

City Plan 2030

Environment Report

September 2021



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City Plan 2030 Environmental Report: Non-Technical Summary

Introduction

The City of Edinburgh Council has published the Edinburgh City Plan 2030 **Proposed Plan**. Once adopted the City Plan 2030 will guide development throughout the Council area until 2032.

This Environmental Report forms part of the Strategic Environmental Assessment of the City Plan 2030 and is a requirement of the Environmental (Scotland) Act 2005.

The report highlights any significant effects that land use change and development brought about by the policies and proposals contained within **the Edinburgh City Plan 2030**, may have on the environment. In addition, the Strategic Environmental Assessment process has helped to inform the preparation of the **Proposed Plan**.

Population and Human Health

The total population of Edinburgh has risen to **527,620 in 2020** and is projected to increase by **13% or 68,100 between 2018 and 2043**. In 2018 there was a total housing stock of 248,300 dwellings of which approximately 8% are local authority properties. An ongoing public health priority in Edinburgh, is dealing with poor air quality. This is primarily caused by road transport emissions of gases such as nitrogen oxides (NO_x) and particulate matter (PM_{2.5} and PM₁₀). These can have significant impacts on health, child development and environmental quality. In Edinburgh this is estimated as equivalent to 153 attributable deaths in the same year.

Material Assets

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.

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.

Soil and Land Use

The majority of farmland in the area is classified as prime agricultural land with the majority also within the Edinburgh Green Belt. 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 areas of vacant and derelict land in clusters including Newbridge and parts of the waterfront.

Water

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. 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.

Cultural Heritage

There are two World Heritage Site designations in Edinburgh, the New and Old Town World Heritage Site and the Forth Rail Bridge. Edinburgh has the largest concentration of listed buildings in the UK outside London (4,812 listings), 50 conservation areas, 56 scheduled ancient monuments and 17 historic gardens and designed landscapes.

Landscapes

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.

Review of Environmental Issues

- Loss of prime agricultural land through development.
- Possible future decreases in air quality/need to encourage more sustainable forms of transport.
- Need to adapt to predicted climate change and its potential impacts.
- Need to protect and improve the water status of major waterbodies and avoidance of flood risk and areas which could contribute to flood risk.
- Edinburgh's rich cultural heritage is under significant development pressure. There is a need to protect the cultural heritage from the negative impacts of development.
- Edinburgh has a unique landscape setting surrounded by hills and open countryside and landscape features contained within the urban form. There is a need to protect these features from inappropriate development.
- 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.

Summary of Assessment Findings

All the policies and proposals in the Edinburgh City Plan 2030 Proposed Plan have been assessed. A lot of the policies are being rolled forward from the previous plan, however, a comprehensive assessment including existing policies has been undertaken.

Environmental objectives are well reflected in the LDP policies and the majority have either positive or neutral/no significant impacts. Only 7 significant negative environmental impacts have been identified. These impacts are associated with policies associated with places. In particular, although mixed use development in West Edinburgh is likely to reuse brownfield land a lot of greenfield land will be required. Policy supporting development at the airport and its expansion also has potential for a range of significant impacts including loss of agricultural land, soil sealing and impacts on water courses. Mitigation is identified where appropriate to reduce such negative effects although it will not remove them entirely.

The report also assesses the impact of all the development proposals in the Proposed Plan including proposals carried over from the previous plan that do not have consent. Nearly all the housing proposals within the Proposed Plan are on brownfield sites. Inevitably, particularly given that a significant part of the city has historic status, a lot of the sites have potential significant environmental impacts. However, in the majority of cases the issues raised, for example, impacts on listed buildings, can be mitigated through appropriate assessment, layout and design. Redevelopment of brownfield sites does also provide benefits e.g. an opportunity to factor in surface water flooding by improving water attenuation compared to previous uses.

It should be noted that the SEA was informed by a Strategic Flood Risk Assessment and a Transport Assessment prepared by consultants. The findings of these assessments, which are available separately, helped to inform the analysis of the proposed development sites within the Proposed Plan.

The Environmental Report also identifies cumulative effects of development sites, those internal to Edinburgh and external effects, i.e. cross boundary with adjacent authorities. The internal effects include impact on human health by increasing the number of people exposed to poor air quality, the effect of increased vehicle trips on air quality, impact on soils, particularly from greenfield development, and the landscape impacts of large greenfield developments in West Edinburgh. Redevelopment of brownfield sites rather than greenfield sites provides an opportunity to reduce the cumulative impacts on air quality, caused by increased trips by private vehicles, as brownfield sites are likely to achieve higher mode share for public transport and active travel. However, there are still expected to be some impacts on air quality, and the report sets out the range of mitigation measures that are being pursued and will help to offset these impacts. With regard to external effects there is an unknown risk associated with an increase in commuter vehicle trips from surrounding council areas and their impact on existing air quality management areas. Again the mitigation measures being proposed will help to counter these effects.

Introduction

Purpose of this report

The purpose of this Environmental Report (ER) at the Proposed Plan stage is to:

- Set out changes following the Main Issues Report Stage;
- Provide information on the City Plan 2030 (CP2030) Proposed Plan;
- Identify, describe and evaluate the likely significant and cumulative environmental effects of the policies and proposals within the Proposed Plan;
- Set out an assessment informing the new housing sites in the CP2030;
- Identify appropriate mitigation and monitoring
- Provide a cumulative assessment of the environmental effects of the Proposed Plan.

The revised ER accompanies the Proposed Plan and focuses on the environmental effects resulting from new policies and proposals in the Proposed Plan. Any changes from the MIR to the proposed plan and any matters not covered in the MIR are also considered in this Environmental Report. Changes and additions made to the Environmental Report have been added in green text for ease of reference.

Monitoring

The Council will be required to monitor the significant environmental effects arising from the implementation of the City Plan 2030.

A number of indicators have been identified and linked to the relevant SEA objectives. The report sets out the proposed indicators that will be used to monitor the environmental effects of the plan.

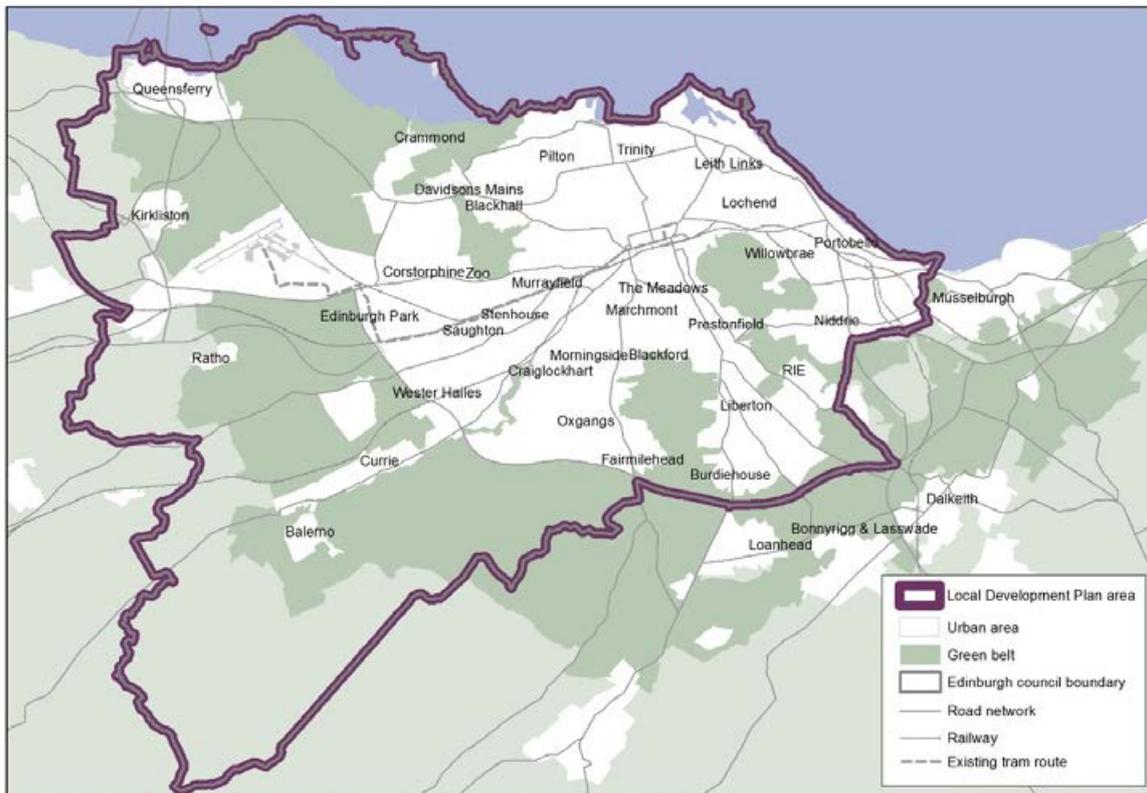
Legislation and Guidance

This report has been prepared in accordance with Section 14 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	<ul style="list-style-type: none">• 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
Contact Name	Keith Miller

Job Title	Senior Planning Officer
Address	The City of Edinburgh Council Waverley Court Business Centre G3 4 East Market Street Edinburgh EH8 8BG
Contact Number	0131 469 3665
E-mail	Keith.miller@edinburgh.gov.uk



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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. 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
Consultation on Environmental Report and MIR	January- April 2020
Consultation authority and other stakeholder responses to the Environmental Report	April 2020
Summarise responses to the Environmental Report	May 2020
Publish responses to the MIR and Environmental Report	August 2020
Reassess options set out in the MIR and those received during the consultation period	August -December 2020
Update Environmental Report to accompany Proposed Plan	December 2020- September 2021
Formal publication of revised Environmental Report	September 2021

Summary of comments on Draft Environmental Report and Council response

The Council welcomes the comprehensive range of detailed comments that were submitted to the draft Environmental Report. The comments have resulted in numerous positive changes being made to the ER to provide additional information and clarification. In particular, it has helped inform the updated SEA. A detailed summary of the points raised during the consultation on the environmental report, at the Main Issues Report stage, is included in Appendix 7, with a response as to how the comments have been taken into account in preparing the revised Environmental Report.

Context

Background

The process and timeframe for the preparation and adoption of the City Plan 2030 is set out in the Council's 2021 [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

Following the consultation period on the MIR, all representations were considered and work on the Proposed Plan was progressed. The Proposed Plan sets out the Council's settled view/position on the issues/choices consulted upon in the MIR.

City Plan 2030 includes a spatial strategy for how the Council will meet the requirements of the Strategic Development Plan (SDP), further informed by the second SESplan housing need and demand assessment 2015.

Structure of the Environmental Report

The ER includes all assessment work used to inform the Proposed Plan and the MIR. In addition to the strategic environmental assessment, a housing site assessment has been undertaken to identify suitable land to meet strategic housing requirements.

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

Relationships with other plans, programmes or strategies (PPS)

The City Plan 2030 is 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.

Biodiversity, Flora and Fauna

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

Four Special Protection Areas (SPA) Imperial Dock SPA, part of the Firth of Forth SPA, Forth Island SPA) and 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 2019-21 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.	4 Firth of Forth (Part of), Forth Islands (Part of), Imperial Dock Lock, Outer Firth of Forth and St Andrews Bay Complex.
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	6 Agassiz Rock, Arthurs Seat Volcano, Balerno Common, Duddingston Loch, Inchmickery, Wester Craiglockhart Hill
Local Nature Reserves	7 and 2 proposed Burdiehouse Burn Valley Park, Cammo Estate,

	Corstorphine Hill, Easter Craiglockhart Hill, Hermitage of Briad & Blackford Hill, Meadows Yard, Ravelston Woods Little France Park (p), West Craiglockhart Hill (p)
Local Nature Conservation Sites	Local Biodiversity sites (LBS) 88 plus 4 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 **527,620 (2020)**, 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 **13% or 68,100 between 2018 and 2043 (National Records of Scotland)**
- In general, the population of Edinburgh enjoys a high standard of health. Life expectancy is high with females living 82.21 years and males living to 78.4 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 PM₁₀). 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.

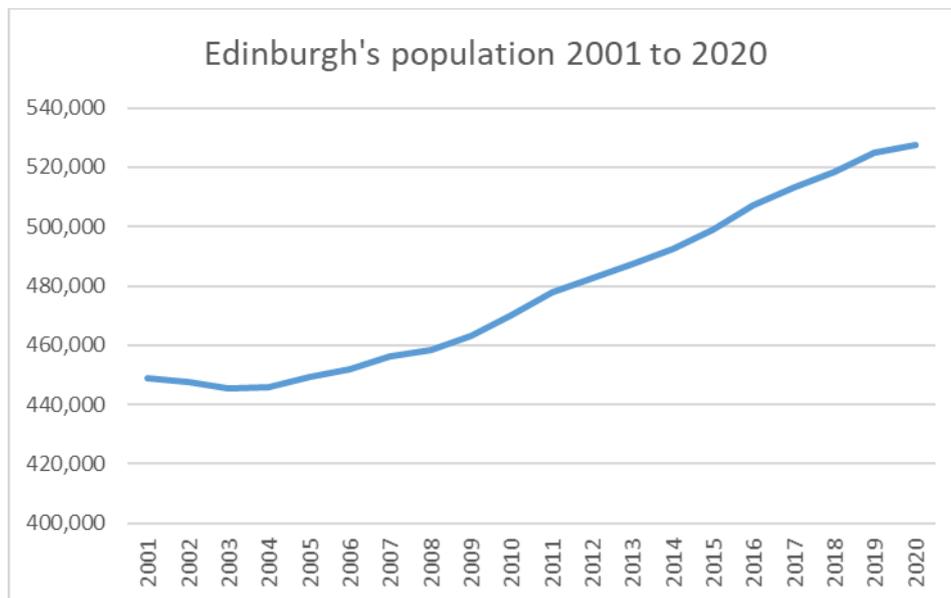


Figure 3: Edinburgh's population (2001-2020)

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. Sites previously allocated for housing development in the Edinburgh Local Development Plan and the Edinburgh City Local Plan were subject to Strategic Environmental Assessment and therefore form part of the baseline assuming they have consent.
- **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 work to extend 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.

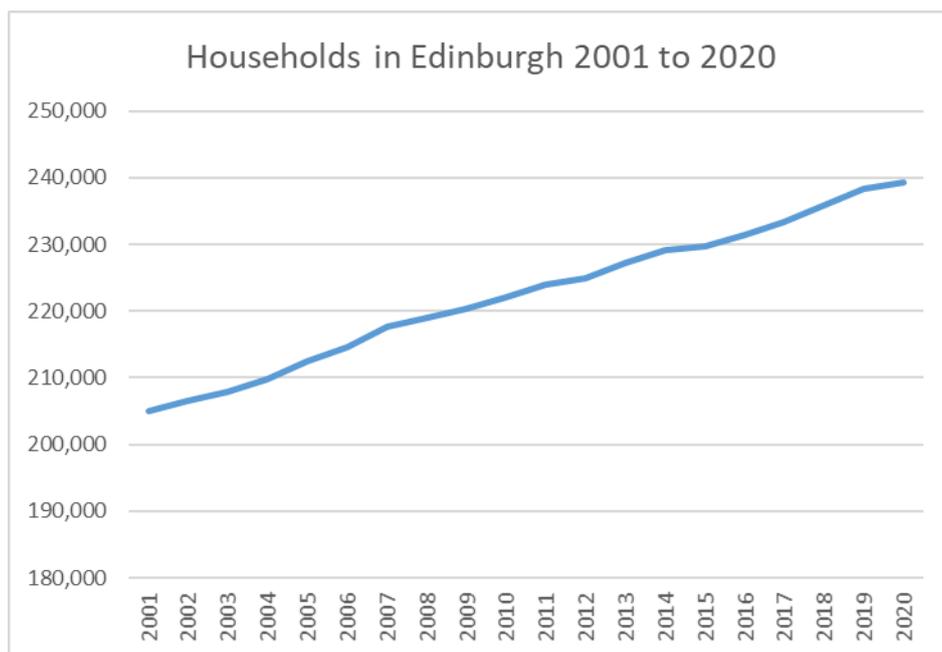


Figure 4: Households in Edinburgh (2001-2020)

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 229ha in 2011 to 153ha in 2020.

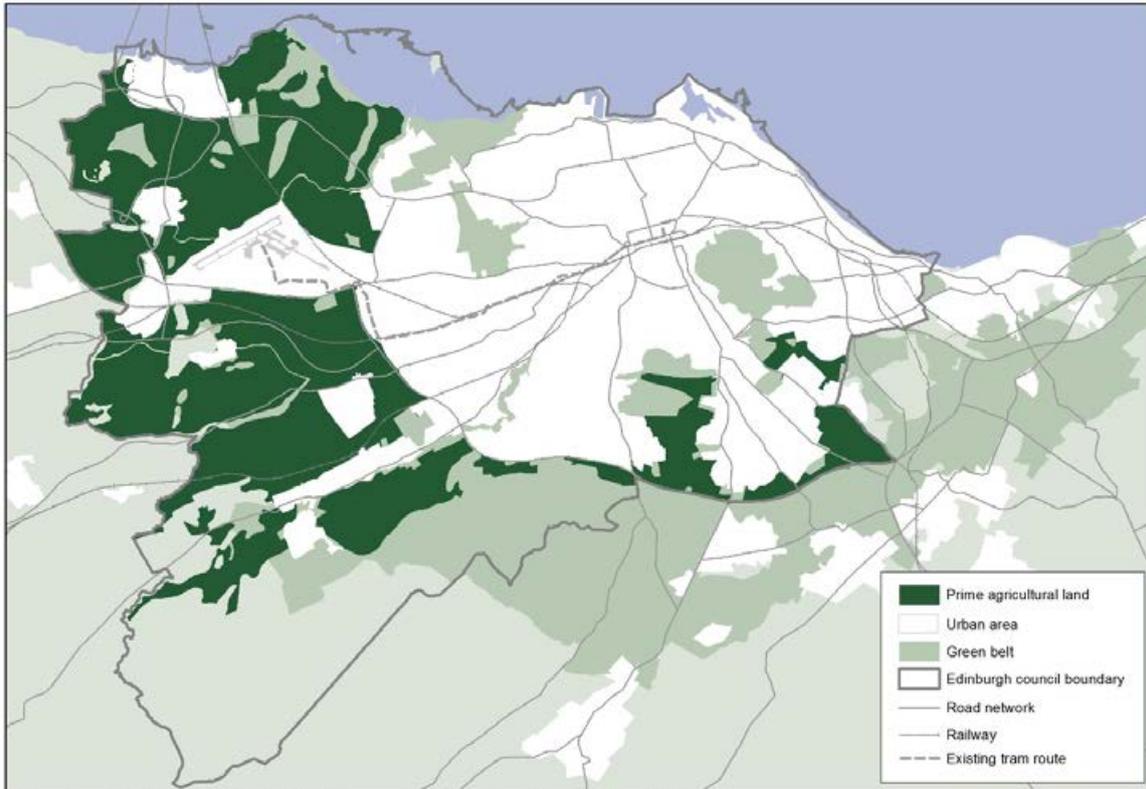


Figure 5: Prime Agricultural Land in Edinburgh

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 **develop** 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 supply could become more of an issue in the future as a result of increased demand (proposed growth) and climate change (increased frequency of droughts) it is currently** 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.

