structure including its setting. As the site has a Scheduled Ancient Monument within it the design of the development should seek to preserve and enhance the monument and other identified nationally important archaeological resources in situ, and within an appropriate setting. As the site is adjacent to a Special Landscape Area the development of the site should be careful designed to avoid changing the special qualities for which it was designated.																											

Site Assessment: (34) Craigbrae (West)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	?	-	X	-	-	-	X	-	-	X	X	?	X	-	-	X	-	-	-	-	X	-	X	-	-
Comment	There is a LCNS designation adjacent to the site. There is potential for protected species on the site. There is a HSE consultation zone running through the site. Site will result in loss of prime agricultural land. Site does not have good public transport accessibility and site does not provide opportunity for active travel connecting to the wider cycle network. Greenfield sites are more likely to generate higher vehicle trip rates than brownfield sites and as a result could impact on exiting AQMAs and their buffer zones. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. There is a listed building within the site. There is a non-designated heritage asset (long cist) within the site. There are no natural greenbelt boundaries.																											
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. A preliminary ecological appraisal of the site should be undertaken and any subsequent protected species surveys carried out if appropriate. The impact on prime agricultural land cannot be mitigated as most greenfield sites around Edinburgh are prime quality. The transport appraisal for greenfield sites should seek to identify the air quality impacts on AQMAs and their buffers from additional vehicle trips generated by new development. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The development strategy should bring forward proposals for new public transport and active travel infrastructure in order to ensure high mode share levels and to minimise the impact on air quality in Edinburgh. The design of the development should be justified and seek to fully understand and preserve and/or enhance the character and appearance of the listed building/structure including its setting. As the site has a non-designated heritage asset within it the design of the development should consider preserving and enhancing the asset, within an appropriate setting. As the site lacks natural greenbelt boundaries planting will be need to establish this.																											

Site Assessment: (36) Conifox (West)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	?	-	-	-	-	?	X	?	?	X	X	?	X	-	-	X	-	-	-	-	-	-	-	-	-
Comment	There is a LCNS designation adjacent to the site. There is potential for protected species on the site. Site is adjacent to airport with the potential for impact in terms of noise. Site will result in loss of prime agricultural land. At least half of the site is within a 1 in 200 year flood zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in																											

	bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site does not have good public transport accessibility and site does not provide opportunity for active travel connecting to the wider cycle network. Greenfield sites are more likely to generate higher vehicle trip rates than brownfield sites and as a result could impact on exiting AQMAs and their buffer zones. There is a listed building within the site.
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. A preliminary ecological appraisal of the site should be undertaken and any subsequent protected species surveys carried out if appropriate. Design and layout of the site should seek to mitigate the impacts of Edinburgh airport. The impact on prime agricultural land cannot be mitigated as most greenfield sites around Edinburgh are prime quality. A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The transport appraisal for greenfield sites should seek to identify the air quality impacts on AQMAs and their buffers from additional vehicle trips generated by new development. The development strategy should bring forward proposals for new public transport and active travel infrastructure in order to ensure high mode share levels and to minimise the impact on air quality in Edinburgh. The design of the development should be justified and seek to fully understand and preserve and/or enhance the character and appearance of the listed building/structure including its setting.

Site Assessment: (37) Carlowrie Castle (West)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	X	?	?	-	X	-	-	?	X	?	?	X	X	?	X	-	-	X	-	-	-	-	X	-	X	-	-
Comment	Site has a LNCS within it. There is potential for protected species on the site. There is a HSE consultation zone running through the site. Site is adjacent to airport with the potential for impact in terms of noise. Site will result in loss of prime agricultural land. At least half the site is within a 1 in 200 year flood zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site does not have good public transport accessibility and site does not provide opportunity for active travel connecting to the wider cycle network. Greenfield sites are more likely to generate higher vehicle trip rates than brownfield sites and as a result could impact on exiting AQMAs and their buffer zones. There is a listed building within the site. There ares non-designated heritage assets (short cists) within the site. There are no natural greenbelt boundaries.																											
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. A preliminary ecological appraisal of the site should be undertaken and any subsequent protected species surveys carried out if appropriate. As the site is within a HSE consultation zone the type, design and layout of development may be effected																											

	by the sites location which may restrict the number of residential units that can be built on the site, reducing its density. Design and layout of the development should seek to mitigate the impacts of Edinburgh airport. The impact on prime agricultural land cannot be mitigated as most greenfield sites around Edinburgh are prime quality. A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The transport appraisal for greenfield sites should seek to identify the air quality impacts on AQMAs and their buffers from additional vehicle trips generated by new development. The development strategy should bring forward proposals for new public transport and active travel infrastructure in order to ensure high mode share levels and to minimise the impact on air quality in Edinburgh. The design of the development should be justified and seek to fully understand and preserve and/or enhance the character and appearance of the listed building/structure including its setting. As the site has non-designated heritage assets within it the design of the development should consider preserving and enhancing the assets, within an appropriate setting. As the site lacks natural greenbelt boundaries planting will be need to establish this.

Site Assessment: (42) East of Riccarton (West)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	X	?	?	-	-	-	X	?	X	?	?	-	-	?	X	-	✓	X	X	?	-	-	X	-	-	?	-
Comment	Site has a LNCS within and adjacent to it. There is a watercourse and therefore potential for protected species in the area. Site is within a 10 minute walking distance of local convenience services, however, the city bypass acts as a barrier and therefore does not provide good opportunity for active travel. There is an industrial use on part of the site, which may have impacts on social interaction. Site will result in loss of prime agricultural land. Significant part of the site is within a 1 in 200 year flood zone. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site adjacent to national cycle network route (Union canal) Greenfield sites are more likely to generate higher vehicle trip rates than brownfield sites and as a result could impact on exiting AQMAs and their buffer zones. There is designated open space (allotments) adjacent to the site. There is listed buildings within the site and Hermiston Conservation Area adjacent to the site. There is a scheduled Ancient Monument within the site (Union Canal and Baberton Mains Enclosure). There is a non-designated heritage asset (former settlement) within the site. Site adjacent to a Special Landscape Area.																											
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. A preliminary ecological appraisal of the site should be undertaken and any subsequent protected species surveys carried out if appropriate. The design of the development should seek to mitigate the impact of the existing industrial use. The impact on agricultural land cannot be mitigated as most greenfield sites round Edinburgh are prime quality. A comprehensive flood risk																											

	assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. Alternatively there may be an opportunity of creating further flood storage upstream which would free up more land on the site for development. The transport appraisal for greenfield sites should seek to identify the air quality impacts on AQMAs and their buffers from additional vehicle trips generated by new development. The development strategy should bring forward proposals for new public transport and active travel infrastructure in order to ensure high mode share levels and to minimise the impact on air quality in Edinburgh. The design of the development should be justified and seek to fully understand and preserve and/or enhance the character and appearance of the listed building/structure including its setting. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. As the site has a non-designated heritage asset within it the design of the development should consider preserving and enhancing the asset, within an appropriate setting. As the site is adjacent to a Special Landscape Area the development of the site should be careful designed to avoid changing the special qualities for which it was designated.

Site Assessment: (61) North Kirkliston (West)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	?	-	X	X	X	-	-	X		?	X	-	X	-	-	-	-	-	X	-	-	-	-
Comment	There is a HSE consultation zone adjacent to the site. Site is outwith a 10 minute walking distance of local convenience services. Site is located between the M90 and a railway line which will result in noise levels likely to impact on residential amenity. Site will result in loss of prime agricultural land. Site does not have good public transport accessibility. Greenfield sites are more likely to generate higher vehicle trip rates than brownfield sites and as a result could impact on exiting AQMAs and their buffer zones. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. There is no designated open space within 10 minutes walking time of site. There are non-designated heritage assets (Jack's houses) within the site.																											
Mitigation	As the site is within an HSE consultation zone the type, design and layout of development may be effected by the sites location which may restrict the number of residential units that can be built on the site, reducing its overall. Noise from traffic on the M90 and rail line should be mitigated through appropriate landscaping and planting although the effectiveness could be limited by the fact they are both elevated. The impact on agricultural land cannot be mitigated as most greenfield sites round Edinburgh are prime quality. The design and layout of the development should create linkages with the national cycle network. The transport appraisal for greenfield sites should seek to identify the																											

	air quality impacts on AQMAs and their buffers from additional vehicle trips generated by new development. The development strategy should bring forward proposals for new public transport and active travel infrastructure in order to ensure high mode share levels and to minimise the impact on air quality in Edinburgh. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site has non-designated heritage assets within it the design of the development should consider preserving and enhancing the assets, within an appropriate setting.

Site Assessment: (82) Bonnington (West)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	?	?	?	X	-	X	-	X	?	?	X	X	?	X	-	X	X	-	-	-	-	X	-	?	?	-
Comment	There is a watercourse within the area and therefore potential for protected species in the area. There is Ancient Woodland within the site. There is a HSE consultation zone through the site. Site is outwith a 10 minute walking distance of local convenience services. Site will result in loss of prime agricultural land. Small part of the site is within a 1 in 200 year flood zone. Site does not have good public transport accessibility and site does not provide opportunity for active travel connecting to the wider cycle network. Greenfield sites are more likely to generate higher vehicle trip rates than brownfield sites and as a result could impact on exiting AQMAs and their buffer zones. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. There is no designated open space within 10 minutes walking time of site. There are listed buildings within the site. There is a non-designated heritage asset (crop marks) within the site. There are not particularly clear greenbelt boundaries however, there is scope to establish them. There are Special Landscape Areas adjacent to the site. Site is locally important as a recently restored designed landscape with modern art and world renowned sculpture park with panoramic views and its essential setting extends over open farmland.																											
Mitigation	A preliminary ecological appraisal of the site should be undertaken and any subsequent protected species surveys carried out if appropriate. An appropriate survey of the ancient woodland should be undertaken and if necessary protection which could potentially influence the design/layout. As the site is within an HSE consultation zone the type, design and layout of development may be effected by the sites location which may restrict the number of residential units that can be built on the site, reducing its overall density. The impact on agricultural land cannot be mitigated as most greenfield sites round Edinburgh are prime land. A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The transport appraisal for greenfield sites should seek to identify the air quality impacts on AQMAs and their buffers from additional vehicle trips generated by new development. The development strategy should bring forward proposals for new public transport and active travel infrastructure in order to ensure high mode share levels and to minimise the impact on air quality in Edinburgh. Appropriate open space should be provided within the																											

	development to meet open space standards. The design of the development should be justified and seek to fully understand and preserve and/or enhance the character and appearance of the listed building/structures including their setting. As the site has a non-designated heritage asset within it the design of the development should consider preserving and enhancing the asset, within an appropriate setting. As there are Special Landscape Areas adjacent to the site the development of the site should be careful designed to avoid changing the special qualities for which it was designated. Masterplanning should mitigate impact on the views and setting of the Jupiter Artland sculpture park and designed landscape by allowing open viewlines from key areas of the park across the surrounding sites.

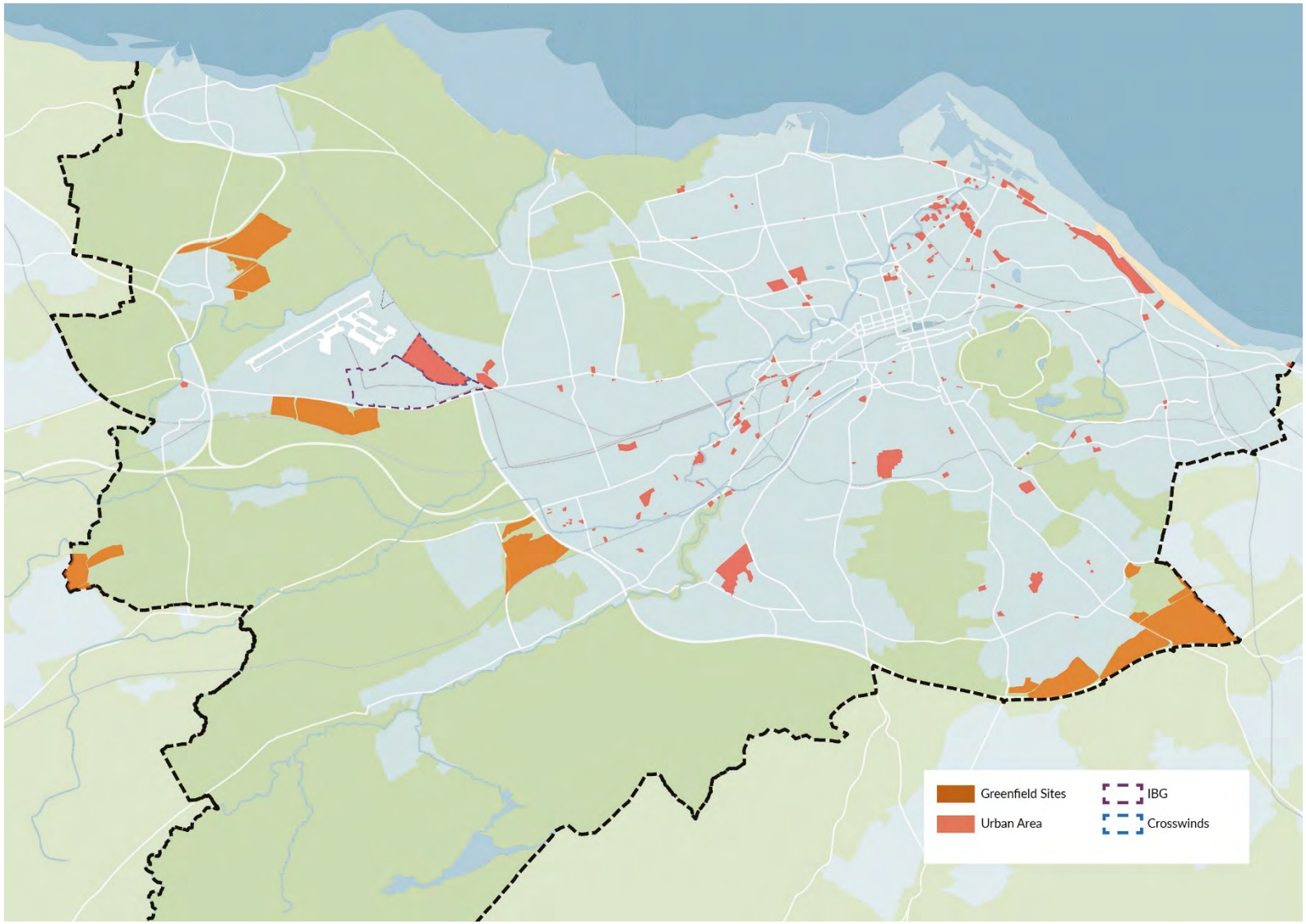
Site Assessment: (99) Overshiel (West)																											
SEA Objective	**Biodiversity**					**Population**				**Soil**	**Water**		**Air & Climate**				**Material Assets**		**Heritage**						**Landscape**			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	?	?	-	?	-	-	-	-	X	-	-	X	X	?	X	-	X	?	-	-	-	-	X	-	-	X	-
Comment	There is a LNCS within the site. There is a water course adjacent to the site with potential for protected species in the area. There is some Ancient Woodland adjacent to the site. Site is adjacent to Calderwood development in West Lothian and would form an extension to it. Site is within a 10 minute walking distance of local convenience services. Site will result in loss of prime agricultural land. Site does not have good public transport accessibility and site does not provide opportunity for active travel connecting to the national cycle network. Greenfield sites are more likely to generate higher vehicle trip rates than brownfield sites and as a result could impact on exiting AQMAs and their buffer zones. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. There is no designated open space within a 10 minute walking time of the site. There is a listed building adjacent to the site. There is a non-designated heritage asset (former military huts) within the site. Site is partly within a Special Landscape Area.																											
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the LNCS designation. A preliminary ecological appraisal of the site should be undertaken and any subsequent protected species surveys carried out if appropriate. An appropriate survey of the ancient woodland should be undertaken and if necessary protection which could potentially influence the design/layout. The impact on agricultural land cannot be mitigated as most greenfield sites round Edinburgh are prime land. The transport appraisal for greenfield sites should seek to identify the air quality impacts on AQMAs and their buffers from additional vehicle trips generated by new development. The development strategy should bring forward proposals for new public transport and active travel infrastructure in order to ensure high mode share levels and to minimise the impact on air quality in Edinburgh. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Appropriate open space should be provided within the development to meet open space standards. The design of the development should be justified and seek to fully understand and preserve and/or enhance the character and appearance of the listed building/structures including their setting. As the site has a non-designated heritage asset within it the design of the development should consider preserving																											