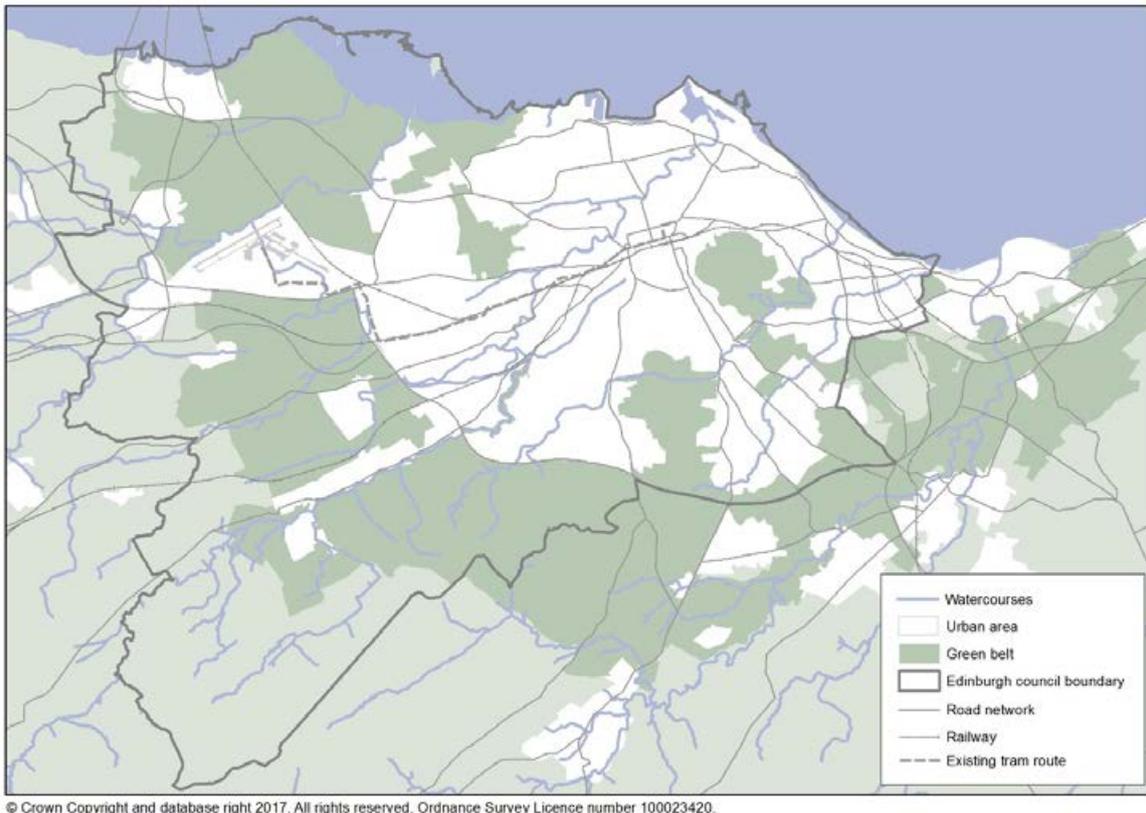


Figure 6: Watercourses in Edinburgh

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 4,812 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, with five new sites being designated 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.

Non-designated heritage assets: 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. It is important to recognise that not all historic buildings, for example those that are pre1919, are listed or within conservation areas. Despite this these buildings are historic assets and are important in providing a sense of place. In addition, the retention of these buildings has a role to play in terms of climate change and carbon capture through the re-use and repurposing of existing buildings.

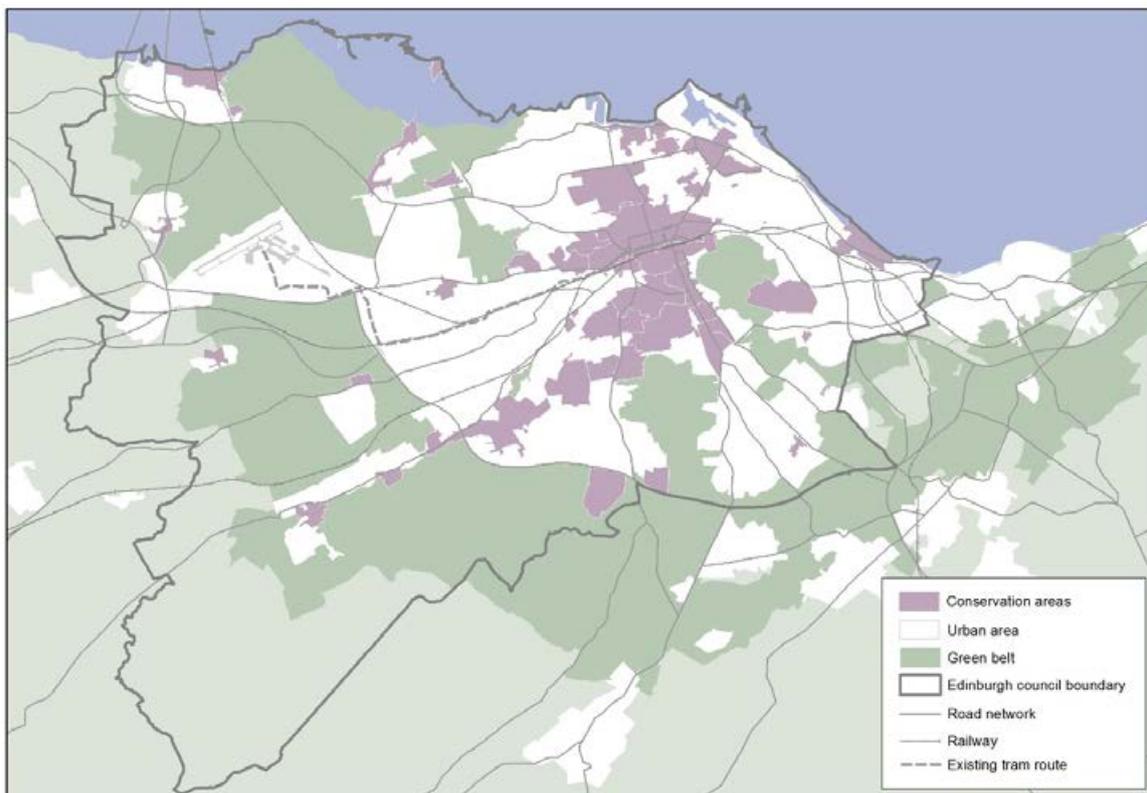


Figure 7: Conservation areas in Edinburgh

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.

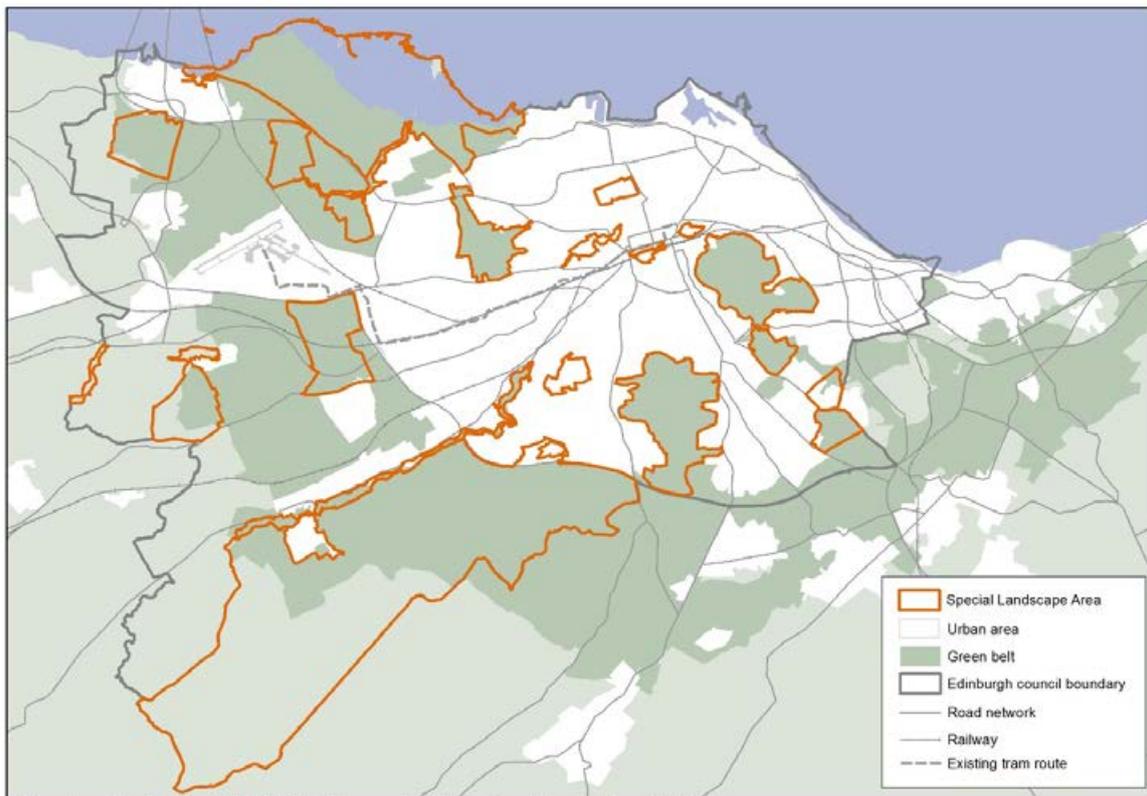


Figure 8: Map showing green belt and special landscape areas.

Environmental Issues

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

- Review 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, provide a policy seeking mitigation of air quality impacts and emphasis on delivering brownfield land with low car ownership and good access to active travel and public transport.
3. Need to adapt to predicted climate change and its potential impacts. Climate change is likely to result in increased frequency and magnitude of extreme weather events such as flooding, droughts and heatwaves. Climate change mitigation required through reducing emissions.	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. Need to identify main adaptation actions for the identified main climate risks e.g. for increased flooding and heatwaves the green and blue network that takes into account climate change. Need to identify mitigation measures E.g. objectives for zero carbon and how this will be achieved
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

<p>Climate change is likely to result in increased flooding from rivers, the sea, surface water and sewer flooding.</p> <p>Waste water and water supply infrastructure are going to be placed under increasing pressure due to planned growth and climate change potentially impacting the water environment.</p>		<p>flooding. Deliver improved attenuation as part of new developments.</p> <p>Should consider the effects of climate change and all sources of flooding, including where relevant coastal erosion impacts, on sites and cumulative impact of sites on flood risk.</p> <p>Consider requirements for strategic surface water drainage and waste water infrastructure and impacts on water quality.</p> <p>Consider requirements for water supply infrastructure.</p> <p>Should be part of a multifunctioning green and blue network.</p>
<p>5. Edinburgh has a rich cultural heritage with two World Heritage Sites, Scheduled Monuments, archaeological remains, 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 LBs, effect of pollutants, etc</p>	<p>Cultural Heritage</p>	<p>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 and other heritage assets in the city through the redevelopment of brownfield sites to accommodate mixed use development and new build office and other commercial development in order to meet future demand.</p>
<p>6. Edinburgh has a unique landscape setting surrounded by hills and open countryside. It also has landscape features</p>	<p>Landscape</p>	<p>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</p>

<p>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.</p>		<p>from inappropriate development and ensure new developments are designed and sited to minimise landscape/visual impacts.</p> <p>In addition to visual quality, etc. impacts on landscape and access to enjoy them, e.g. beaches and coast line and river corridors, should be assessed and considered.</p>
<p>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.</p>	<p>Population and human health</p>	<p>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.</p> <p>Should also help create communities that are ready for climate change and are resilient to extremes of weather including floods, droughts and heatwaves.</p> <p>And are mitigating climate change by reducing emissions and are zero carbon.</p>

Table 3: Relevant environmental issues

Scope and Level of Detail Proposed for the Environmental Assessment

Alternatives

The MIR focused 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).

Assessing the environmental effects of the MIR/Proposed Plan

The MIR focused on the key issues and areas of change in Edinburgh. This revised ER includes a summary of the assessment undertaken of the main issues/choices included within the MIR, highlighting which options have been progressed into the Proposed Plan. The assessment has evolved in line with the content of the Proposed Plan and considers the environmental effects of the policies, proposals and other issues that are included within it.

The ER proposes recommendations for mitigation and enhancement measures to prevent, reduce or offset adverse impacts, and to enhance positive effects that are predicted to arise from the implementation of the LDP.

At the MIR stage it was not possible to assess the environmental impact of City Plan 2030 policies. Each issue/choice included within the MIR was assessed with an assessment matrix being 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.

Policy Assessment

As anticipated in the MIR, a significant number of policies have been rolled forward from the current Edinburgh LDP. All policies within the Proposed Plan including those which have been rolled forward have been assessed to augment the previous assessment of the MIR issues/choices.

New Sites

Development needs arising from the SDP and other material considerations requires the City Plan 2030 to identify land for new development. Detailed site assessments have been undertaken to identify land with potential for development. A comprehensive urban brownfield site assessment was carried out to assess in full the potential for new development to come forward on previously developed land. This assessment identified over a hundred 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.

Site capacity estimates for brownfield sites included in the Proposed Plan remain 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.

Each of the potential sites was subject to strategic environmental assessment. The outcomes of the environmental assessment are set out in a matrix based on SEA objectives (See Appendix 4). 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 (see Appendix 3).

Environmental constraints have been identified and mapped for all sites.

Following the consultation period, all site options were reviewed to take account of comments from consultees, additional sites proposed by consultees, and other information from various studies including the Strategic Flood Risk Assessment and the Transport Appraisal before the final selection of sites was identified in the Proposed Plan. Volume 2 of the Environmental Report has been updated to reflect this comprehensive reassessment. Whilst all sites within the Proposed Plan have been assessed, some sites not considered appropriate for inclusion within the plan have not been subject to SEA at this stage. If any of these sites are subsequently included e.g. post examination, they would be subject to SEA.

Existing Proposals

In line with paragraph 4.22 of PAN 1/2010 (Strategic Environmental Assessment of Development Plans), (legacy) proposals that are being rolled forward from previous plans that do not have development consent have also been assessed in the ER.

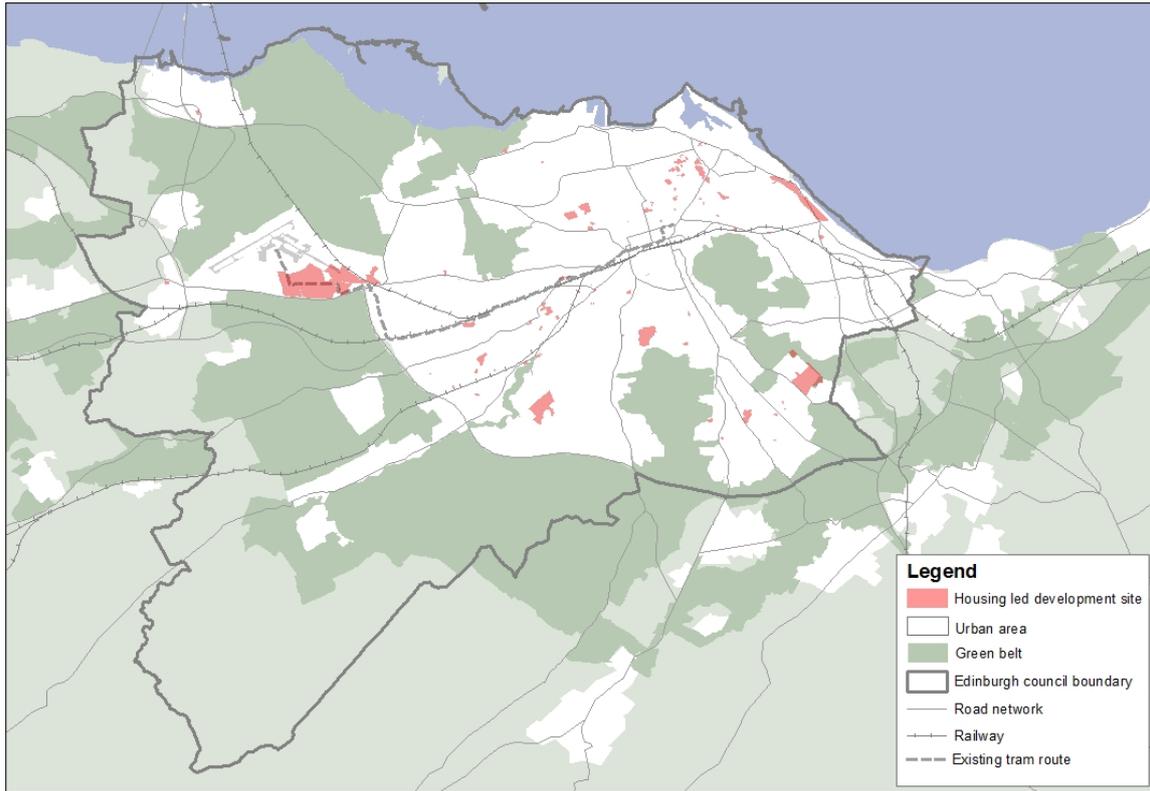


Figure 9: Proposed new housing led development sites subject to assessment

SEA Methodology

Table 4: Methodology for assessing Policy

Biodiversity, Fauna and Flora	To protect and enhance biodiversity, flora and fauna and habitat networks
B1	Would the policy protect and or enhance Biodiversity, including flora and fauna?
B2	Would the policy 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 policy encourage the co-location of development with good health, social and recreational facilities (e.g. useable open space)?
P2	Would the policy protect and encourage the use of core paths, pedestrian walkways and cycle tracks?
Soil	Protect the quality and quantity of soil
S1	Would the policy minimise the use of Greenfield land (promote brownfield)?
S2	Would the policy protect prime agricultural land and carbon rich soils and peat soils from development?

S3	Would the policy 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 policy maintain the status of major water bodies?
W2	Would the policy minimise flood risk both now and in the future?
W3	Would the policy promote the use of SUDs and other water storage solutions?
W4	Would the policy 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 policy ensure that measures to improve air quality are not undermined?
A2	Would the policy protect AQMAs and candidate AQMAs?
A3	Would the policy minimise the distance people need to travel?
A4	Would the policy encourage the provision of low/zero carbon technologies
Material Assets	Minimise waste and promote the sustainable use of natural resources
M1	Does the policy encourage the protection and enhancement of open space?
M2	Does the policy contribute towards 'Zero Waste' objectives?
Cultural Heritage	Protect and where appropriate, enhance the historic environment
H1	Does the policy protect and enhance the historic environment?
H2	Does the policy 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 policy enhance the landscape setting of the city?
L2	Does the policy maintain the diversity of landscape character?
L3	Does the policy improve access to the open space network?

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 and air quality ?
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

This section presents the summary findings of the SEA for the 16 choices from the Main Issues Report and identifies which options have been taken forward and included in the Proposed Plan. Appendix 2 provides the detailed assessment information.

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.

Update for Proposed Plan

- A, B & C. Several new subject policies and modified versions of existing policies carried forward from the Adopted LDP have embedded the requirement for new developments to link to, expand and enhance the City's Green network. This includes embedding green and blue infrastructure within developments. Improvements to the City's green and blue network have are also set out through in the Plan.
- D. Modified policy on open space more clearly sets out when open space is important for local communities and when it may be accepted for development, particularly having regard to the overall level and quality of provision available in the local area.
- E. City Plan adopts a brownfield strategy and accordingly does not contain many larger sites. Notwithstanding this, one example of a larger site where this standard would be applicable is Edinburgh 205 and City Plan sets out that this should have a cohesive open space covering at least 5ha that can be accessed by all within the development.
- F & G. Allotment proposals have been included in this plan as there was detail on several of these have been identified as likely to come forward in the lifetime of the plan, however this was not the case with cemeteries or burial sites so these are not included in City Plan.
- H. Modified policy on landscaping requirements sets out the requirement for maintenance arrangements to be agreed as part of planning applications.

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 development of greenfield land which will reduce the impact on biodiversity, flora and fauna**, 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. **There is the potential for impacts on the historic environment particularly where brownfield sites are being redeveloped for high density development. Through the preparation of site briefs/masterplans and appropriate policies the potential impacts of high density development on the historic environment can mostly be mitigated.**

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

Update for Proposed Plan

- A. New subject policies will require demonstration of measures being embedded into proposals to address climate change, future adaptation and measures to ensure accessibility for all demographics and levels of mobility.
- B. Both site briefs and subject policy shall ensure a high level of minimum density and vertical mix of uses.
- C. This is addressed through modification and addition of several subject policies as well as the specification set out in the site briefs for specific development sites.
- D. A new subject policy has been created which shall mean open space will be required all development.

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.

Update for Proposed Plan

Proposed subject policy on this issue requires highest applicable level possible across different aspects of Sustainability within the Building Standards, equating to platinum for carbon emissions and gold for all other aspects.

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.

Update for Proposed Plan

The preferred approach was partly carried forward.

- A. City Plan will identify sites where Place Briefs shall be necessary prior to submission of planning applications, with modified subject policies also ensuring proposals should not come forward prematurely in these locations or other sites where a Place Brief is considered necessary.
- B. Legislation on Local Place Plans is still to be finalised so it is not considered appropriate at this stage for City Plan to set out details about how LPPs should work within the planning process as this will be addressed by legislation in due course.

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.

Update for Proposed Plan

The preferred approach to community infrastructure was taken forward by updating the policy on Access to Community Facilities and aligning it to the aspiration for Edinburgh to be a walkable city with key community facilities within a 20 minute return trip. Analysis of the proposed plan's housing and mixed use sites is based on an 800m trip.

This approach is evidenced by a transport, education and healthcare appraisal to understand the level of community infrastructure required to support the growth and City Plan's spatial strategy.

Both the above policy and the updated policy on Loss of Community Facilities require co-location of services to be considered wherever possible.

The policy on infrastructure delivery and developer contributions supports development only where there is sufficient infrastructure capacity or where the development can deliver the infrastructure necessary to mitigate any negative impacts.

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

The preferred choice is a new policy that assesses 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, reducing the need to travel and contributing towards protection and enhancement of open space as part of a green active travel network.

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

Update for Proposed Plan

City Mobility Plan (approved and published February 2021) has committed to establishing mode share targets for Edinburgh. City Plan has worked alongside City Mobility Plan to develop these targets. Since this work started, the Scottish Government published a nationwide target to reduce car kilometres by 20% by 2030. Edinburgh's target now uses this as a basis for establishing its citywide mode share target.

The preferred option is in part taken forward through the site accessibility analysis work. Site briefs have been informed by analysis of accessibility by sustainable transport modes (PTAL score and walkability ratio) and this informs the level of parking that the site briefs set.

Criteria in the Council's transport policies will all work together to ensure that new development works to achieve the Council's mode share targets by establishing appropriate levels of parking and ensuring the location for major travel generating development are where there are high levels of access by sustainable transport.

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.

Update for Proposed Plan

The preferred option has been taken forward by including a new criterion to link parking levels with Council's mode share targets, supporting private parking free developments in the LEZ and other highly accessible locations, other than accessible parking spaces. Updated policy proposes no new off-street parking in the city centre. Any parking is required to have EV charging. Another new aspect to this policy framework is the support for mobility hubs, which reduces the need to own a private car and encourages shared and sustainable transport options.

Cycle parking policy has been updated to increase cycle parking security, convenience and for visitors.

Continued support for park and ride, with updated policy now including criteria to ensure integration with active travel network, mobility hubs and EV charging.

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.

Update for Proposed Plan

This preferred option has not been taken forward, instead the existing policy that safeguards the cycle and footpath network has been revised to include a criteria that states development will not be supported that would prevent the implementation of proposed cycle paths/footpaths shown on the Proposals Map and Proposals section or other routes identified in the Council's Active Travel Action Plan, or other routes identified through development principles and site briefs following community consultation. It is the intention that this criterion supports the delivery of all identified routes in site briefs and through place briefs and place plans that come forward as City Plan sites progress.

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.

Update for Proposed Plan

The preferred option has been taken forward with the inclusion of a loss or change of use housing policy and the preparation of a proposal for a short-term let control area prepared for consultation. The new policy presumes against the loss of housing.

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.

Update for Proposed Plan

The preferred option has been taken forward with the revision of the student accommodation policy. The revised policy directs student accommodation to locations where there is good access by public transport and active travel routes to further and higher education institutions.

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.

Update for Proposed Plan

The preferred choice has been taken forward with a policy requirement to provide 35 % of all units as affordable housing and policy requiring a mix of house types and sizes.

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.

Update for Proposed Plan

The preferred approach has been taken forward. Housing sites have been identified within the urban area with no green belt release. Development principles have been included for all sites and supporting assessments required are set out (Townscape Visual Impact Assessment,

Heritage/Landscape Impact Assessment, Preliminary Ecological Assessment, Tree survey/constraint Plan, Flood risk assessment, Archaeological mitigation required, noise Impact Assessment, Air Quality Impact Assessment, Protected Species assessment.)

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.

Update for Proposed Plan

The preferred choice was carried forward through the preparation of a new policy Econ 1 which supports development that contributes towards these sectors.

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.

Update for Proposed Plan

The preferred approach was carried forward through the allocation of sites in West Edinburgh for mixed use housing led development along the A8 and the preparation of development principles/masterplans to address issues identified in the SEA.

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.

Update for Proposed Plan

The preferred approach was carried forward through the retention of existing policies although various minor changes were made to make the policies more robust and to provide additional clarity as to their purpose and function in the context of the new strategy set out in the Proposed Plan.

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.

Update for Proposed Plan

The preferred approach was carried forward continuing to support office development in preferred locations, however, the allocation of new office sites and a loss of office policy were not introduced reflecting, in part, the unknown consequences of Covid-19 on the office sector. The preferred approach of continuing to protect industrial estates and introducing policy for goods distribution hubs was also carried forward.

LDP Policy Assessment

All of the policies included within the Proposed City Plan 2030 have been assessed. A significant number of policies are being rolled forward from the previous Edinburgh Local Development Plan (2016), however, it was considered appropriate to reassess all the LDP policies for consistency. The detailed assessments are included within Appendix 2, with a summary of the significant environmental effects as follows.

The assessment demonstrates that environmental objectives are well embedded in the LDP policies and most have either positive or no significant or likely impacts. There is also a range of minor direct or indirect environment benefits likely to occur. This outcome is to be expected due to the Proposed Plan's role in seeking to positively enhance the environmental credentials of the plan area and reflecting the objectives set out within higher tier strategies.

Only 7 significant negative environmental impacts have been identified. These impacts are associated with the policies related to specific places. In particular, although mixed use development in West Edinburgh is likely to reuse some brownfield land inevitably a lot of greenfield land will be required. Policy supporting development at the airport and its expansion also has the potential for range of significant impacts including loss of agricultural land, soil sealing and impacts on water courses. Some of these impacts could be mitigated, but not all of them could be. Finally, policy supporting development at the Royal Highland Centre could also have impacts in terms of water courses, cultural heritage and landscape, although these could probably be addressed through mitigation.

LDP Proposals: New Sites

All proposals included within the Proposed LDP have been assessed. Appendix 8 identifies the sites by their reference numbers and lists their corresponding CP2030 references to assist. Proposals rolled forward from previous plans that do not have planning consent have also been assessed, with previous sites that do have consent forming the baseline and cumulative assessments. The detailed assessments are included within Appendix 4, with a summary of the significant environmental effects below.

Brownfield Sites

A detailed site assessment was undertaken of all brownfield sites allocated within the proposed plan. 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 SEA assessment carries out a full assessment of all the environmental impacts of the urban sites. The SEA was informed by data from various sources including a Strategic Flood Risk Assessment prepared by consultants. 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. With regard to surface water flooding, the redevelopment of brownfield sites does actually 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 sites provides an opportunity to introduce sustainable urban drainage systems and introduce water attenuation.

It should be noted that a number of sites that were identified as part of the housing assessment at the MIR stage were considered to raise potentially significant environmental effects in the Draft ER. Particular issues of concern were sites within PM10 air quality management areas, and sites within areas of very high flood risk. Most of these sites have not been brought forward and included within the proposed plan, demonstrating that the SEA and the SFRA has helped inform the selection of proposals within the Proposed Plan. It is not possible to identify the specific effects of individual sites on emissions and air quality in terms of trip rates generated. However, the cumulative effects on air quality have been assessed in the SEA.

There are some issues that apply to all sites that cannot easily be measured in the SEA. In particular, all brownfield sites have the potential for impacts on archaeological remains, particularly within historic parts of the city. Where there is a known historical asset present which has been identified by the Council's archaeological officer, this has been identified in the SEA assessment. However, there will always be the potential for archaeological remains to be present that have not been identified. As a result, it is not possible for all these impacts to be known until development is underway. Therefore, the development of brownfield sites will be required to mitigate this impact by carrying out archaeological assessments in advance of construction to assess and preserve any remains found.

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. However, a

decision was taken not to include any new greenfield sites within the proposed plan and therefore there is no assessment of these sites in the SEA.

Assessment of Existing Proposals

There are a number of existing (legacy) proposals identified in the previous Edinburgh Local Development Plan that do not currently have consent and therefore are required to be subject to SEA. These proposals were subject to the same methodology as new proposals. The results of this analysis are set out in Appendix 5.

With regard to the existing housing sites the analysis shows there are a range of impacts relating to various matters including local nature designations, undesignated heritage assets and potential impacts on city views. In particular, a lot of the housing sites are likely to be affected by surface water flooding. However, most of these impacts can be mitigated through appropriate analysis, layout and design. With regard to the major development allocations at Leith and Granton, many of the sites within these areas already have consent, however, the remaining sites without consent have been subject to SEA. These sites present a complex range of issues, in particular with potential impacts on the Forth Special Protection Area, flooding issues and impacts on city views and heritage matters. It will be possible to mitigate many of the potential impacts but some issues such as areas of poor air quality, specifically in Leith, may restrict the areas capable of being developed.

Some of the business and industry allocations carried over from the previous plan do not have consent and have therefore been subject to SEA. In addition, one of the sites is a new extension to the west of the existing Newbridge Industrial site. Although it's a new allocation, it has been assessed together with the other industrial allocations for consistency. There are some environmental impacts associated with these sites. In particular, they all involve the development of some greenfield land, which cannot be mitigated. However, most of the other environmental impacts, for example potential flood risk, can be mitigated through appropriate analysis, layout and design.

Greenspace and Infrastructure Proposals

The assessment includes all the proposals within the LDP including greenspace and infrastructure proposals. Analysis shows the greenspace proposals will have overall positive effects in terms of increasing access to active travel networks, open space, recreation and associated health benefits.

The assessment of the infrastructure proposals shows that the majority of them have the objective of improving mode share by active travel and public transport. This is likely to have knock on benefits of discouraging travel by private vehicles, with the potential for reducing congestion and improving air quality.

Cumulative Effects

The cumulative and/or synergistic effects of the Proposed Plan's land use proposals and policies need to be assessed. This section considers the cumulative, secondary and synergistic effects of land use proposals and policies 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.

A Habitats Regulation Appraisal (HRA) has been undertaken of the Proposed Plan. The HRA includes a cumulative assessment of policies and proposals and concludes that there will be no likely significant effects arising from the Proposed Plan. A number of minor residual effects are concluded for proposals within the Proposed Plan.

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)

Policies

Analysis shows that cumulative or synergistic negative effects are unlikely to be a major implication from the policies within the LDP, and overall effects are mainly related to the loss of greenfield land associated with development in West Edinburgh. Overall the combination, accumulation and possible synergies of effects of policies and proposals are far more likely to result in net environmental improvements across the plan area and over the plan period.

There is a little uncertainty in respect of a few policies but it is difficult to draw any conclusions that the uncertainties could themselves generate harmful cumulative or synergistic effects. Conversely, the wide range of environmental conservation and enhancement policies are likely to have positive cumulative and synergistic effects on the environment in Edinburgh due to the interactive nature of the policies, for example, policies with regard to enhancing open space are likely to enhance biodiversity and human health.

There are some policies within the Proposed Plan that support new development. In particular, there are a number of general policies that are not site specific but do support development, mainly in existing urban areas across the LDP area. Such general policies include, for example; Econ 1 Supporting inclusive growth, Econ 3 Office Development and Econ 6 Hotel Development. Although the policies do not necessarily have direct negative effects they could potentially have cumulative indirect negative effects.

Population and human health

Air quality and the impact of poor air quality on human health is a key environmental issue in Edinburgh. Policies that are generally supportive of development carry the risk of indirect impacts on air quality, for example through emissions from power generation or through an increase in trip rates and congestion within areas of the city where air quality is poor. The Council already has in place measures to improve air quality and new proposals including the proposed Low Emissions Zone will also help to improve this further. Nevertheless there is a risk that policies that support development within the existing urban area and on brownfield sites could have impacts, but the impacts of a different strategy, for example supporting greenfield development, could be significantly worse.

There are various policies within the plan that set out mitigation which will help to address these issues; for example, Policy Inf 1 Access to Community Facilities, Policy Inf 4 Provision of Transport Infrastructure, Policy Inf 5 Location of Major Travel Generating Developments, Policy Econ 3 Office

development etc. These policies aim to direct development to accessible locations as well as supporting public transport and active travel improvements. Policy Env 34 Pollution and Air, Water and Soil Quality specifically considers the impact of development on air as well as other environmental considerations from new development. Also place briefs and development principles have been set out to provide additional mitigation associated with active travel and public transport to help deliver better air quality.

Waste

Policies Inf 17 to Inf 19 specifically set out the plan's approach to waste management. Policy Inf 17 continues to safeguard existing waste management facilities with policy Inf 18 identifying appropriate locations for new waste management facilities. Policy Inf 19 opposes new landfill or land raise sites unless there are demonstrable benefits to the appearance of the environment and no harmful impacts and that a proposal will address an identified shortfall in landfill capacity established at a national or regional level.

The suite of policies which protect existing facilities as well as restricting new landfill sites ensures that the plan is consistent with national policy and will be contributing to 'zero waste' objectives. The approach ensures that there are no significant negative environmental effects from the plan for waste.

Proposals

Population and human health

Although the majority of sites do not have an impact on human health there are some urban sites within or adjacent to 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 should help to mitigate the impacts for these sites, however, uses likely to impact negatively on air quality, for example power generation should not be supported within these sites.

Soil

By focusing development on brownfield sites the Proposed Plan strategy is likely to have an overall positive effect on soils. There are also a range of environmental policies which would help to support positive environmental effects, for example, working towards zero carbon standards and creating green, adaptable and resilient places, by promoting green infrastructure, SuDS, enhanced biodiversity, good health etc. It also sets out place briefs to ensure sites provide sufficient open space and ensure they contribute towards the green/blue networks, which will have positive benefits in terms of habitat creation and biodiversity.

Air and Climatic factors

Air quality is one of the key environmental issues of concern within the Council area. The proposed plan strategy of delivering high density, low car ownership development within the urban area will help to reduce the impact as sites within the urban area have better access to existing public transport services and active travel networks. 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. Evidence from the TA (see appendix 6) shows that trip rates and traffic delays will increase in specific AQMAs and at Barnton junction as a result of the redevelopment of sites. However, some of these trips may be offset by a reduction in business trips through the redevelopment of former business sites although there is no data available to calculate this. This must also be viewed in the context that air quality is generally improving across Edinburgh as the vehicle fleets are updated, particularly public transport, although there continues to be problem areas. In addition, the Council is bringing

forward various transport proposals including a low emission zone in the city centre and has prepared a City Mobility Plan which will help to address existing air quality issues which in turn will help to mitigate and offset the impacts of new development.

Material Assets

A positive cumulative effect is likely to be the delivery of an extended green blue network. These networks offer a range of environmental benefits. The new housing sites provide opportunities to extend the green blue network and place policy development principles set out the opportunities for sites to contribute.

The scale of housing brownfield release, particularly the larger sites, provides the opportunity for play facilities and areas of open space to be delivered. Some of these play facilities and open spaces are specifically identified in the development principles and proposals within the plan whilst others will be identified in subsequent site briefs and master plans.

The creation of new and improved play facilities and open spaces are likely to lead to a positive cumulative effect. The Open Space Strategy will also be used to inform the location, nature and scale of new open space thus ensuring that more people live within walking distance of play facilities, local and large green spaces and that they are of better quality.