	and enhancing the asset, within an appropriate setting. As there is a Special Landscape Area within the site the development of the site should be careful designed to avoid changing the special qualities for which it was designated. The design and layout of the development should form an appropriate extension to the existing Calderwood development in West Lothian.

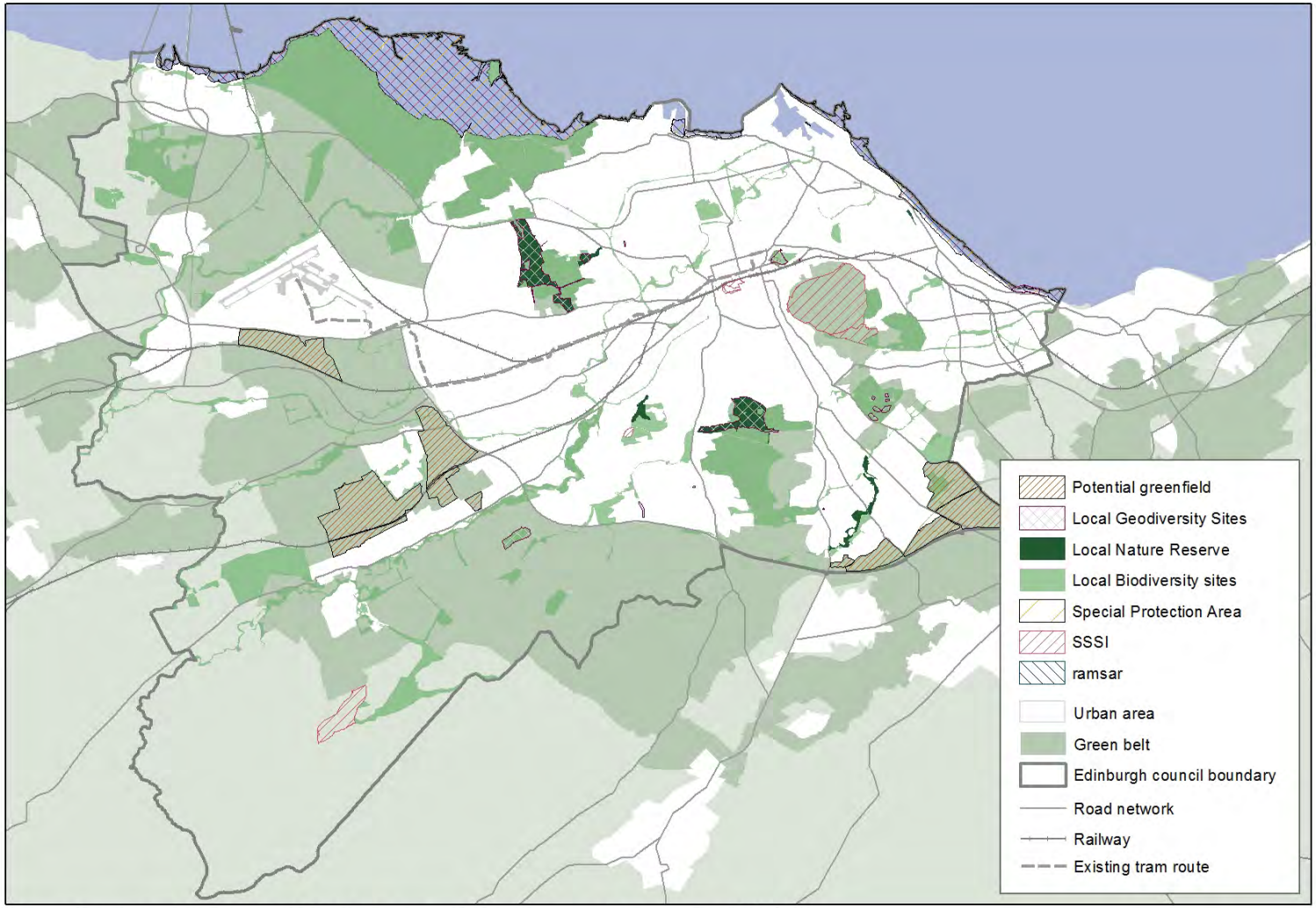
Appendix 6 Environmental Information for City Plan 2030 Area

Environmental constraints have been identified and mapped for all of the Council area. Environmental constraints and other background information that has been mapped are as follows:

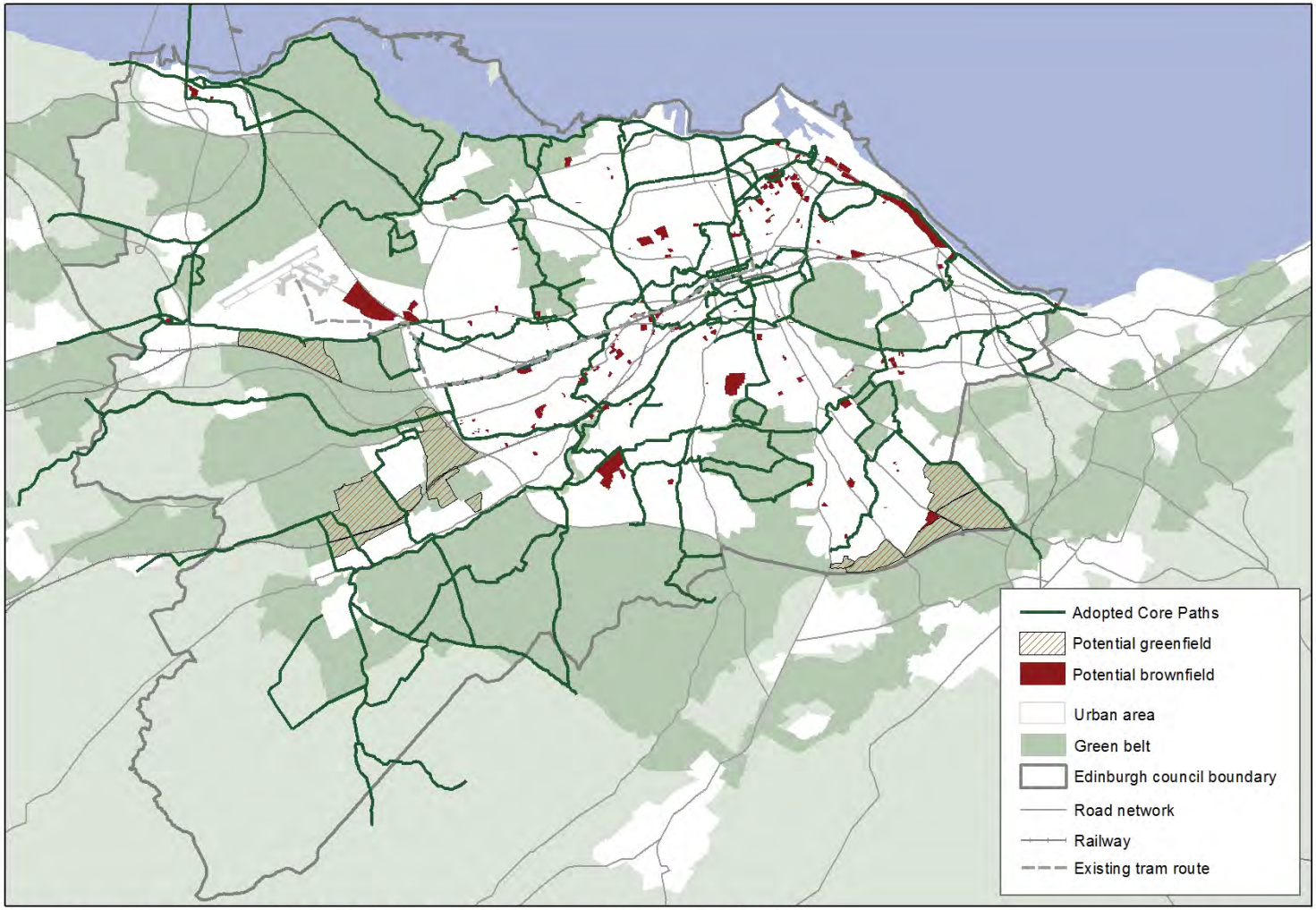
- Areas assessed for new housing development
- Biodiversity, fauna and flora (International and European designations, national designations, and local designations)
- Active travel
- Fluvial flood risk area
- Quality of water environment
- Public transport accessibility
- Open space
- Cultural heritage (Listed Buildings, Scheduled ancient monuments, conservation areas, historic gardens and designed landscapes)
- Edinburgh's landscape designations (special landscape areas)
- Area Quality Management Areas
- Noise management areas and quiet areas
- Health and safety executive



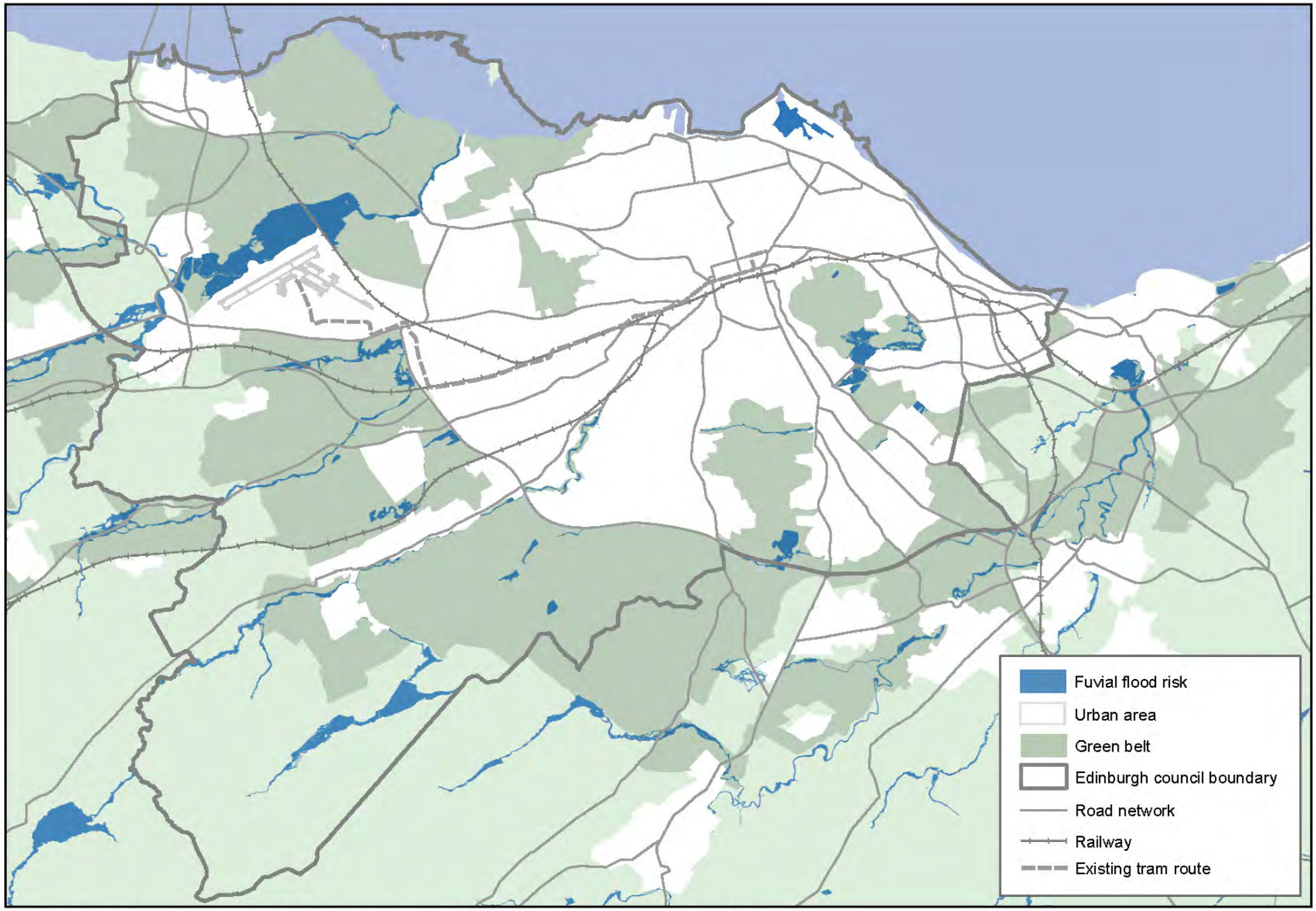
Potential new housing sites subject to assessment