Landscape and Townscape

The most significant impact is the cumulative landscape impact of the development of all the sites in West Edinburgh on the landscape character. There will be a significant change to the open agricultural landscape. This will also have an effect on the views of the skyline and views as you approach the city from the west. This is the result of urbanising the land to the west of Gogar Roundabout, in particular between the A8 and the airport. Whilst it will have a strong visual landscape impact development does provide the opportunity to redevelop the airport crosswinds runway. The creation of a new city district gives the opportunity to change the character of the landscape in a positive way to an urban form, and one that helps integrate the airport into a more urban environment. However, it is important that the development is guided by development briefs and masterplans to ensure a coherent and a holistic approach to maximise the positive overall effects on the landscape.

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 emissions 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 or other air quality hot spots.

Through strategic/regional transport proposals, and the LDP proposed plan development strategy of delivering high density low car ownership development within the urban area, 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 monitor air quality annually across Edinburgh. The Council has recently approved a proposal for a city centre Low Emissions Zone and has prepared a City Mobility Plan in parallel to the new City Plan. The City Mobility Plan contains a package of measures

dedicated to ensuring transport and land use planning are working together to deliver the same solutions including, supporting expansion of the tram network, strengthening parking controls in the city centre, exploring a work place parking levy, regional transport/active travel interchanges/hubs etc. Together these strategies will seek to improve air quality in Edinburgh 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. As the Proposed Plan strategy is to focus development on brownfield sites within the urban area, and around existing allocations in West Edinburgh there is not expected to be any cumulative or synergistic impacts on the landscape from development outwith the Edinburgh area.

Monitoring

The Council will be required to monitor the significant environmental effects arising from the implementation of the local Development plan. To avoid duplication and measure change, existing monitoring approaches may be utilised.

The baseline data set out in the Environmental Report provides the basis on which any monitoring will be carried out. The main data sources that will be used to monitor the effects of the plan are the Council’s UNiform system (which records planning applications) and land use designation as recorded in GIS. GIS analysis allows different categories of development to be viewed against land use designations, for example, nature conservation designations and the green belt.

A number of indicators have been identified and linked to the relevant SEA objectives. Table 6 sets out the proposed indicators that will be used to monitor the environmental effects of the plan.

Table 6: Proposed Monitoring Indicators		
Environmental Objective	Indicators	Data Sources
Biodiversity <i>Protect and enhance biodiversity, flora and fauna, and habitat networks</i>	Number of planning applications for development on, or overlapping a nature conservation site approved/refused (<i>Focusing mainly on major housing and commercial developments</i>).	GIS/UNiform
Population and Human Health <i>Improve the quality of life and human health for communities</i>	Number of planning applications with “good” accessibility to convenience or healthcare facilities. Number of new housing units approved with “good” accessibility to good bus, train or tram services. Population with good accessibility to open space.	UNiform and accessibility modelling UNiform and accessibility data GIS

<p>Soil <i>Protect the quality of soil</i></p>	<p>Area of remediated brownfield sites as a result of development.</p> <p>Area of prime agricultural land lost from development (planning applications granted/refused) <i>May have to be restricted to housing and large commercial developments</i></p>	<p>HLA and Vacant & Derelict Land Survey.</p> <p>GIS/UNiform</p>
<p>Water <i>Prevent the deterioration and, where possible, enhance the status of the water environment and reduce/manage flood risk in a sustainable way</i></p>	<p>Number of new housing units/area approved and refused within area designated as a functional flood plain. <i>May have to restrict to housing and large commercial development.</i></p> <p>Number of SUDS features by type in new development (e.g. underground, over-ground or permeable paving).</p> <p>Improvements to water quality and ecological status of water courses.</p>	<p>UNiform and GIS</p> <p>UNiform/GIS/Scottish Water: no current data source</p> <p>SEPA and River Basin Management Plan</p>
<p>Air and Climate <i>Maintain and improve air quality, and reduce the causes and effects of climate change</i></p>	<p>Number and changes to existing Air Quality Management Areas (AQMA)</p>	<p>GIS</p> <p>Evidence from annual air quality monitoring report</p>
<p>Material Assets <i>Minimise waste and promote the sustainable use of natural resources and material assets.</i></p>	<p>Number of applications for waste management facilities.</p>	<p>GIS</p>
<p>Cultural Heritage <i>Protect and, where appropriate/feasible enhance the historic environment</i></p>	<p>Number of applications approved where adverse effects on the historic environment were anticipated.</p> <p>Number of applications refused or withdrawn due to adverse impacts on the historic environment.</p>	<p>UNiform</p> <p>UNiform</p>

	Number of listed buildings on “At Risk” register.	Buildings at risk register
	Number of scheduled monuments assessed as being in unsatisfactory condition or with extensive significant problems	Scottish Historic Environment Audit
Landscape and Townscape <i>Protect and enhance the landscape character and setting of the city and improve access to the open space network</i>	Areas of Green Belt and Special Landscape Areas land lost to/protected from development (i.e. planning applications granted/refused) <i>May have to be restricted to housing and large commercial developments.</i>	GIS and UNiform reports with reference to the Open Space Strategy.
	Area of open space lost to/protected from development (i.e. number of applications granted/refused).	UNiform / Open Space Audit
	Area of open space, parks and woodland delivered from allocations in the Proposed Plan.	UNiform/ Open Space Audit
	Number of applications approved that would impact on the city skyline and key views.	UNiform

Next Steps

The anticipated milestones in the SEA and planning processes related to [the City Plan 2030](#) are set out in [Table 7](#). The main stage for stakeholders and the general public to engage in the preparation of the LDP [took place between January 2020 and March 2020 when the MIR and ER were published](#). The results of that engagement [informed](#) 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 7: City Plan 2030 and SEA Timescales

Timescale	LDP Process	SEA Process
August/September 2021	Publish Proposed Plan and receive representations (6/8 weeks: End August-start October)	Publish Revised Environmental Report
January 2022	Submit proposed LDP, Action Programme schedule 4s to Scottish Ministers	Submit Environmental Report with Proposed Plan

November 2022	Examination / Report of Examination	
December 2022	Revised Proposed Plan to include reporter recommended alterations	Prepare revised Environmental Report to reflect reporter recommendations
February 2023	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	

<p>Land Reform (Scotland) Act 2003</p> <p>Getting the best from our lands: A Land use strategy for Scotland 2021-2026</p>	<p>Establishes statutory public rights of access to land for recreational and other purposes.</p> <p>A national land-use strategy has been prepared under the Act. This third strategy sets out a vision, objectives and policies to achieve sustainable land use. It covers the next five years and aims to provide a more holistic understanding of the land, the demands placed upon it and the benefits this is provided by the land.</p>
<p>Let's Get Scotland Walking – The National Walking Strategy</p>	<p>The National Walking Strategy outlines a vision of Scotland where everyone benefits from walking. Its 3 strategic aims are;</p> <ul style="list-style-type: none"> • Create a culture of walking, • Better quality walking environments throughout Scotland, • Enable easy, convenient and safe independent mobility for all. <p>It contains recommendations from a working group on measures to assist improvement including removing physical, practical and knowledge barriers.</p>
<p>Cycling Action Plan for Scotland 2017 – 2020</p>	<p>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;</p> <ul style="list-style-type: none"> • Leadership and Partnership • Infrastructure, Integration and Road Safety • Promotion and Behaviour Change • Resourcing • Monitoring and Progress.
<p>Active Travel Task Force Report</p>	<p>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;</p> <ul style="list-style-type: none"> • Infrastructure • Policies • Processes and resources • Community engagement • Behaviour change and culture.
<p>A Long-Term Vision for Active Travel in Scotland 2030.</p>	<p>Sets out a long-term vision for delivering lasting change and increasing the number of people choosing to travel actively.</p>

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 public 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	
Historic Environment Policy for Scotland 2019	Policy statement directing decision-making that affects the historic environment. HEPS sets out a series of principles and policies for the recognition, care and sustainable management of the historic environment. It promotes a way of understanding the value of the historic environment which is inclusive and recognises different views. It encourages consistent, integrated management and decision-making to support positive outcomes for the people of Scotland. It also supports everyone's participation in decisions that affect 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.
2030 Climate Strategy – Delivering a net zero climate ready Edinburgh	This draft strategy sets out how the Council will support and deliver action to meet the Council's net zero ambition working with leading strategic partners and highlights actions citizens, communities and the wider business community could take to help drive down emissions.
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

	<p>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.</p>
Edinburgh City Centre Transformation	<p>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.</p>
Towards Edinburgh 2050 (West Edinburgh Strategy Phase 2)	<p>This document sets out a vision for the future of West Edinburgh and the steps required to maximise its potential. It offers an opportunity to deliver the benefits of inclusive economic growth in the South East of Scotland and beyond. The strategy is to be used to assist with the preparation of future policy and delivery plans for physical development, investment and infrastructure projects to 2050. The strategy is the starting point of the process which will require collaboration, engagement and consultation.</p>

Appendix 2: SEA Main Issues/Choices and CP2030 Policies 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	
	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	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>																				

	<p>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.</p> <p>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.</p> <p>G. We want City Plan 2030 to identify space for additional cemetery provision, including the potential for green and woodland burials.</p> <p>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.</p> <p>This will have a positive effect in terms of biodiversity, flora and fauna, reducing soil sealing, encouraging use of core paths, pedestrian walkways/cycle paths 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.</p>
Reasonable alternative	<p>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.</p> <p>J. We could not implement a new 5-hectare standard</p> <p>This will have a neutral effect.</p>
Mitigation	As this specific choice will not have any significant negative environmental effects no related mitigation is identified.

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	✓	✓	-	-	✓	-	-	-	-	-	-	-	-	-	✓	✓	✓	-	x	-	✓	-
Effect: Reasonable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Preferred	<p>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.</p> <p>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.</p> <ul style="list-style-type: none"> Across the city, on both urban area and greenfield sites, new development must achieve a minimum of 65 dwellings per hectare. 																					

	<ul style="list-style-type: none"> • 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. <p>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.</p> <p>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.</p> <p>This will have a positive effect in terms of minimising the development of greenfield land which will minimise the impact on biodiversity, flora and fauna, 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. There is the potential for impacts on the historic environment particularly where brownfield sites are being redeveloped for high density development.</p>
Reasonable alternative	<p>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.</p> <p>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).</p> <p>This will have a neutral effect.</p>
Mitigation	<p>Through the preparation of site briefs/masterplans and appropriate policies the potential impacts of high density development on the historic environment can mostly be mitigated. In some cases there may be the opportunity for enhancement of the historic environment where development removes an existing use that does not sit well within the existing urban form.</p>

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	As this specific choice will not have any significant negative environmental effects no related mitigation is identified.																				

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	
	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	As this specific choice will not have any significant negative environmental effects no related mitigation is identified.

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
Effect: Preferred	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-
Effect: Reasonable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Preferred	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>																				
Reasonable alternative	<p>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.</p> <p>This has a neutral effect.</p>																				
Mitigation	As this specific choice will not have any significant negative environmental effects no related mitigation is identified.																				

Choice 6: Creating places that 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	<p>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.</p> <p>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.</p> <p>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, reducing the need to travel and contributing towards protection and enhancement of open space as part of a green active travel network.</p>																				
Reasonable alternative	<p>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.</p> <p>This has a neutral effect.</p>																				
Mitigation	As this specific choice will not have any significant negative environmental effects no related mitigation is identified.																				

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	<p>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.</p>																				

	<p>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.</p> <p>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.</p> <p>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.</p>
Reasonable alternative	<p>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.</p> <p>F. We could continue to use our policy on Park and Ride (Tra 6) sites.</p> <p>This has a neutral effect.</p>
Mitigation	As this specific choice will not have any significant negative environmental effects no related mitigation is identified.

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	<p>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:</p> <ul style="list-style-type: none"> • 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. 																					

	<p>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:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>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.</p>
Reasonable alternative	<p>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.</p> <p>This has a neutral effect.</p>
Mitigation	<p>As this specific choice will not have any significant negative environmental effects no related mitigation is identified.</p>

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	<p>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.</p> <p>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.</p> <p>No significant environmental effects are anticipated.</p>																				
Reasonable alternative	<p>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).</p> <p>This will have a neutral effect.</p>																				
Mitigation	As this specific choice will not have any significant negative environmental effects no related mitigation is identified.																				

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	<p>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:</p>																				

	<ul style="list-style-type: none"> • 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. <p>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.</p> <p>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.</p> <p>No significant environmental effects are anticipated from this proposal.</p>
Reasonable alternative	<p>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.</p> <p>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.</p> <p>This will have a neutral effect.</p>
Mitigation	As this specific choice will not have any significant negative environmental effects no related mitigation is identified.

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
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.																				

	<p>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.</p> <ul style="list-style-type: none"> 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 <p>No significant environmental effects are anticipated.</p>
Reasonable alternative	<p>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.</p> <p>This will have a neutral effect.</p>
Mitigation	<p>As this specific choice will not have any significant negative environmental effects no related mitigation is identified.</p>

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	<p>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.</p>																				

	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	<p>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.</p> <p>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 biodiversity/flora/fauna, 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.</p>
Reasonable alternative 2	<p>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.</p> <p>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 biodiversity/flora/fauna, 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.</p>
Mitigation	<p>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. This mitigation must be viewed in the context of the overall strategy for City Plan 2030, identified infrastructure requirements and underlying aims, objectives and policies.</p>

Choice 13: Supporting inclusive growth, innovation, universities & culture																					
SEA Objective	Biodiversity		Population		Soil			Water				Air & Climate				Material Assets		Cultural Heritage		Landscape	
	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2
Question	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Effect: Preferred	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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.
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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	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>This encourages active travel and discourages vehicle trips by ensuring development in most accessible locations.</p>																				
Reasonable alternative	<p>F. Instead we could stop using supplementary guidance for town centres and set out guidance within the plan.</p> <p>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.</p> <p>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.</p>																				
Mitigation	As this specific preferred choice will not have any significant negative environmental effects no related mitigation is identified.																				

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
Effect: Preferred	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	-	-	-
Effect: Reasonable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Preferred	<p>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.</p> <p>B. We want to identify sites and locations within Edinburgh with potential for office development.</p> <p>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.</p> <p>D. Or we could introduce a ‘loss of office’ policy limited to the city centre.</p> <p>E. We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations:</p> <ol style="list-style-type: none"> 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) <p>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.</p> <p>G. We also want to continue to protect industrial estates that are designated under our current policy on Employment Sites and Premises (Emp 8).</p>																				

	<p>H. We also want to introduce a policy that provides criteria for locations that we would support city-wide and neighbourhood goods distribution hubs.</p> <p>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.</p>
Reasonable alternative	<p>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)</p> <p>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).</p> <p>This has a neutral effect.</p>
Mitigation	<p>As this specific choice will not have any significant negative environmental effects no related mitigation is identified.</p>

CP2030 Policy Assessment

Plan Section: Place Based Policies Central 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	L3
Policy Place 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
Edinburgh City Centre	This policy ensure development within the city centre is appropriate in terms of the type, design and mix of uses. There is likely to be positive impacts in terms of protecting the historic environment and some minor indirect benefits in terms of human health i.e. encouraging active travel and access to open space.																					
Policy Place 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fountainbridge	This policy supports development within the boundary of the Fountainbridge site subject to it being in accord with development principles and a masterplan. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. This site has consent and therefore has not been subject to SEA and forms part of the baseline.																					
Policy Place 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Astley Ainslie	This policy supports development within the boundary of Astley Ainslie site subject to it being in accord with development principles and a masterplan. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					

Plan Section: Place Based Policies North and East 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	L3
Policy Place 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Edinburgh Waterfront	This policy supports development within the boundary of the Leith Waterfront and Granton Waterfront sites subject to it being in accord with the relevant development principles and masterplans. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessments.																					

Plan Section: Place Based Policies North and East 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	L3
Policy Place 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Royal Victoria hospital	This policy supports development within the boundary of the Royal Victoria hospital site subject to it being in accord with development principles. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					
Policy Place 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Crewe Road South	This policy supports development within the boundary of the Crewe Road South site subject to it being in accord with development principles. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					
Policy Place 7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Steads Place	This policy supports development within the boundary of the Steads Place site subject to it being in accord with development principles. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					
Policy Place 8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jane Street	This policy supports development within the boundary of the Jane Street site subject to it being in accord with development principles. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					
Policy Place 9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
West Bowling Green Street	This policy supports development within the boundary of the West Bowling Green Street site subject to it being in accord with development principles. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					
Policy Place 10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Newhaven Road 1	This policy supports development within the boundary of the Newhaven Road 1 site subject to it being in accord with development principles. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					

Plan Section: Place Based Policies North and East 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	L3
Policy Place 11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Newhaven Road 2	This policy supports development within the boundary of the Newhaven Road 2 site subject to it being in accord with development principles. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					
Policy Place 12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bangor Road	This policy supports development within the boundary of the Bangor Road subject to it being in accord with development principles. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					
Policy Place 13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Fort Street	This policy supports development within the boundary of the South Fort Street site subject to it being in accord with development principles. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					
Policy Place 14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stewartfield	This policy supports development within the boundary of the Stewartfield site subject to it being in accord with development principles. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					
Policy Place 15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seafield	This policy supports development within the boundary of Seafield subject to it being in accord with development principles and a masterplan. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					

Plan Section: Place Based Policies 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	L3
Policy Place 16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
West Edinburgh	This policy supports development within West Edinburgh which will create new urban quarters, which is in accord with development principles and a masterplan. There is likely to be benefits associated with the policy's reference to design principles but the level of impact is unknown. The detailed impacts of the development of sites is set out in the individual site assessments.																					
Policy Place 17	?	-	-	-	-	x	x	?	?	-	-	-	-	x	-	-	-	?	-	-	-	-
Edinburgh Airport	This policy supports the development and enhancement of the airport subject to various requirements. There is likely to be various significant impacts depending on the scale of development at the airport. In particular, the unknown impacts on the river Almond, if a second runway is built and Gogar Burn in terms of flood risk. There is also the unknown risk of impacts on the scheduled Ancient Monument (Carlowrie Cat Stane). If a second runway is developed mitigation measures will be required to protect the River Almond and its connection with the Firth of Forth SPA. There will also be impacts that cannot be mitigated for example the loss of agricultural land and soil sealing and the likelihood of encouraging people to travel more by air.																					
Policy Place 18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RBS Gogarburn	This policy supports office and ancillary development at the RBS headquarters subject to various requirements. There is not anticipated to be any significant environmental impacts.																					
Policy Place 19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Edinburgh Park/South Gyle	This policy supports development within the boundary of the existing strategic business centre Edinburgh Park/South Gyle subject to various requirements and development principles. There is not anticipated to be any significant environmental impacts but is likely to be minor indirect benefits in terms of strengthening green space and active travel. This site has consent and therefore has not been subject to SEA and forms part of the baseline.																					
Policy Place 20	-	-	-	-	-	-	-	-	x	-	-	-	-	✓	-	-	-	x	-	x	-	-
Royal Highland Centre	This policy supports the development and enhancement of the Royal Highland Centres subject to various requirements and safeguards land at Norton Park for the future relocation of the RHC. Development on and adjacent to the existing RHC site is not anticipated to have significant environmental impacts although there are some listed buildings on the site and mitigation may be required although the level of impact is unknown. Proposed relocation of the showground has a number of positive and negative impacts. In particular, positive opportunity to create better active travel links, and public transport accessibility, reducing the need to travel by private vehicle. Risk of negative impacts on built heritage, landscape and potential flooding which could be addressed through mitigation. No detailed assessment of the relocation site has been done as the site is only a policy safeguard for possible relocation not a formal allocation.																					

Plan Section: Place Based Policies 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	L3
Policy Place 21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Riccarton University Campus & Business Park	This policy supports development within the Riccarton University Campus and Business Park subject to various requirements. There is not anticipated to be any significant environmental impacts but is likely to be minor indirect benefits in terms of landscape and accessibility etc.																					
Policy Place 22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maybury	This policy supports development within the boundary of the Maybury site subject to it being in accord with development principles and a masterplan. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. This site has consent and therefore has not been subject to SEA and forms part of the baseline.																					
Policy Place 23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Builyeon Road	This policy supports development within the boundary of the Builyeon Road site subject to it being in accord with development principles and a masterplan. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					

Plan Section: Place Based Policies South 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	L3
Policy Place 24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Curriemuirend	This policy supports development within the boundary of the Curriemuirend site subject to it being in accord with development principles and a masterplan. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					

Plan Section: Place Based Policies South 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	L3
Policy Place 25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gorgie Road East	This policy supports development within the boundary of the Gorgie Road East site subject to it being in accord with development principles and a masterplan. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					
Policy Place 26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stevenson Road	This policy supports development within the boundary of the Stevenson Road site subject to it being in accord with development principles and a masterplan. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					
Policy Place 27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Broomhouse Terrace	This policy supports development within the boundary of the Broomhouse Terrace site subject to it being in accord with development principles and a masterplan. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					
Policy Place 28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Murrayburn Road	This policy supports development within the boundary of the Murrayburn Road site subject to it being in accord with development principles and a masterplan. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					
Policy Place 29	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dumbryden Drive	This policy supports development within the boundary of the Dumbryden Drive site subject to it being in accord with development principles and a masterplan. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					
Policy Place 30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Redford Barracks	This policy supports development within the boundary of Redford Barracks site subject to it being in accord with development principles and a masterplan. There is not anticipated to be any significant environmental impacts from the development principles but there may																					

Plan Section: Place Based Policies South 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	L3
	be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					
Policy Place 31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Edinburgh BioQuarter	This policy supports development within the boundary of the Edinburgh Bioquarter subject to it being in accord with development principles and a masterplan. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. This site has consent and therefore has not been subject to SEA and forms part of the baseline.																					
Policy Place 32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Newcraighall	This policy supports development within the boundary of the Newcraighall site. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. This site has consent and therefore has not been subject to SEA and forms part of the baseline.																					
Policy Place 33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Brunstane	This policy supports development within the boundary of the Brunstane site. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. This site has consent and therefore has not been subject to SEA and forms part of the baseline.																					
Policy Place 34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Liberton Hospital/Ellen's Glen Road	This policy supports development within the boundary of Liberton Hospital/Ellen's Glen Road subject to it being in accord with development principles and a masterplan. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					
Policy Place 35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Moredunvale Road	This policy supports development within the Moredunvale Road site subject to it being in accord with development principles and a masterplan. There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown. The detailed impacts of the development of the site is set out in the individual site assessment.																					
Policy Place 36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Edmonstone	This policy supports development within the Edmonstone site subject to it being in accord with development principles and a masterplan. There is not anticipated to be any significant environmental impacts from the development principles but there may be																					

Plan Section: Place Based Policies South 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	L3
	minor benefits but the level of impact is unknown. This site has consent and therefore has not been subject to SEA and forms part of the baseline.																					

Plan Section: Environment																						
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	L3
Policy Env 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Design Quality & Context	This policy sets out design principles to ensure successful places. There is not anticipated to be any significant environmental impacts.																					
Policy Env 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Co-ordinated Devt	This policy ensures the effective development of land within and adjacent to development sites. The policy would have minor indirect positive benefits in terms of improving quality of life by ensuring appropriate access to key amenities and connections to surrounding area.																					
Policy Env 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Devt Design – Existing & Potential Features	This policy seeks to incorporate and enhance existing and potential features worthy of retention in development. This policy could have minor indirect benefits in terms of biodiversity, habitat, built and cultural heritage etc.																					
Policy Env 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-
Devt Design – Impact on Setting	This policy protects the setting of the important townscape and landscape features. This policy could have minor indirect benefits in terms of protecting the historic and cultural environment. Policy is likely to have positive impacts in terms of protecting the landscape setting/townscape of the city.																					

Plan Section: Environment																						
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	L3
Policy Env 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Alterations, Extensions and Domestic Outbuildings	This policy sets out requirements for alterations, extensions and domestic outbuildings. The policy has minor positive environmental benefits in terms of improving quality of life and protecting and enhancing the historic environment.																					
Policy Env 6	-	-	✓	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-
Blue & Green Infrastructure	This policy requires that new development incorporates existing and provides new green and blue infrastructure. Policy has a range of minor benefits in terms of biodiversity, water and air and climate. However, in particular policy will significantly help to minimise flood risk now and in the future and protect/enhance habitats.																					
Policy Env 7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sustainable Developments	This policy requires statements to be submitted with applications demonstrating sustainable credentials of the development. There is not anticipated to be any significant environmental impacts.																					
Policy Env 8	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-
New Sustainable Buildings	This policy requires new buildings meet a minimum standard of sustainability and carbon neutrality. This policy will have significant environmental benefits by encouraging the use of low/zero carbon technologies.																					
Policy Env 9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
World Heritage Sites	This policy protects world heritage sites from the adverse effects of development. This policy will have significant environmental benefits by protecting and enhancing the historic environment.																					
Policy Env 10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
Listed Buildings - Demolition	This policy protects listed buildings from demolition unless reasonably justified. This policy will have significant environmental benefits by helping to protect and enhance the historic environment.																					
Policy Env 11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
Listed Buildings - Setting	This policy protects listed buildings from adverse impacts to their setting. This policy will have significant environmental benefits by helping to protect and enhance the historic environment.																					

Plan Section: Environment																						
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	L3
Policy Env 12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
Listed Buildings – Alterations & Extensions	This policy protects listed buildings from inappropriate alterations and extensions. This policy will have significant environmental benefits by helping to protect and enhance the historic environment.																					
Policy Env 13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
Conservation Areas - Demolition	This policy protects conservation areas from demolition unless reasonably justified. This policy will have significant environmental benefits by helping to protect and enhance the historic environment.																					
Policy Env 14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
Conservation Areas - Devt	This policy protects conservation areas from the adverse effects of development. This policy will have significant environmental benefits by helping to protect and enhance the historic environment.																					
Policy Env 15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
Historic Gardens & Design Landscapes	This policy protects historic gardens and design landscapes from the adverse effects of development. This policy will have significant environmental benefits by helping to protect and enhance the historic environment.																					
Policy Env 16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
Protection of Important Remains	This policy protects archaeological remains from the adverse effects of development. This policy will have significant environmental benefits by helping to protect and enhance the historic environment.																					
Policy Env 17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
Devt of sites of Archaeological Significance	This policy sets out circumstances and requirements needed to enable development of sites of archaeological significance. This policy will have significant environmental benefits by helping to protect and enhance the historic environment.																					

Plan Section: Environment																						
SEA Objective	Biodiversity		Population		Soil			Water				Air & Climate				Material Assets		Cultural Heritage		Landscape		
	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
Policy Env 18	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Devt in Green Belt & Countryside	This policy protects the greenbelt and countryside and sets out the circumstances where development is considered acceptable. This policy will have significant environmental benefits by helping to minimise the use of greenfield land.																					
Policy Env 19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-
Special Landscape Areas	This policy protects special landscape areas from the adverse effects of development. This policy will have significant environmental benefits by helping to protect the landscape character and setting of the city. This policy will have minor indirect benefits in terms of protecting and enhancing biodiversity and habitats.																					
Policy Env 20	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Protection of Trees & Woodlands	This policy protects trees and woodlands from adverse effects of development. This policy will have significant environmental benefits in protecting biodiversity and habitats.																					
Policy Env 21	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Protection of Biodiversity	This policy protects biodiversity including designated species and habitats from adverse effects of development. This policy will have significant environmental benefits in protecting biodiversity and habitats.																					
Policy Env 22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-
Pentland Hills Regional Park	This policy protects the Pentland Hills Regional Park from adverse effects of development. This policy will have significant environmental benefits in terms of protecting and enhancing the landscape setting of the city and its landscape character. This policy will have minor indirect benefits in terms of protecting and enhancing biodiversity and habitats.																					
Policy Env 23	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	
Open Space Protection	This policy will protect existing open space from the adverse effects of development. This policy will have significant environmental benefits in terms of protecting and enhancing open space and preventing soil sealing.																					
Policy Env 24	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	
Protection of Outdoor Sport Facilities	This policy will protect outside sport facilities from the adverse effects of development. This policy will have significant environmental benefits in protecting and enhancing open space and preventing soil sealing.																					

Plan Section: Environment																						
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	L3
Policy Env 25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Layout Design	This policy requires new development to include a high-quality design layout. There is not anticipated to be any significant environmental impacts.																					
Policy Env 26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing Density	This policy ensures an appropriate density of dwellings in new development. This policy has minor indirect benefits in terms of minimising the use of greenfield land.																					
Policy Env 27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Realm, New Planting and Landscape Design	This policy ensures appropriate planting and landscaping within new development. This policy has minor indirect benefits in terms of habitat and biodiversity, soil sealing, water management, and human health.																					
Policy Env28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-
Urban Edge Development	This policy ensures that development provides a high-quality edge to settlements. This policy has significant environmental benefits in terms of protecting and enhancing the landscape setting of the city and its character.																					
Policy Env 29	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterside Devt	This policy ensures that development adjacent to the waters edge is appropriate to that location. This policy has significant environmental benefits in terms of maintaining the status of major water bodies and minimising flood risk both now and in the future.																					
Policy Env 30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-
Building Heights	This policy ensures that new development has a height that is appropriate to its context. This policy has significant environmental benefits in terms of maintaining the townscape setting of the city. This policy has indirect positive benefits in terms of the historic environment.																					
Policy Env 31	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Useable Open Space in new Devt	This policy ensures that new non-residential development includes appropriate open space. This policy has significant environmental benefits in terms of opens space in terms of open space enhancing quality of life and human health.																					

Plan Section: Environment																						
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	L3
Policy Env 32	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Useable Communal Open space & Private Gardens in Housing Devt	This policy ensures that new housing development includes appropriate communal and private space. This policy has significant environmental benefits in terms of opens space enhancing of quality of life and human health.																					
Policy Env 33	-	-	✓	✓	-	-	-	-	-	-	-	-	-	✓	-	✓	-	-	-	-	-	-
Amenity	This policy ensures a minimum standard of amenity. The policy has minor indirect benefits in terms of quality of life and human health.																					
Policy Env 34	-	-	-	-	-	✓	-	✓	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-
Pollution and Air, Water & Ground Quality	This policy ensure a minimum standard of air, water and soil quality. This policy has significant environmental benefits in protecting important soils, maintaining the status of water quality and protecting air quality.																					
Policy Env 35	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-
Reducing Flood Risk	This policy protects against flood risk and reduces its effects. This policy has significant environmental benefits in maintaining the status of major water bodies and minimising flood risk.																					
Policy Env 36	-	-	-	-	-	-	-	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-
Designing for Surface Water	This policy sets out requirements for handling of surface water arising from development. This policy has significant environmental benefits in maintaining the status of major water bodies, minimising flood risk, promoting the use of SUDS, and reducing impact on waste water treatment capacity.																					
Policy Env 37	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Designing in Positive effects for Biodiversity	This policy sets out how new development should incorporate positive effects for biodiversity. The policy has significant environmental benefits in protecting and enhancing biodiversity and habitats.																					

Plan Section: Environment																						
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	L3
Policy Env 38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shopfronts	This policy set out requirements for shopfronts. The policy has minor positive environmental benefits in terms of protecting and enhancing the historic environment.																					

Plan Section: Housing																						
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	L3
Policy Hou 1	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing Devt	This policy supports housing development on allocated sites. This policy helps to minimise the development of greenfield land by supporting development on brownfield sites.																					
Policy Hou 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Affordable housing	This policy sets a requirement to provide affordable housing on market sites. There is not anticipated to be any significant environmental impacts.																					
Policy Hou 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mixed Communities	This policy sets a requirement for a mix of housing types and sizes. There is not anticipated to be any significant environmental impacts.																					
Policy Hou 4	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing Land Supply	This policy sets criteria for housing development in the countryside or green belt. This policy helps to minimise development of greenfield land by setting out criterion which restricts greenfield development and limits the negative environmental impacts of development.																					
Policy Hou 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Conversion to Housing	This policy allows the change of use of existing buildings in non-residential use to housing. This policy may have some minor environmental benefits by promoting brownfield development, however, there is not anticipated to be any significant environmental impacts.																					
Policy Hou 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Student Accommodation	This policy supports purpose-built student accommodation. There is not anticipated to be any significant environmental impacts.																					

Plan Section: Housing																						
SEA Objective	Biodiversity		Population		Soil			Water				Air & Climate				Material Assets		Cultural Heritage		Landscape		
	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
Policy Hou 7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Change of use or loss of housing	This policy protects change of use or loss of existing housing. This policy may have minor environmental benefits by reducing the loss of existing houses and therefore helping to reduce the pressure for greenfield development. However, there is not anticipated to be any significant environmental impacts.																					
Policy Hou 8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Inappropriate uses in Residential Areas	This policy protects residential amenity. This policy may have some minor benefits for population health, however, there is not anticipated to be any significant environmental impacts.																					
Policy Hou 9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sites for Gypsies, Travellers & Travelling Show People	The policy supports development of sites for gypsies, travellers and travelling show people. There is not anticipated to be any significant environmental impacts.																					

Plan Section: Infrastructure and Transport, & Resources and Services																						
SEA Objective	Biodiversity		Population		Soil			Water				Air & Climate				Material Assets		Cultural Heritage		Landscape		
	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
Policy Inf 1	-	-	✓	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-
Access to Community Facilities	This policy ensures development is within walking distance of key community services. This policy will have significant environmental benefits by encouraging development to be close to these community facilities in the context of the 20-minute neighbourhood strategy. The policy will also minimise the need to travel.																					
Policy Inf 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loss of Community Facilities	This policy protects against the loss of valuable community facilities. The policy will have minor benefits in terms of allowing proposals which result in loss where it results in a net improvement in terms of the co-location of community facilities.																					
Policy Inf 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Plan Section: Infrastructure and Transport, & Resources and Services																						
SEA Objective	Biodiversity		Population		Soil			Water				Air & Climate				Material Assets		Cultural Heritage		Landscape		
	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
Infrastructure Delivery & Developer Contributions	This policy ensures that the requisite infrastructure capacity is available or can be delivered to absorb any additional impact of development. There is not anticipated to be any significant environmental impacts.																					
Policy Inf 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Provision of Transport Infrastructure	This policy ensures the impact of local, city wide, cross boundary, individual and cumulative transport impacts are understood and addressed. This policy has minor indirect benefits from the proposed mitigation resulting from applying transport assessments to understand and mitigate impacts of development, e.g. protecting AQMAs, and reducing the need to travel.																					
Policy Inf 5	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-
Location of Major Travel Generating Devt	This policy ensures that development which generates a significant travel demand has very good accessibility by sustainable transport. This policy has significant environmental benefits in terms of minimising the distance people need to travel.																					
Policy Inf 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cycle Parking	This policy ensures appropriate levels and quality of cycle parking in development. This policy has minor indirect benefits in terms of encouraging and supporting more active travel to the benefit of human health.																					
Policy Inf 7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Car Parking	This policy sets out the criteria for appropriate levels of private car parking. This policy has minor indirect benefits in terms of supporting development with low levels of car parking development with resulting benefits to air quality through reduced car ownership and reduction in site area taken up with parking providing more land for other purposes e.g. green/blue infrastructure.																					
Policy Inf 8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Design of Car Parking	This policy sets out criteria for the design of car parking. This policy has minor indirect benefits in terms of reducing the amount of hard surfaces within development to the benefit of more housing and green/blue infrastructure.																					
Policy Inf 9	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-
City Centre Public Parking	This policy does not support new car parking in the city centre or the Low Emissions Zone. This policy has significant environmental benefits in terms of discouraging private vehicle trips and improving active travel and public transport mode share to the benefit of human health and benefits to air quality in the central Edinburgh AQMA.																					

Plan Section: Infrastructure and Transport, & Resources and Services																						
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	L3
Policy Inf 10	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cycle & Footpath Network	This policy supports and protects and allows for the expansion of the cycle and footpath network. The policy has significant environmental benefits by protecting and encouraging the use of core paths and walkways. It will also have minor indirect benefits in terms of encouraging activity travel to the benefit of human health and benefits to air quality in terms of AQMAs.																					
Policy Inf 11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Transport Proposals & Safeguards	This policy protects public transport proposals and safeguards from prejudicial development that would prejudice their implementation. This policy has minor indirect benefits in terms of discouraging private vehicle trips and improving active travel and public transport mode share to the benefit of human health and benefits to air quality in terms of AQMAs.																					
Policy Inf 12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park & Ride	This policy sets criteria for supporting park and ride sites. This policy has minor indirect benefits in terms of discouraging private vehicle trips and improving active travel and public transport mode share to the benefit of human health and benefits to air quality in terms of AQMAs.																					
Policy Inf 13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road network Infrastructure	This policy does not support road network infrastructure likely to prejudice new transport infrastructure improvements. This policy has minor indirect benefits in terms of discouraging private vehicle trips and improving active travel and public transport mode share to the benefit of human health and benefits to air quality in terms of AQMAs. However, there is not anticipated to be any significant environmental impacts.																					
Policy Inf 14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rail Freight	This policy does not support development likely to prejudice freight transfer facilities at Seafield and Portobello. This policy has minor indirect benefits in terms of supporting the Council's approach to waste management, which includes waste proposals at Seafield, to meet the objectives of Zero waste.																					
Policy Inf 15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Edinburgh Airport Public Safety Zones	This policy does not permit development within the airport safety zone. There are minor environmental benefit in terms of human health but there is not anticipated to be any significant environmental impacts.																					