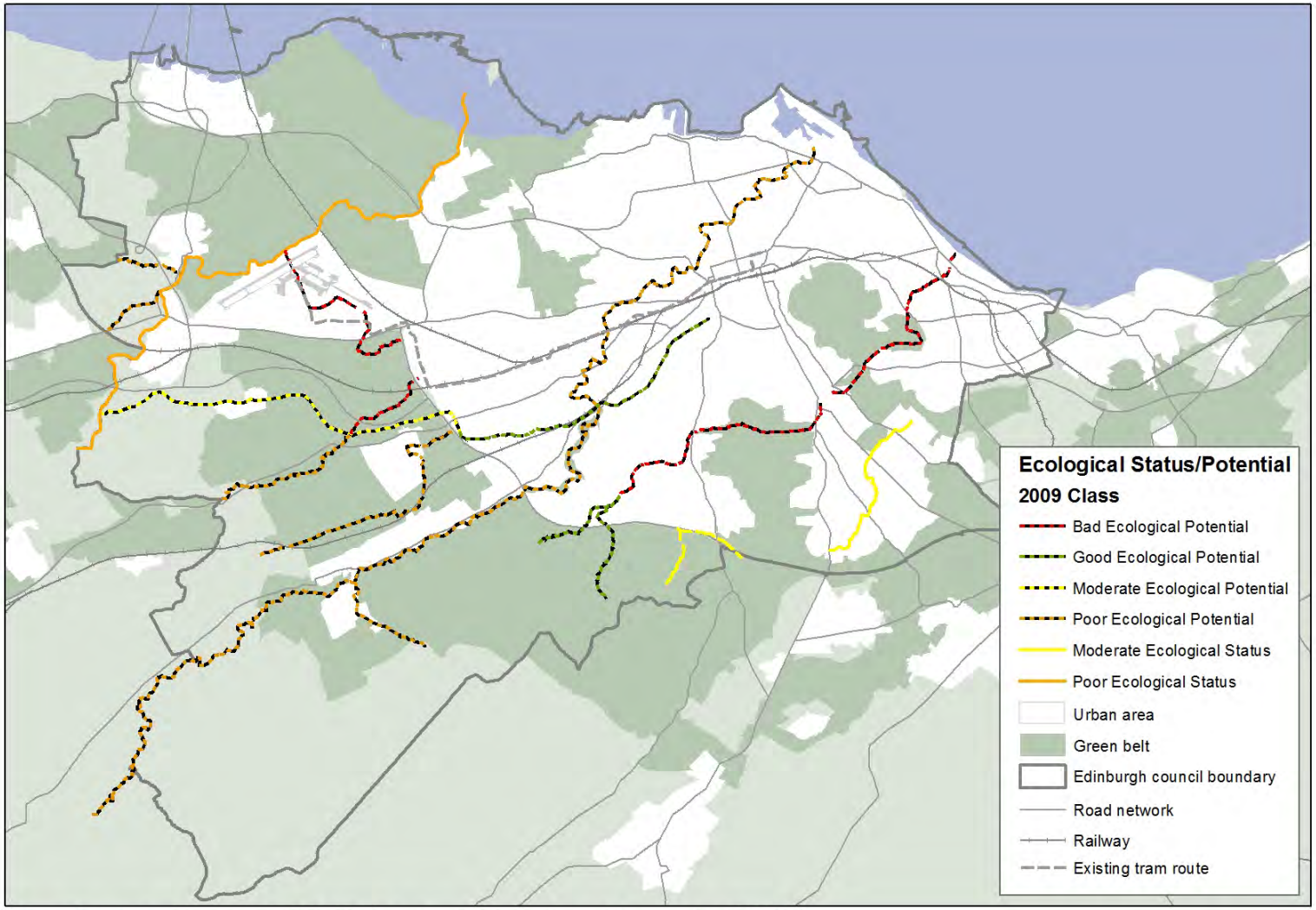
Biodiversity, fauna and flora (International and European designations, national designations, and local designations)