Plan Section: Infrastructure and Transport, & Resources and Services																						
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	L3
Policy Inf 16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-
Sustainable Energy and Heat Networks	This policy supports low and zero carbon energy schemes. This policy will have significant environmental benefits by encouraging the provision of low/zero carbon technologies and will have positive benefits in terms of climate change.																					
Policy Inf 17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Safeguarding Existing Waste Management Facilities	This policy does not permit development immediately surrounding a waste management facility. This policy has minor benefits in terms of improving quality of life and human health.																					
Policy Inf 18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
Provision of New Waste Management Facilities	This policy permits new waste management facilities in appropriate locations. This policy will have significant environmental benefits by contributing towards zero waste objectives.																					
Policy Inf 19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
Waste Disposal Sites	This policy does not support new landfill or land raise sites. This policy will have significant environmental benefits by contributing towards zero waste objectives by restricting facilities for landfill. This policy has minor indirect benefits in terms of improving quality of life and human health.																					
Policy Inf 20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	?	-	-	-	-	-
Minerals	This policy grants proposals for mineral extraction at existing quarries. This policy may have some significant negative impacts in terms of promoting use of natural resources depending on scale but impact uncertain.																					
Policy Inf 21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Telecommunications	This policy supports telecommunications development subject to various criterion. This policy may have minor positive impacts in terms of the historic environment and landscape depending on the location of proposals but impact uncertain. There is not anticipated to be any significant environmental impacts.																					

Plan Section: Infrastructure and Transport, & Resources and Services																						
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
Policy Inf 22	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Supply and Foul Waste Water	This policy requires proposals to have adequate water supply or waste water sewerage to meet the demands of the development. This policy will have significant benefits in terms of maintaining the status of major water bodies.																					

Plan Section: Economy																						
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
Policy Econ 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Supporting Inclusive Growth	This policy supports proposals for development associates with social enterprise, business start ups, universities, research etc. There is not anticipated to be any significant environmental impacts.																					
Policy Econ 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial Devt	This policy requires proposals for commercial uses on sites over 0.25ha to provide 50% of the site for housing. There is not anticipated to be any significant environmental impacts.																					
Policy Econ 3	-	-	-	-	✓	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-
Office Devt	This policy directs major office development to the city centre, strategic business centres and other accessible mixed-use locations and therefore encourages the reuse and regeneration of brownfield land, thus protecting soil. There are sustainable principles embedded within the policy including proximity to public transport, mixed use proposals with appropriate densities, which will help to minimise distances people have to travel.																					
Policy Econ 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Business & Industry Areas	This policy seeks to retain employment sites across the city in employment use. There is not anticipated to be any significant environmental impacts.																					
Policy Econ 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Plan Section: Economy																						
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	L3
Employment Sites and Premises	This policy supports redevelopment of employment sites within the urban area. There is not anticipated to be any significant environmental impacts.																					
Policy Econ 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-
Hotel Devt	This policy supports hotel development in the city centre and other accessible locations. The policy will have significant environmental benefits by helping to minimise the distance people have to travel.																					
Policy Econ 7	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-
Goods Distribution Hubs	This policy supports good distribution hubs. The policy will have significant environmental benefits by helping to minimise the distance people have to travel and will encourage provision of low carbon technologies through reduced vehicle emissions e.g. EV's.																					
Policy Re 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Town Centres First	This policy supports the hierarchy of town centres. The policy will have minor indirect benefits in terms of minimise the distance people have to travel.																					
Policy Re 2	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-
City Centre Retail Core	This policy supports retail development in the city centre. The city centre has excellent accessibility with strong public transport links, but strong parking restrictions and therefore has significant environmental benefits by helping to minimise the distance people have to travel by private vehicle.																					
Policy Re 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Town Centres	This policy supports retail development in town centres. These centres are generally more accessible by public transport therefore the policy will have minor indirect benefits in terms of minimise the distance people have to travel.																					
Policy Re 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Alternative Use of Shop Units -City and Town Centres	This policy sets out the circumstances where the change of use of a shop unit to a non-shop use is permitted. There is not anticipated to be any significant environmental impacts.																					

Plan Section: Economy																						
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	L3
Policy Re 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Local Centre	This policy supports retail development in local centres and supports the change of use of shop units to non-shop uses in certain circumstances. There is not anticipated to be any significant environmental impacts.																					
Policy Re 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Commercial Centres	This policy only supports retail development in commercial centres subject to various criteria being met. There is not anticipated to be any significant environmental impacts.																					
Policy Re 7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Out of Centre Devt	This policy only supports retail development in out of centre locations subject to various criteria being met. There is not anticipated to be any significant environmental impacts.																					
Policy Re 8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Alternative Use of Shop Units – other locs	This policy guides proposals for the change of use of a shop unit in out of centre locations. There is not anticipated to be any significant environmental impacts.																					
Policy Re 9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Entertainment Leisure and Café Devts, Preferred Locs	This policy guides proposals for entertainment, leisure and cafes in preferred locations. There is not anticipated to be any significant environmental impacts.																					
Policy Re 10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Entertainment Leisure and café Devts, other locs	This policy guides proposals for entertainment, leisure and cafes in other locations. There is not anticipated to be any significant environmental impacts.																					
Policy Re 11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Plan Section: Economy																						
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	L3
Food and Drink Establishments	This policy guides proposals for change of use to food and drink establishments. There is not anticipated to be any significant environmental impacts.																					

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.

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 business/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 in full for particular uses. It is important that uses likely to impact negatively on air quality, for example power generation, should not be supported within these sites. Although the LDP is bringing forward a brownfield development strategy the Transport Assessment shows that there is likely to be an increase in vehicle trips and delays within parts of the city with air quality problems. By promoting urban high density, low car ownership urban development there is the potential to encourage the use of active travel and more efficient public transport and therefore minimise the impact on air quality in Edinburgh. Failure to do so could have an impact on human health. 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	
✓	By focusing development on brownfield sites the Proposed Plan strategy is likely to have an overall positive effect on soils. There are also a range of environmental policies which would help to support positive environmental effects, for example, working towards zero carbon standards and creating green, adaptable and resilient

	places, by promoting green infrastructure, SuDS, enhanced biodiversity, good health etc. It also sets out development briefs to ensure sites provide sufficient open space and ensure they contribute towards the green/blue networks, which will have positive benefits in terms of habitat creation and biodiversity.
Water	
-	All sites have been assessed in a strategic flood risk assessment. The sites with the highest levels of flood risk have not been included in the Proposed Plan. However, there is still the potential for some sites to be affected by flooding and it is acknowledged that as a result of climate change the situation is not static. All sites within areas of flood risk as identified in the SFRA must be subject to a flood risk assessment which should factor in climate change. This should also factor in coastal erosion, where relevant, which can augment the impacts of coastal flooding. Development must be designed 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 to be assessed by developers in terms of the quality of the existing water course using SEPA catchment data, the SFRA and a surface water management plan will have to be prepared. However, the redevelopment of brownfield sites provides an opportunity to introduce SUDs and improve water attenuation as a step change to existing circumstances, where surface water is discharging to combined sewers and overland flows outwith the site. In addition, through the green blue network project there is an opportunity to provide further improvements to water attenuation to offset the impacts of new development and climate change.
Air and Climatic Factors	
X	Air quality is one of the key environmental issues of concern within the Council area. Existing air quality is monitored annually and in certain locations emissions levels exceed maximum permitted levels. The proposed plan strategy of delivering high density, low car ownership development within the urban area will help to reduce the impact as sites within the urban area have better access to existing public transport services and active travel networks. 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. Evidence from the TA (See Air Quality Hot Spots map in Appendix 6) traffic delays associated with an increase in trip rates will increase in specific AQMAs and at Barnton junction, where there are existing air quality issues, as a result of the redevelopment of sites. However, some of these trips may be offset by a reduction in business trips through the redevelopment of former business sites although there is no data available to calculate this. This must also be viewed in the context that air quality is generally improving across Edinburgh as the vehicle fleets are updated, particularly public transport, although there continues to be problem areas. In addition, the Council is bringing forward various transport proposals including a low emission zone in the city centre and has prepared a City Mobility Plan which will help to address existing air quality issues which in turn will help to mitigate and offset the impacts of new development. There are also air quality issues, including PM10, associated with the functioning Leith Docks. This is outwith the Council's control, however, the Scottish Government's proposed green ports model provides an opportunity to address this issue.
Material Assets	
✓	<u>Green Blue Infrastructure</u>

	<p>A positive cumulative effect is likely to be the delivery of an extended green blue network. These networks offer a range of environmental benefits. The new housing sites provide opportunities to extend the green blue network and site briefs sets out the opportunities for sites to contribute.</p> <p>The scale of housing brownfield release, particularly the larger sites, provides the opportunity for play facilities and areas of open space to be delivered. Some of these play facilities and open spaces are specifically identified in the site briefs within the plan whilst others will be identified in place briefs and master plans.</p> <p>The creation of new and improved play facilities and open spaces are likely to lead to a positive cumulative effect. The Open Space Strategy will also be used to inform the location, nature and scale of new play facilities and open space thus ensuring that more people live within walking distance of play facilities, local and large green spaces and that they are of better quality.</p>
Cultural Heritage	
-	<p>Although there are numerous listed buildings, conservation areas, gardens and designed landscapes, and non-designated heritage assets etc likely to be affected by new development their existence does not preclude development. Through the appropriate analysis, 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.</p>
Landscape and Townscape	
x	<p><u>Impacts on city views</u></p> <p>As the strategy set out in the Proposed Plan focuses development on existing brownfield sites within the urban area, there are many sites that are located within the viewcones of sensitive city views. As a result, there is the risk of cumulative impacts on the townscape of Edinburgh by insensitive development. However, the majority of these impacts can be mitigated through appropriate design and layout, factoring in the height of proposed buildings and the sensitivity of sites with respect to the origin point of each relevant viewcone. Site briefs have been prepared for sites which highlight townscape impacts where relevant.</p> <p>The most significant impact is the cumulative landscape impact of the development of all the sites in West Edinburgh on the landscape character. There will be a significant change to the open agricultural landscape. This will also have an effect on the views of the skyline and views as you approach the city from the west. This is the result of urbanising the land to the west of Gogar Roundabout, in particular between the A8 and the airport. Whilst it will have a strong visual landscape impact development does provide the opportunity to redevelop the airport crosswinds runway. The creation of a new city district gives the opportunity to change the character of the landscape in a positive way to an urban form, and one that helps integrate the airport into a more urban environment. However, it is important that the development is guided by development briefs and masterplans to ensure a coherent and a holistic approach to maximise the positive overall effects on the landscape.</p>

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 adopted 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 cumulative loss of soil, particularly high quality agricultural land which is irreplaceable, as a result of greenfield development outwith Edinburgh. However, as a result of promoting a brownfield only strategy in the Proposed Plan the cumulative impacts have not been augmented in Edinburgh. Such an approach is not always possible in other council areas.
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	

	<p>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.</p> <p>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.</p>	
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 or other air quality hot spots from development outwith Edinburgh so it is assumed that a proportion of the additional trips generated will pass through the AQMAs.
Mitigation	Through strategic/regional transport proposals, and the LDP proposed plan development strategy of delivering high density low car ownership development within the urban area, 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 monitor air quality	

	<p>annually across Edinburgh. The Council has recently approved a proposal for a city centre Low Emissions Zone and has prepared a City Mobility Plan in parallel to the new City Plan. The City Mobility Plan contains a package of measures dedicated to ensuring transport and land use planning are working together to deliver the same solutions including, supporting expansion of the tram network, strengthening parking controls in the city centre, exploring a work place parking levy, regional transport/active travel interchanges/hubs etc. Together these strategies will seek to improve air quality in Edinburgh and help to tackle the impacts of commuting.</p>	
Material Assets		
Midlothian Council	No cumulative material asset effects identified in ER.	
East Lothian Council	<p>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.</p>	
West Lothian Council	No material assets cumulative effects identified in ER.	
Fife Council	No material assets cumulative effects identified in ER.	
Scottish Borders Council	<p>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.</p> <p>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.</p>	
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	<p>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.</p>	
West Lothian Council	No cultural heritage cumulative effects identified in ER.	
Fife Council	No cultural heritage cumulative effects identified in ER.	
Scottish Borders Council	<p>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.</p>	

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.
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	-	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. As the Proposed Plan strategy is to focus development on brownfield sites within the urban area, and around existing allocations in West

		Edinburgh there is not expected to be any cumulative or synergistic impacts on the landscape from development outwith the Edinburgh area.
Overall Conclusion	The main cumulative cross boundary impacts relate to deteriorating air quality. This can be largely mitigated against through the measures set out above.	

Appendix 4: Site Assessment

Assessment Key

A significant Positive environmental effect

A significant negative environmental effect

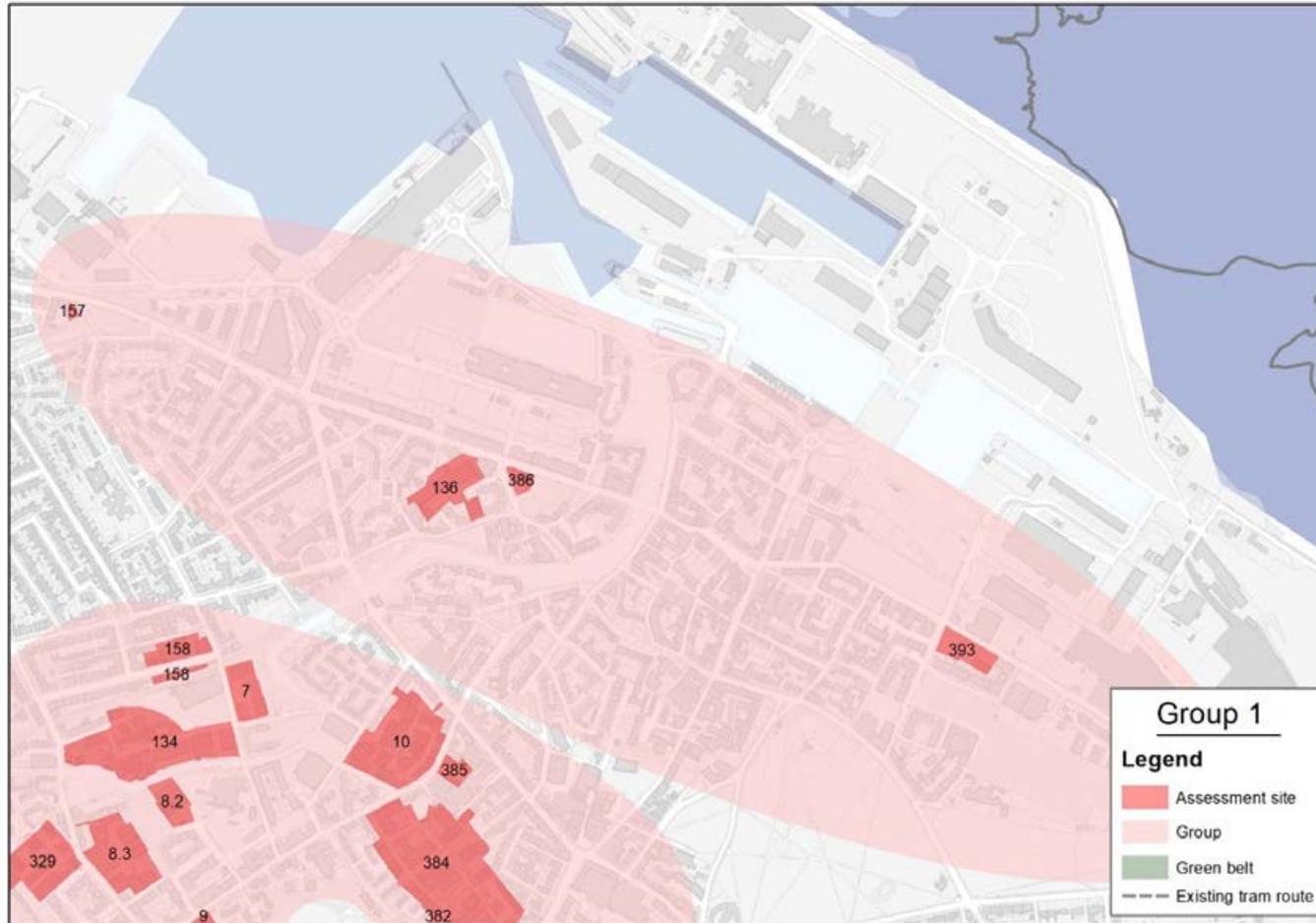
Uncertain as to whether any significant positive or negative effects would be likely

Neutral or no significant effect is likely

✓
X
?
-

Assessment of new housing led allocations in the City Plan 2030.

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	-	-	x	?	-	-	-
Comment	Existing industrial estate. There is potential for protected species within the area. Adjacent uses are residential. The SFRA identifies the site as having a medium risk of surface water flooding. 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. SW requires a wastewater drainage impact assessment for this site. Site within AQMA buffer and Leith Conservation area. Site within 250m of a NMA. Some listed buildings adjacent to site and within Leith Conservation Area, and aspirational core path passes through site. There is a scheduled ancient monument (Citadel Arch) adjacent to the site. The site has significant archaeological and heritage implications. Site potentially visible in city protected viewcones but from a distance. Site in some local views, weak pattern of development adjacent.																											
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. The SFRA recommends a flood risk assessment is prepared. 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 250m of a NMA 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 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. This site includes nationally significant heritage which must be preserved, respected and interpreted, in particular the fort's defences and adjacent designated assets. 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: (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
Effect	-	?	-	?	-	-	?	✓	?	✓	-	-	-	✓	-	-	-	✓	-	-	-	-	-	x	?	-	-	-
Comment	Existing use is vacant land. Adjacent uses residential, retail and existing industrial use. There is the potential for protected species within the area. Site adjacent to LNCS. Site is within 250m of a NMA. Site benefits from being adjacent to core path and open space. There is potential for archaeological remains on the site (Anchorfield House). Site potentially visible in city protected viewcones from a distance. Site is in some local views. Weak pattern of development adjacent.																											
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Links to the adjacent cycle paths should be provided. 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. As the site is within 250m of a NMA 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 development should establish linkages with open space and core path, but adjacent industrial mill will have impact in terms of social interaction/inclusion. Redevelopment of the site may require archaeological mitigation. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.																											

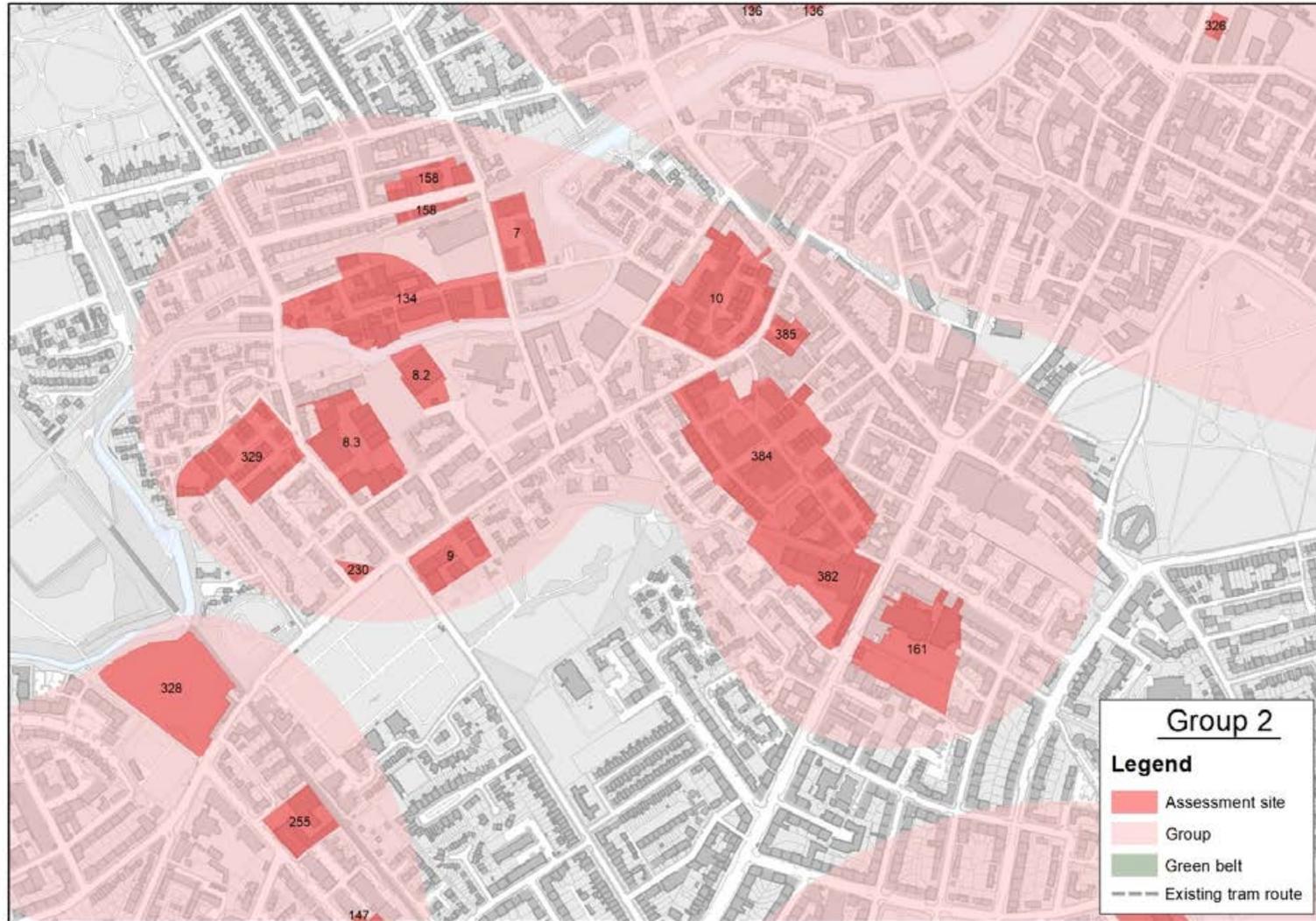
Site Assessment: (386) Commercial Street (North East Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3
Effect	-	-	-	?	-	?	-	-	x	✓	x	x	-	-	?	x	-	-	-	?	x	-	-	x	?	-	-	-
Comment	The existing use is empty industrial units. There is the potential for contamination within the site. Adjacent uses are restaurants offices, residential and light industrial. There is the potential for protected species within the site. The site is within AQMA buffer and Leith Conservation area. The site is next to new Aldi, which could have both positive and negative impacts on social interaction. The SFRA identifies a medium risk of surface water flooding and medium risk of fluvial flooding in the future. 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 a Scheduled Ancient Monument (Citadel Arch). Site within area of archaeological potential (Cromwellian Cital and early medieval town). Site potentially visible in city protected viewcones but from a distance and in many local views. Mixed pattern of development adjacent.																											

Mitigation	<p>A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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 the development should seek to mitigate the impacts of adjacent uses to ensure adequate residential amenity. The SFRA recommends a FRA is prepared. 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 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. Redevelopment of the site requires archaeological mitigation: Excavation, reporting & analysis, publication and public engagement. Phase 1 of which will be evaluation (10%) recommended to be undertaken pre-determination. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.</p>
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Site Assessment: (393) Salamander Place (North East Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
Question	-	-	-	?	-	X	-	-	-	✓	X	-	-	-	X	-	-	X	-	-	-	-	-	X	X	-	-	-
Effect	-	-	-	?	-	X	-	-	-	✓	X	-	-	-	X	-	-	X	-	-	-	-	-	X	X	-	-	-
Comment	<p>Existing use is a scrap yard. There is the potential for contaminated land within the site. Adjacent uses are residential and industrial unit/yard (Site 389). There is the potential for protected species within the site. The SFRA identifies the site as having a medium risk of surface water flood risk. SW requires a wastewater drainage impact assessment for this site. The site is within an AQMA PM10 zone and next to an aspirational core path. Site of archaeological significance (18th-20th century industrial expansion of Leith). 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.</p>																											
Mitigation	<p>A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The design and layout of the development should seek to mitigate the impacts of adjacent uses to ensure adequate residential amenity. 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</p>																											

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. 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. Redevelopment of the site will require archaeological mitigation (excavation, historic building recording, reporting and analysis, publication and public engagement). Pre-application/determination evaluation is advised due to potential. 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	-	✓	-	-	-	-	-	x	x	-	-	-
Comment	<p>Existing use is a trade park with potential risk of contamination. 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. There may be protected species in the 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. The SFRA identifies the site as having a medium risk of surface water flooding as the site is adjacent to potential surface water flooding risk which is likely to be located on the footpath below the site. Site also is in AQMA buffer zone and within 250m of a NMA. SW requires a wastewater drainage impact assessment for this site. Potential for non designated historic assets on the site. Site is visible in several protected view cones. Site visible in few local views. Pattern of development typical of industrial areas.</p>																											
Mitigation	<p>A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Links to the Local Nature Conservation Sites and the cycle network are to be provided. 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. Due to the previous uses or context of the site, an assessment of the land for risks presented by potential contamination will be required. The site is within 250 metres of a designated Noise Management Area. The layout and design of development should seek to mitigate the impacts of adjacent uses on residential amenity. 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. SEPA request a flood risk assessment is prepared for this site. Adjacent industrial site (134) should be redeveloped in parallel. Redevelopment of the site will require archaeological mitigation (Excavation, reporting & analysis, publication, public engagement). Phase 1 of which will be evaluation (10%) recommended to be undertaken pre-determination. 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.</p>																											

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	x	-	✓	-	x	-	?	-	-	-	-	-	x	x	-	-	-
Comment	<p>There is potential for protected species in the area. Existing use is industrial with potential risk of contamination. Adjacent uses are residential, Water of Leith and John Lewis distribution centre and a car showroom with potential for noise on residential amenity. Site adjacent to a LNCS and adopted core path. The SFRA identifies the site as having a high risk of fluvial flooding and a medium risk of surface water flooding. 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. SW requires a wastewater drainage impact assessment for this site. There are non-designated heritage assets (former distillery, and flour mill) within the site. Site is visible in several protected view cones.</p>																											
Mitigation	<p>A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Adjacent car showroom could have an impact on social interaction. 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. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The layout and design of the development should seek to mitigate the impacts of adjacent uses on residential amenity. 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 SFRA identifies potential sources of flooding and recommends a flood risk assessment is prepared. 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 seek to protect and preserve it as far as possible and in situ were possible. Redevelopment of the site will require archaeological mitigation (Excavation, reporting & analysis, publication, public engagement). Phase 1 of which will be evaluation (10%) recommended to be undertaken pre-determination. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.</p>																											

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	-	-	-	-	x	x	-	-	-

Comment	There is the potential for protected species in the area. Existing use is industrial units with potential for contamination. Adjacent industrial uses to east and north are currently being redeveloped for residential use. The SFRA identifies the site as having a medium risk of surface water flooding. 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. SW requires a wastewater drainage impact assessment for this site. There is a C listed building within the site. There is a non-designated heritage asset (former chemical works, foundry and tannery) within the site. Site is visible in several protected view cones. Visible in local views. Mixed pattern of development adjacent.
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. 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. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The layout and design of the development should seek to mitigate the impacts of adjacent uses on residential amenity. The SFRA recommends a flood risk assessment is prepared. 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 seek to protect and preserve it as far as possible and in situ were possible. Outwith the listed buildings redevelopment of the site requires archaeological mitigation: (Excavation, reporting & analysis, publication and public engagement). Phase 1 of which will be evaluation (10%) recommended to be undertaken pre-determination. 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			
	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
Question	-	-	-	?	-	-	-	-	✓	✓	X	-	-	-	-	X	-	✓	-	-	?	-	-	X	X	-	-	-
Effect	-	-	-	?	-	-	-	-	✓	✓	X	-	-	-	-	X	-	✓	-	-	?	-	-	X	X	-	-	-
Comment	There is potential for protected species in the area. Existing use is a commercial retail use with potential for contamination. 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. SW requires a wastewater drainage impact assessment for this site. The SFRA does not consider the site is at risk of flooding but surface water management should be considered in the site design. Site has potential for non-designated heritage assets. Site is visible in several protected view cones. Site in some local views. Mixed pattern of development adjacent.																											

Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be 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. 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. Redevelopment may require archaeological mitigation: excavation, reporting & analysis and publication. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.
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Site Assessment: (10) Bangor Road (Swanfield Industrial Estate) (North East Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
Question	-	-	-	?	-	?	x	-	-	✓	x	x	-	-	?	x	-	-	x	-	?	-	-	x	x	-	-	-
Effect	-	-	-	?	-	?	x	-	-	✓	x	x	-	-	?	x	-	-	x	-	?	-	-	x	x	-	-	-
Comment	There is potential for protected species in the area. Existing use is as a business park with a mixture of different sizes of industrial units with the potential for contamination. Adjacent uses include residential, a swimming centre and proposed sites (138) and (385). Site is within AQMA buffer zone, adjacent to an AQMA and part of site is within NMA. Part of the site is within the 1 in 200 year flood zone. The SFRA identifies the site as having a high risk of fluvial flooding and medium risk of surface water flooding. 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. SW requires a wastewater drainage impact assessment for this site. The site includes some listed buildings (26 Bonnington Road and 13 Bangor Road) and is adjacent to Leith Conservation Area. There is a potential for non-designated heritage asset 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 protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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 (Water of Leith). 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 are listed buildings 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. There are non-designated heritage assets on the site (church, domestic property), which should be considered when developing proposals. Redevelopment will require archaeological mitigation (excavation, reporting & analysis, publication, public engagement) phase 1 of which will be evaluation. 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			
	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	Existing use is industrial buildings with potential for contamination. There is potential for protected species within the area. Adjacent to Sites 8.2, 8.3, 8.5 and 158, Water of Leith and residential. Site is adjacent to a LNCS and core paths. Site is within 250m of a NMA. Part of site in 1 in 200 year flood zone. The SFRA identifies the site as having a high risk of fluvial flooding. 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. SW requires a wastewater drainage impact assessment for this site. There is a non-designated heritage asset (Bonnington House Reams) within the site and therefore potential for archaeological remains. The surrounding streets also retain their historic cobbled surface and some street furniture. Site potentially visible in several protected viewcones and many local views. Weak pattern and character of development adjacent.																											
Mitigation	The site is adjacent to the Water of Leith LNCS and mature trees along the cycle path. Walking and cycling connections should be provided into these areas. A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. As the site is within 250m of a NMA 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. 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 (Water of Leith). 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 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 a non-designated heritage asset within it the design of the development should seek to protect and preserve it as far as possible and in situ were possible. The redeveloped of the site should also take into account the historic streetscape including the cobbled surfaces and any historic street furniture. A programme of pre-application archaeological works and conditioned archaeological mitigation (historic building survey, excavation, recording, analysis, publication and public engagement) is required for this site. Comprehensive 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			
	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
Question	-	?	-	-	-	?	?	✓	-	✓	x	-	-	✓	?	x	-	-	x	?	x	-	-	?	x	-	-	-
Effect	-	?	-	-	-	?	?	✓	-	✓	x	-	-	✓	?	x	-	-	x	?	x	-	-	?	x	-	-	-
Comment	Existing uses are industrial units and yards with potential for contamination. Adjacent uses are residential, former railway line, and Site 134. Part of site adjacent to LNCS and next to core path. Site is within 250m of a NMA. 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. SW requires a wastewater drainage impact assessment for this site. The SFRA does not identify any flood risk, however, it recommends that surface water management should be considered in the site design. 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. There are also non-designated historic elements such as gable sculptures, industrial buildings, and streetscape e.g. cobbles. Potential for archaeological remains within 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	<p>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. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. As the site is within 250m of a NMA 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 areas where possible, however, the impacts of NMAs should be taken into account when designing developments to ensure appropriate levels of noise. 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 non-designated heritage assets within and adjacent to it the design of the development should seek to protect and preserve these as far as possible and in situ were possible. There are a non-designated heritage assets on the site. 128 Pitt Street - which has gable sculpture features and is of local historic/archaeological interest. This building should be retained along with the cobbled streetscape. The industrial buildings on the site will require historic building recording. Redevelopment of the site will require archaeological mitigation (excavation, reporting & analysis, publication, public engagement). Phase 1 of which will be evaluation (10%) recommended to be undertaken pre-determination. 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 could 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.</p>
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Site Assessment: (161) Leith Walk (depot) (North East Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
Question	-	-	-	?	-	-	-	-	?	✓	x	-	-	-	-	x	-	-	x	-	x	-	-	x	-	-	-	-
Effect	-	-	-	?	-	-	-	-	?	✓	x	-	-	-	-	x	-	-	x	-	x	-	-	x	-	-	-	-
Comment	Existing use is former tram depot but now cleared site with potential for contamination. Adjacent uses are residential and industrial unit (site 296). There is potential for protected species within the area. There is a listed building (C listed 165 Leith Walk) within the site and there is also listed buildings adjacent. Also, part of the site is within 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. The SFRA identifies the site as having a medium risk of surface water flooding. SW requires a wastewater drainage impact assessment for this site. Site in a few local views but not any protected view cones. Strong pattern of development adjacent.
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be 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. The design and layout of the development should seek to mitigate the impacts of adjacent uses on residential amenity. As there is a listed building with the site and also listed buildings adjacent to the site, the design of the development should seek retain the existing listed building within the site where possible and to fully understand and preserve and/or enhance the setting of the adjacent listed building/structures. As part of 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. 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 seek to protect and preserve it as far as possible and in situ were possible. Redevelopment of the site will require detailed archaeological mitigation (excavation, reporting, analysis, publication and public engagement). Depending on the proposal and excavation results public realm interpretation may be required. Recommended evaluation (10%) pre-determination. 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) site merged with site 161																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
Question	-	-	-	?	-	?	-	-	?	✓	x	-	-	-	?	x	-	-	-	-	?	-	-	x	x	-	-	-
Effect	-	-	-	?	-	?	-	-	?	✓	x	-	-	-	?	x	-	-	-	-	?	-	-	x	x	-	-	-
Comment	Existing use is warehouse buildings. There is the potential for contaminated land within the site. Adjacent to Site 161, residential, commercial businesses and retail units. There is the potential for protected species within the site. 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. The SFRA identifies the site as having no risk of river flooding but a medium risk of surface water flooding. Site of archaeological significance associated with 16 th century siege works, 18 th and 19 th century industry. Site is visible in several protected view cones and in some local views. Strong pattern of development adjacent.																											