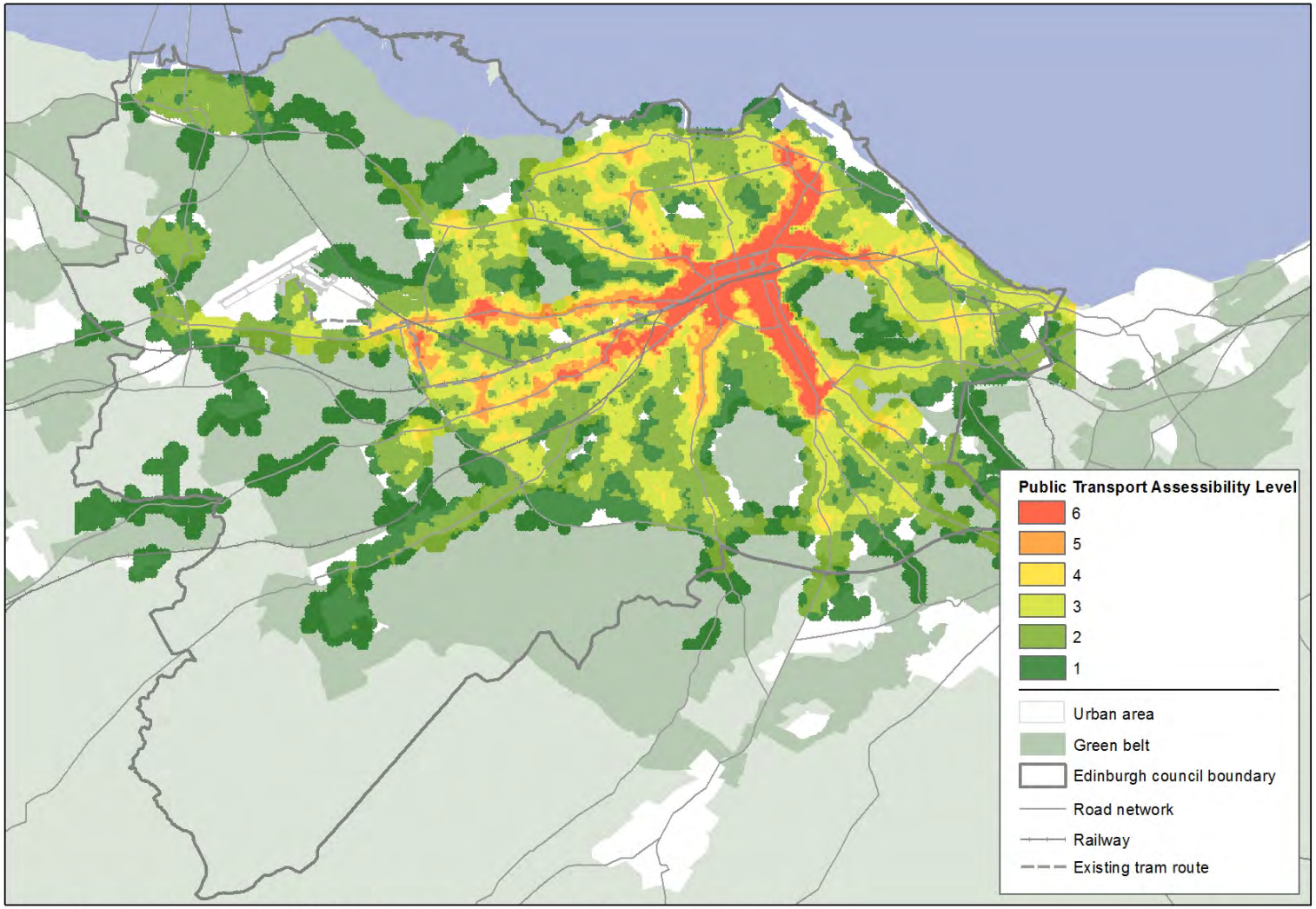
Active travel



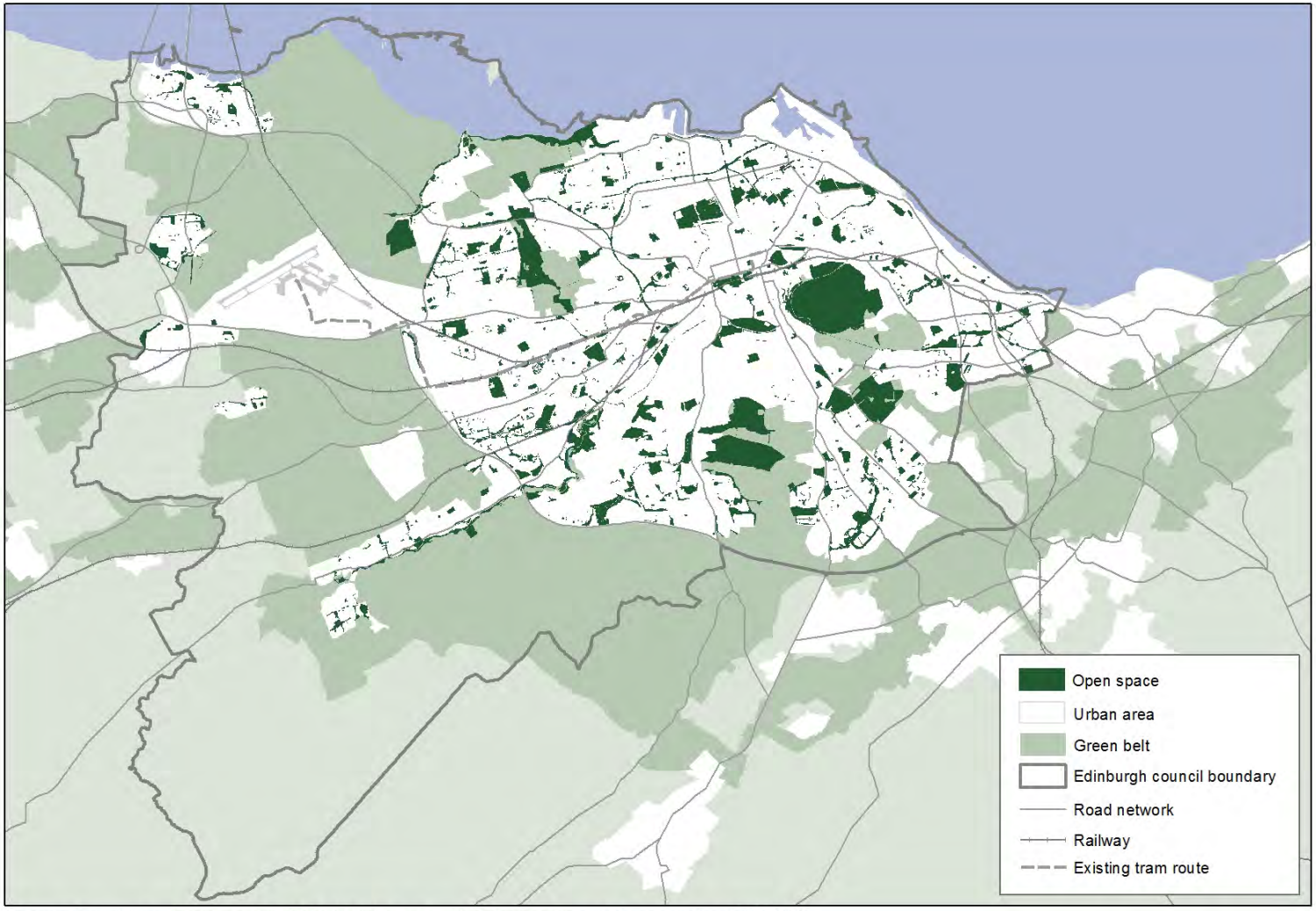
Fluvial flood risk



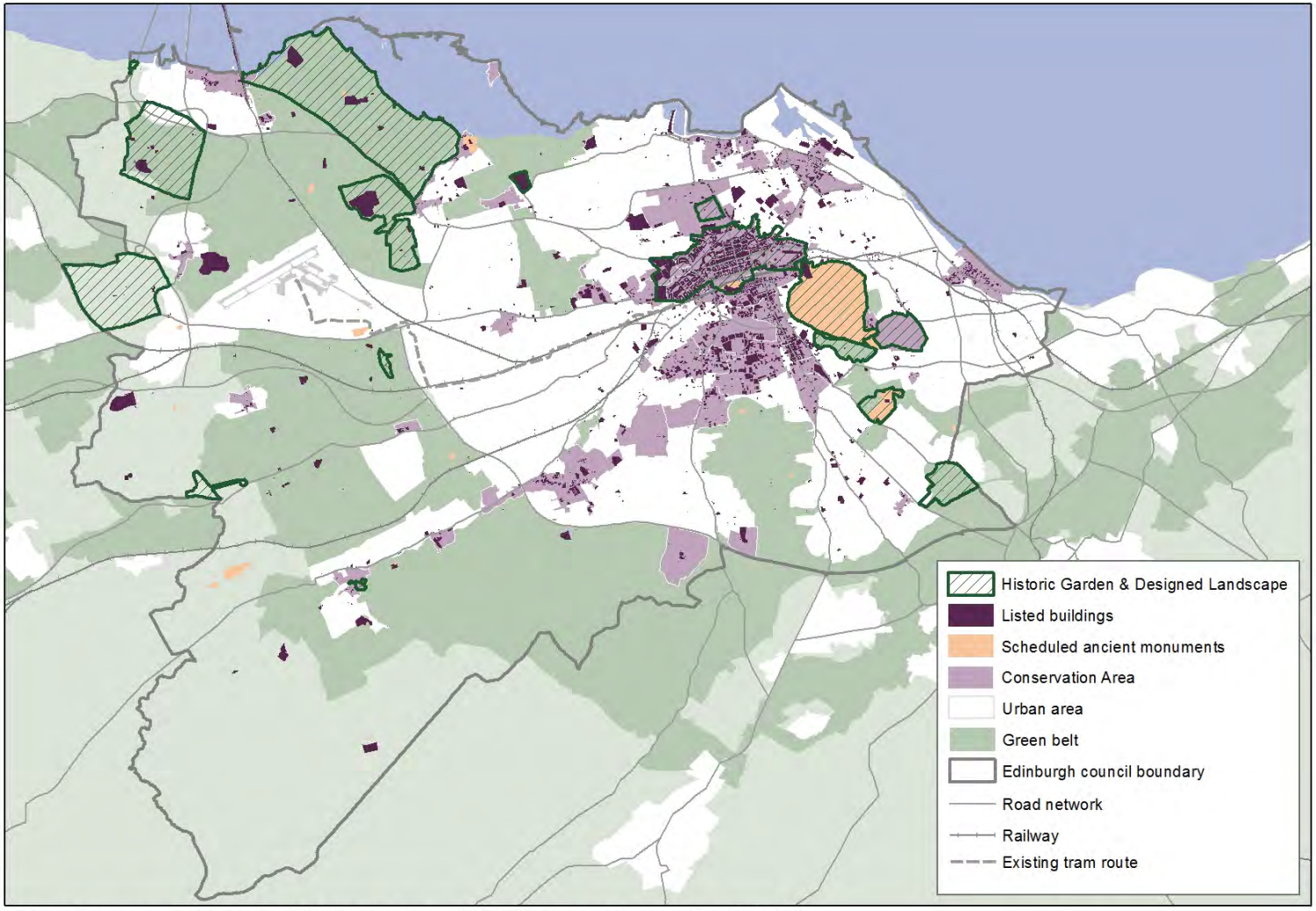
Quality of water environment



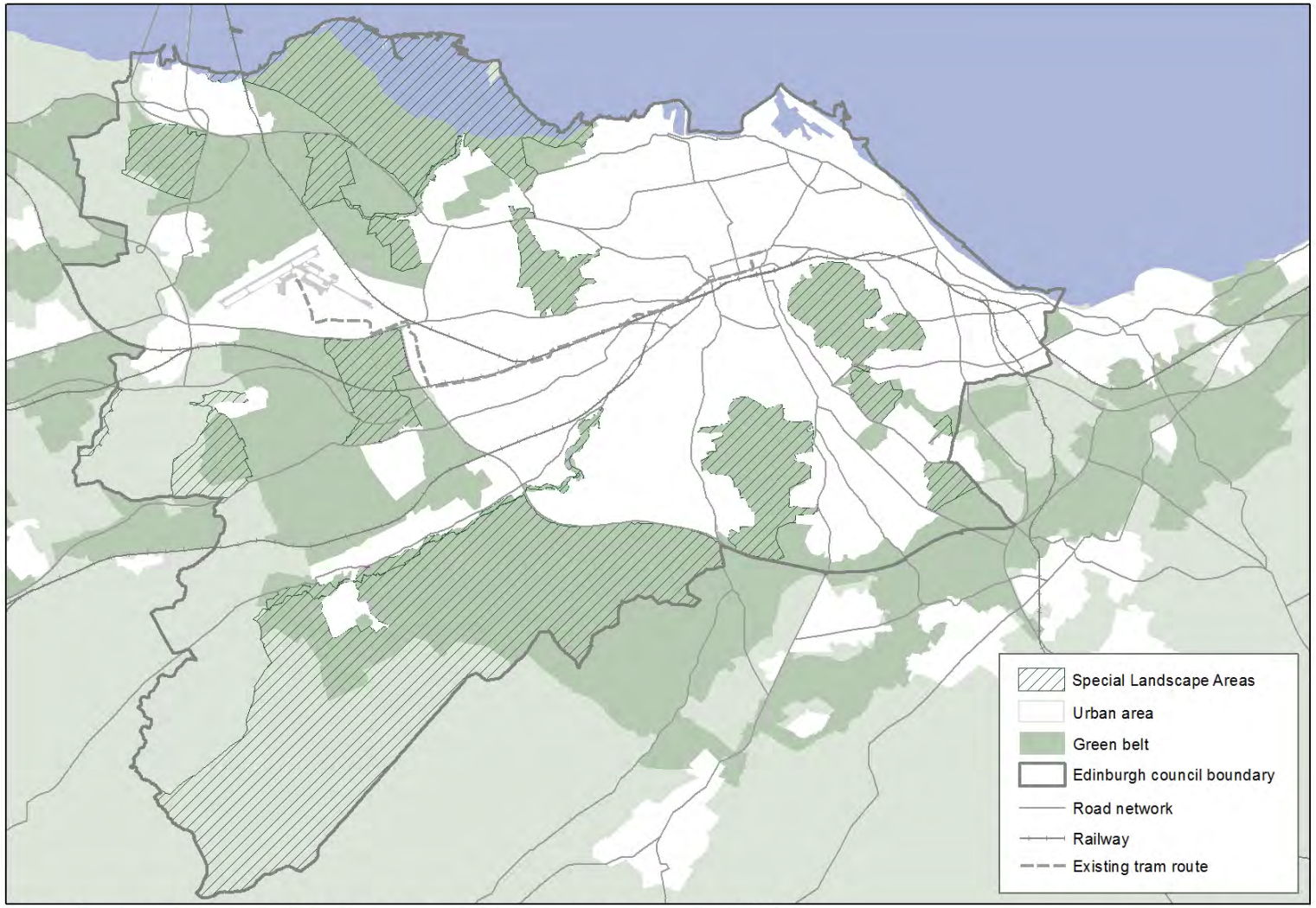
Public transport accessibility



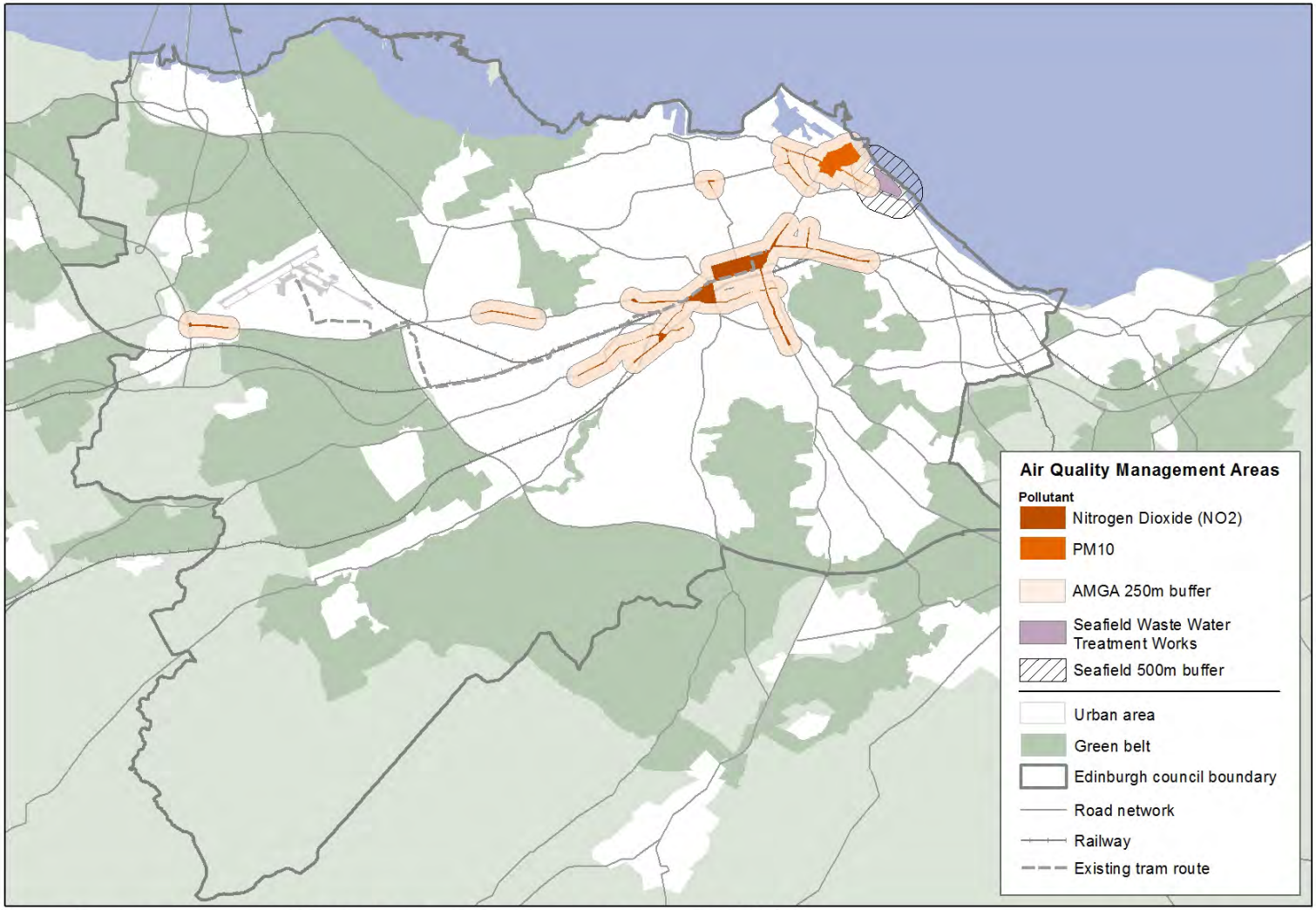
Open Space



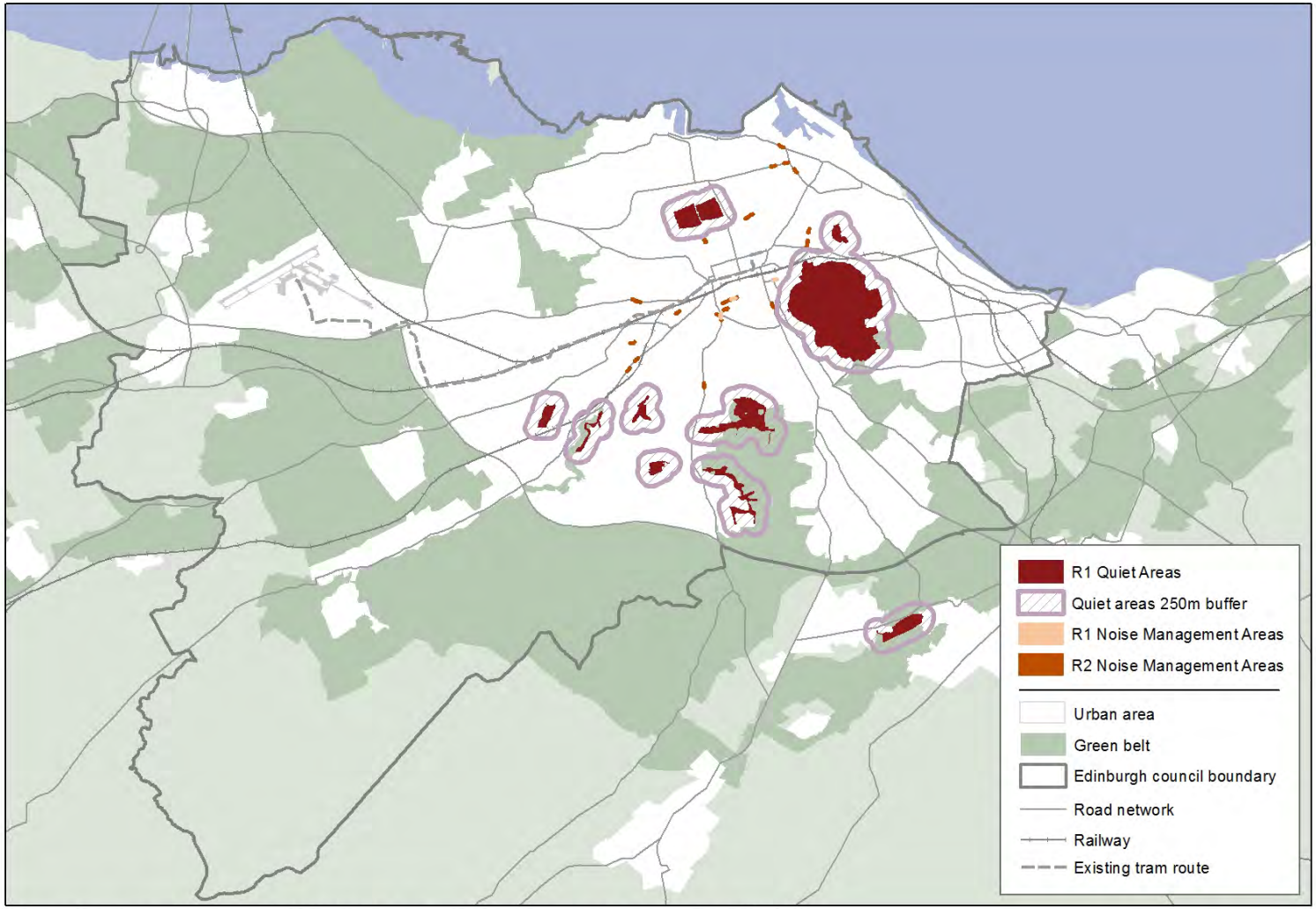
Cultural heritage



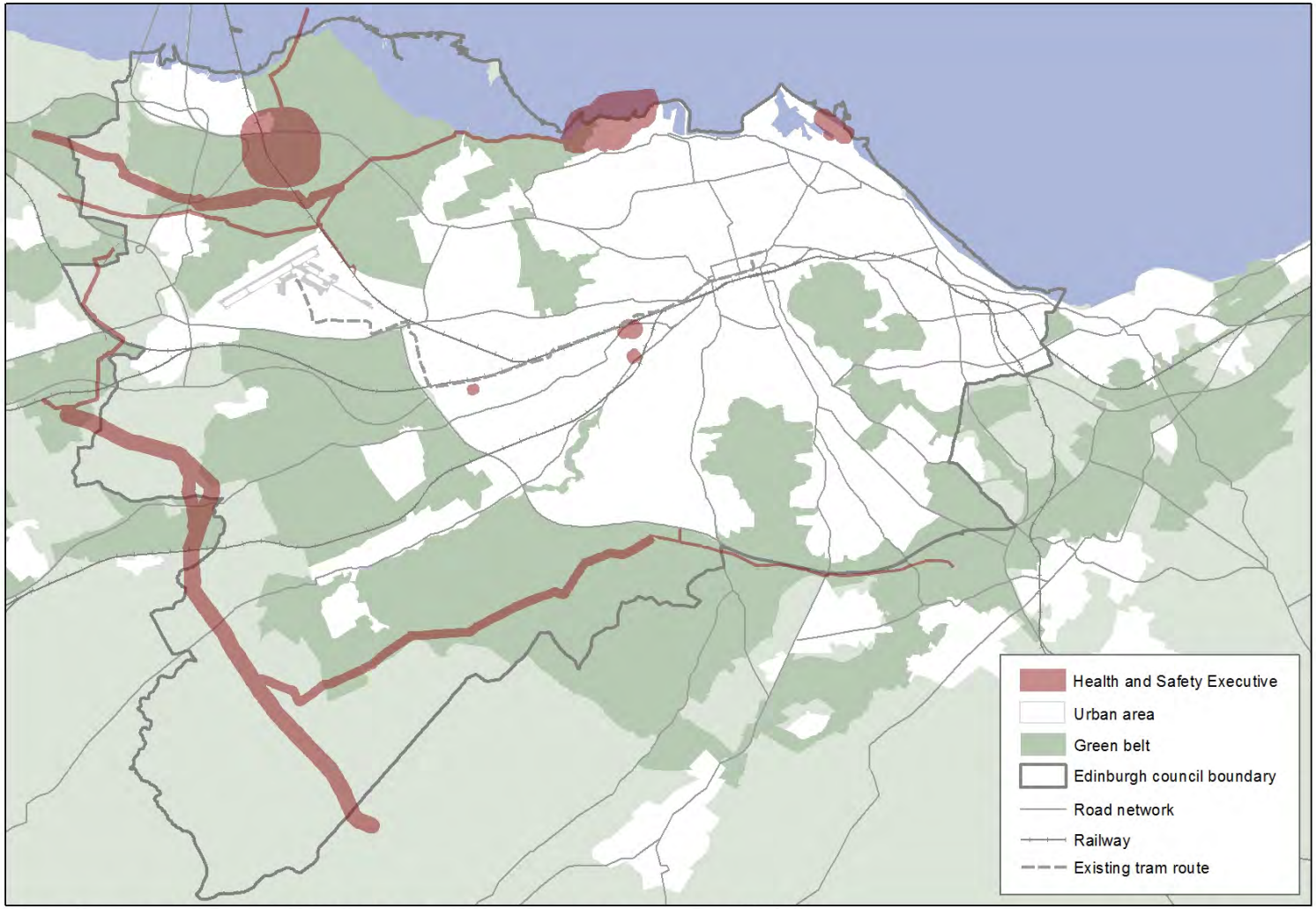
- Edinburgh's landscape designations (special landscape areas)



Air quality management areas



Noise management areas and quiet areas



Health and safety executive