Mitigation	<p>A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The layout and design of the development should seek to mitigate the effects of adjacent uses to ensure adequate residential amenity. 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 needs 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 seek to protect and preserve it as far as possible and in situ were possible. Redevelopment will require detailed archaeological mitigation (excavation, reporting & analysis, publication and public engagement). Public realm interpretation should be explored. Recommended that site is evaluated (10%) pre-determination. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.</p>
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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	-	✓	-	-	?	-	-	-	x	-	-	-
Comment	Existing use is commercial retail. There is the potential for contamination on the site. Site adjacent to residential and designated open space (cemetery) providing opportunity for enhanced social interaction and a conservation area. There is the potential for protected species within the 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. The SFRA does not identify any risk of flooding, however, surface water flood management should be considered as part of the design. Site is visible in several protected view cones. Site in few local views. Strong pattern of development adjacent.																											
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be 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. 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.
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Site Assessment: (329) Stewartfield (North East Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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	Existing use is industrial estate. There is the potential for contaminated land within the site. Adjacent uses are residential, and Sites 8.4 and 8.5. There is the potential for protected species to be present. Part of site is in 1 in 200 year flood zone with low risk of fluvial flooding but the SFRA states that climate change scenarios indicate potential for future flood risk. 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. SW requires a wastewater drainage impact assessment for this site. There are a number of C Listed Buildings adjacent to site (including Bonnyhaugh House and 36-40 Newhaven Road). Potential for archaeological remains on site (associated with Bonnington Mills). Site potentially visible in many protected viewcones. Site in few local views. Layout typical of an industrial estate.																											
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The layout and design of the development should seek to mitigate the impacts of adjacent uses to ensure adequate residential amenity. 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 and to take account of climate change. 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. Redevelopment will require archaeological mitigation: Excavation, reporting & analysis, publication and public engagement. Site should be archaeologically evaluated (10%) prior to application determination. 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			
	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
Question	-	-	-	?	-	?	-	-	-	✓	x	-	-	-	?	x	-	-	?	-	?	-	-	x	x	-	-	-
Effect	-	-	-	?	-	?	-	-	-	✓	x	-	-	-	?	x	-	-	?	-	?	-	-	x	x	-	-	-
Comment	Existing use is a garage and MOT station. There is the potential for contaminated land within the site. Surrounding uses are residential, and a car park. There is the potential for protected species in the area. Part of the site is within an AQMA buffer zone. The SFRA does not identify any flood risk or require a FRA, however it does recommend a surface water management plan is prepared. 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. SW requires a wastewater drainage impact assessment for this site. Part of the site is within Leith Conservation Area and there also adjacent listed buildings. Site of archaeological significance (historic settlement of Slatford, post medieval milling/Gray's Mill). Site is visible in several protected view cones. Site in few local views. Mixed pattern of development adjacent.																											
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. 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 the development should seek to mitigate the impacts of adjacent uses to ensure adequate residential amenity. 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 partly 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 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. Redevelopment of the site will require a programme of archaeological work, historic building recording and excavation plus preservation in situ of historic mill lades and weir located on northern boundary of site. Visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

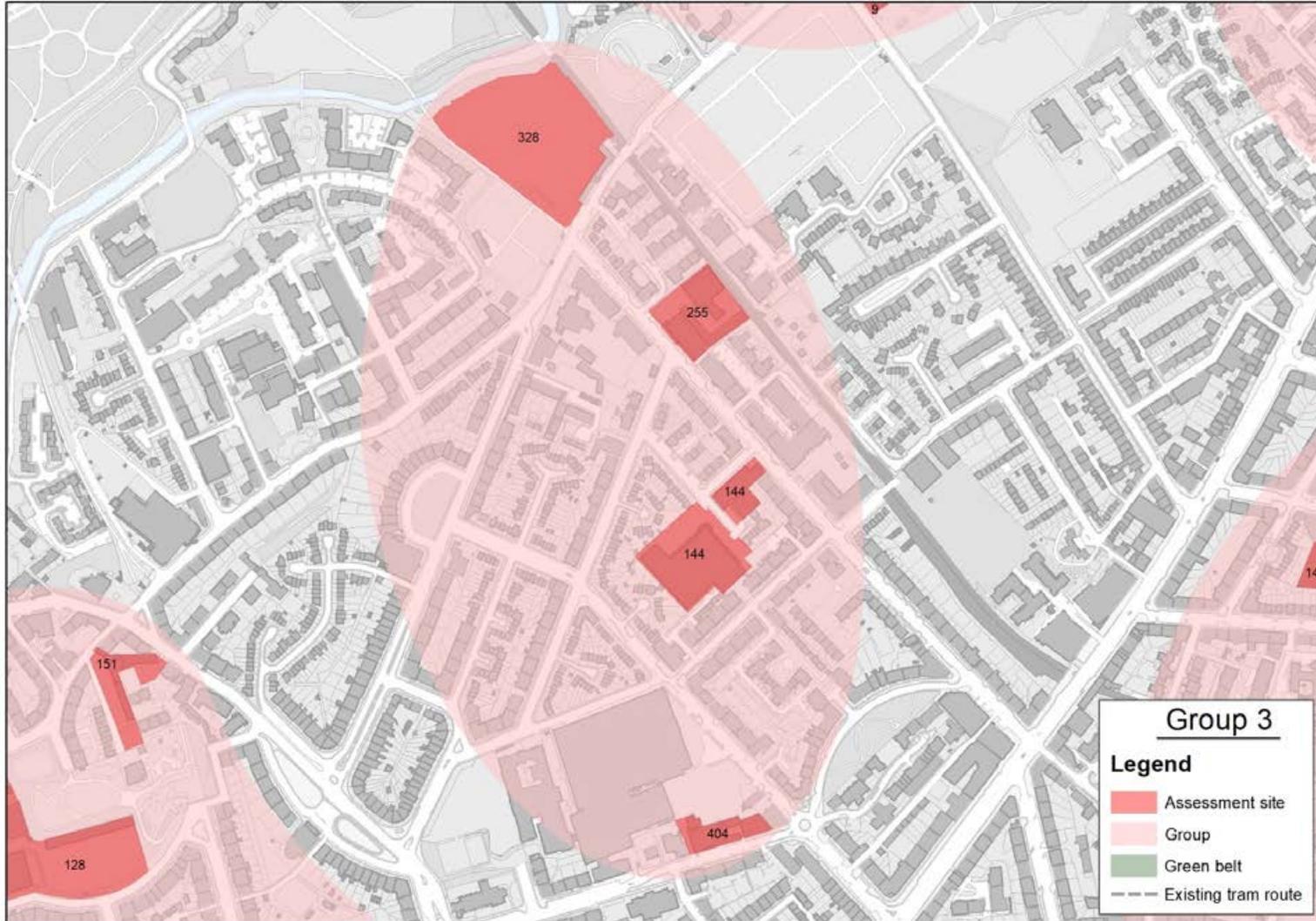
Site Assessment: (384) Jane Street (North East Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Question	-	-	-	?	-	?	?	-	-	✓	x	-	-	-	?	x	-	-	?	-	?	-	-	x	-	-	-	
Effect	-	-	-	?	-	?	?	-	-	✓	x	-	-	-	?	x	-	-	?	-	?	-	-	x	-	-	-	

Comment	The existing use is industrial units. There is the potential for contaminated land within the site. Adjacent uses are residential, a swimming centre and office. There is the potential for protected species within the area. Most of the site is within an AQMA buffer zone. The site is within 250m of a NMA. 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. The SFRA identifies the site as having a high risk of surface water flooding. SW requires a wastewater drainage impact assessment for this site. There is a non-designated heritage asset (church) adjacent to the site. Site of archaeological significance (16 th Century siege of Leith, 19 th century industry, Caledonian railway line). Development on site at low risk of affecting any city protected views. Site in some local views. Strong pattern of development adjacent.
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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 NMA 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 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. There is a non-designated heritage asset (church) adjacent to the site, which should be considered when developing proposals. The surviving arched sections of the railway and embankment must be retained. Older industrial units of local importance on the site should be assessed. Redevelopment of the site will require detailed archaeological mitigation (excavation, reporting, analysis, publication and public engagement). Pre-determination evaluation (10%) may be recommended. 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			
	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	<p>The existing use is industrial estate. There is the potential for contaminated land within the site. Adjacent uses are Springfield Industrial Estate, a swimming centre and other industrial buildings. There is potential for protected species within the site. 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 250m of a NMA. 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 of archaeological significance (siege defences and works, industrial remains). Development on site at low risk of affecting any city protected views. Site in few local views. Mixed pattern of development adjacent.</p>
Mitigation	<p>A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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 NMA 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 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. Redevelopment of the site will require archaeological mitigation (Excavation, reporting & analysis, publication, public engagement). Phase 1 of which will be evaluation (10%) recommended to be undertaken pre-determination. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.</p>

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	-	-	x	-	-	-	-	-	x	-	-	-
Comment	Existing use are a cash and carry, an industrial unit (Site 144) and an army cadet centre with potential for contamination. There is the potential for protected species within the site. 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. The SFRA identifies the site as having a medium risk of surface water flooding. SW requires a wastewater drainage impact assessment for this site. 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	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. Links to the adjacent cycle paths should be provided. Appropriate re-use of the C listed Army Reserves Centre (124 MacDonald Road) on the site should be a priority of the development. The design of the development should seek to understand, preserve and enhance the special architectural character and historic interest of the listed building including its setting. Detailed archaeological historic building surveys may be 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. 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	-	-	-	-	-	-	-	x	x	-	-	-
Comment	Existing use is a printers office/industrial unit. There is the potential for contamination within the site. Adjacent to a church, disused railway line, residential and an office. The SFRA identifies the site as having a high risk of surface water flooding. SEPA has concerns about risk of flooding from Broughton Burn. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to																											

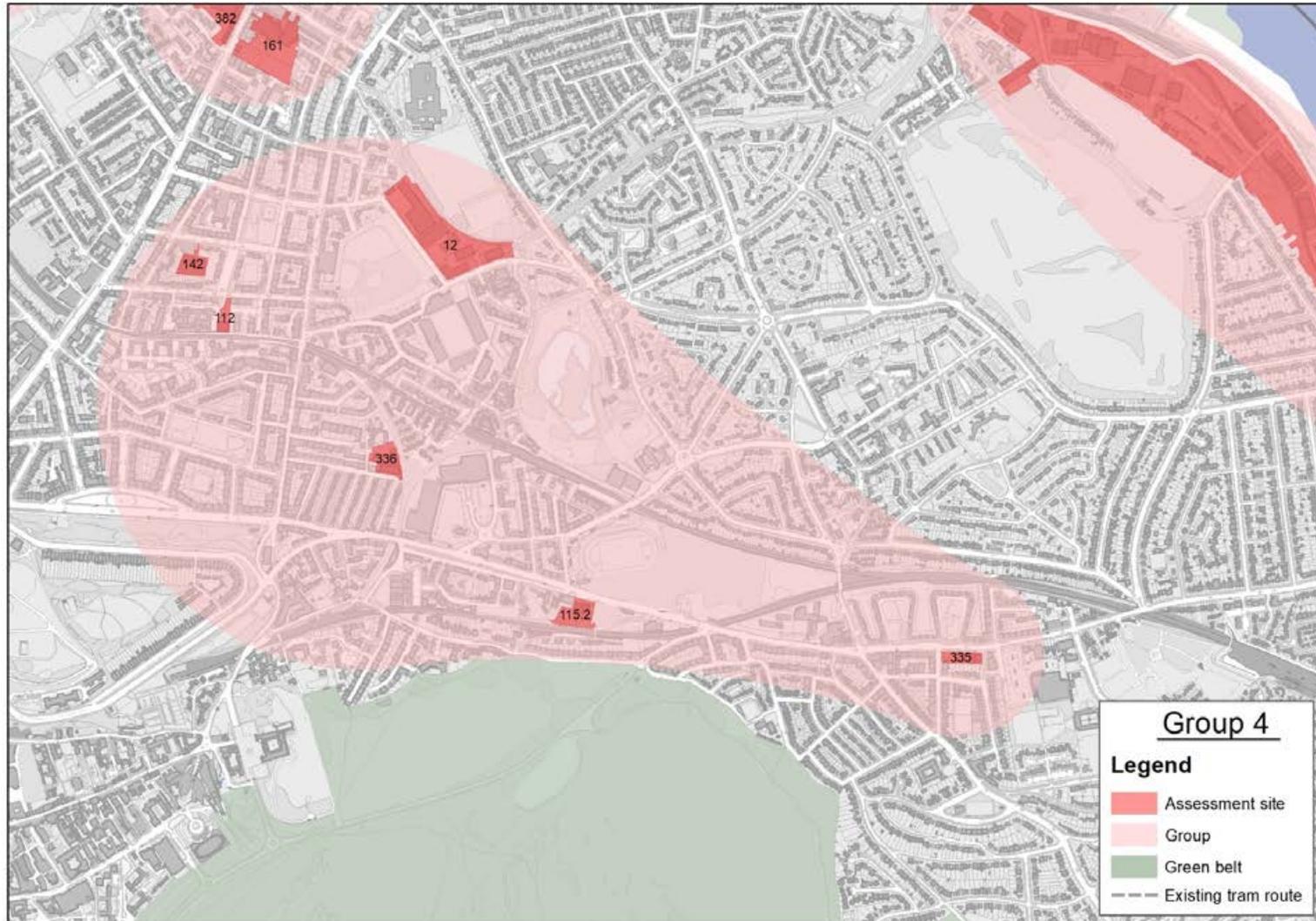
	the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. There is a non-designated heritage asset (factory) within the site. Site is visible in several protected view cones. Site visible in some local views.
Mitigation	Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The SFRA recommends a FRA is prepared due to high risk of surface water flooding. 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 (Broughton Soap works) within it the design of the development should seek to protect and preserve it as far as possible and in situ were possible. A historic survey should be carried out of the buildings which may include archaeological excavation as part of a conditioned response. 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	-	✓	-	x	-	✓	x	-	-	-	-	x	x	-	-	-
Comment	Existing use is a waste transfer station. There is the potential for contaminated land within the site. Site adjacent to open space providing opportunity for enhanced social interaction, residential, core paths and the Water of Leith LNCS. There is the potential for protected species to be present. 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 SFRA identifies the site as having a medium risk of surface water flooding. In addition it recommends a FRA is prepared as although the site is not within a flood zone it is adjacent to the Water of Leith and consideration should be given to fluvial flood risk. SW requires a wastewater drainage impact assessment for this site. Site also includes a listed building on site frontage, B listed 165 Broughton Road. There may be potential for archaeological remains on the site. Site potentially visible within many protected city viewcones. Site in some local views.																											
Mitigation	The site is adjacent to the Water of Leith LNCS. Ecological understanding of the site, particularly in relation to the Water of Leith and its context, should inform the design. A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be 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. A FRA will be required to assess impacts with regard to Water of Leith. 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. Redevelopment may require																											

archaeological mitigation. 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: (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	-	-	-	-	?	-	-	?	x	-	-	-
Comment	Existing use is car hire and office. There is the potential for contaminated land within the site. Adjacent uses are residential, mosque, school, and Lothian Buses depot. There is the potential for protected species within the site. 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 an A listed building (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	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The layout and design of the development should mitigate the impacts of adjacent uses to ensure adequate residential amenity. 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 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. 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
Effect	-	?	-	?	-	?	-	✓	✓	✓	x	-	-	-	-	x	-	✓	-	-	-	-	-	x	x	-	-	-
Comment	<p>There is the potential protected species in the area. Existing use is industrial units/retail with the potential for contamination. 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. The SFRA identifies the site as having a high risk of surface water flooding. SW requires a wastewater drainage impact assessment for this site. There is the potential for non-designated heritage assets on the site. Site potentially visible in several protected view cones. Site visible in many local viewed. Weak pattern of development adjacent.</p>																											
Mitigation	<p>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. Boundary trees and vegetation should be retained. A Preliminary Ecological Appraisal will be required. A tree survey and constraints plan will be required. Positive effects on biodiversity through site design, layout and landscaping are required. 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. Due to the previous uses an assessment of the land for risks presented by potential contamination may be 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 and therefore a surface water management plan will be required. Redevelopment of the site may require archaeological mitigation (excavation, reporting & analysis, publication and public engagement). Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.</p>																											

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
Effect	-	-	?	-	-	?	?	✓	-	✓	x	-	-	✓	?	x	-	-	-	-	-	-	-	x	?	-	-	-

Comment	Existing use is for commercial retail with potential for contamination. The southern boundary of the site is important as a habitat corridor/green network along the railway line. Adjacent uses are residential and a possible residential care home. Site adjacent to aspirational core path. Site is within AQMA buffer zone. Site within 250m of a NMA. 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 SFRA identifies the site as having a medium risk of surface water flooding. There is the potential for archaeological remains within the site. Site potentially visible in city protected viewcones but from a distance. Site in few local views. Weak pattern of development adjacent.
Mitigation	The southern boundary of the site is important as part of a habitat corridor and green network along rail line. A Preliminary Ecological Appraisal is required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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 250m of a NMA and a railway line 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 and the SFRA recommends a flood management plan is prepared. Redevelopment of site will require archaeological mitigation: (Excavation, reporting & analysis, publication and public engagement). Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (115.2) London Road B (North East Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
Question	-	-	?	-	-	?	?	-	?	✓	x	-	-	-	?	-	-	-	-	-	-	-	-	x	x	-	-	-
Effect	-	-	?	-	-	?	?	-	?	✓	x	-	-	-	?	-	-	-	-	-	-	-	-	x	x	-	-	-
Comment	Existing use is restaurant, trailer hire centre and retail with potential for contamination. The southern boundary of the site is important as a habitat corridor/green network along the railway line. The SFRA identifies the site as having a high risk of surface water flooding. 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. There is the potential for archaeological remains on the site (medieval road, and 19 th century industry). Site potentially visible in many protected city viewcones and in many local views. Mixed pattern of development adjacent.																											

Mitigation	<p>The southern boundary of the site is important as part of a habitat corridor and green network along rail line. A tree survey and constraints plan will be required. A Preliminary Ecological Appraisal is required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The layout and design of the development should seek to mitigate the impacts of adjacent uses on residential amenity. 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 and the SFRA recommends a flood management plan is prepared. 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. Redevelopment of site will require archaeological mitigation: (Excavation, reporting & analysis, publication and public engagement). Comprehensive Townscape and Visual appraisals required to determine appropriate mass, scale and height of new development to maintain views to roofscape and Arthurs Seat.</p>
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Site Assessment: (142) Iona Street (North East Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
Question	-	-	-	?	-	?	?	-	-	✓	x	-	-	-	?	x	-	-	-	-	-	-	-	x	x	-	-	-
Effect	-	-	-	?	-	?	?	-	-	✓	x	-	-	-	?	x	-	-	-	-	-	-	-	x	x	-	-	-
Comment	<p>The existing use is commercial retail with potential for contamination. There is the potential for protected species in the area. Adjacent use is residential. Part of the site is within a buffer zone of an AQMA. Site is within 250m of a NMA. 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 SFRA identifies the site as having a medium risk of surface water flooding. SW requires a wastewater drainage impact assessment for this site. Potential for archaeological remains within the site. Site is potentially visible in several protected view cones. Site is visible in few local views. Strong pattern of development adjacent.</p>																											
Mitigation	<p>A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. As the site is within an</p>																											

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 250m of a NMA 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. The SFRA recommends a flood risk management plan and wastewater drainage impact assessment is prepared. Redevelopment of the site will require a programme of archaeological mitigation work. 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			
	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
Question	-	-	-	?	-	?	-	-	-	✓	x	-	-	-	?	-	-	-	?	-	-	-	-	x	x	-	-	-
Effect	-	-	-	?	-	?	-	-	-	✓	x	-	-	-	?	-	-	-	?	-	-	-	-	x	x	-	-	-
Comment	Existing use is a charity shop. There is the potential for contamination within the site. Adjacent uses are residential and retail units. There is the potential for protected species to be present. The site is within an AQMA buffer zone. The site is a brownfield site. The SFRA identifies the site as having a high risk of surface water flooding. SW requires a wastewater drainage impact assessment for this site. There are C listed buildings adjacent to this site. Site of archaeological potential (19 th century police station and Piershill barracks). Site potentially visible in several protected view cones. Site visible in some local views. Mixed development adjacent.																											
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are 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. The SFRA recommends a flood risk management plan and wastewater drainage impact assessment is prepared. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The design and layout of the development should be designed to mitigate the effects of adjacent uses to ensure appropriate residential amenity. 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 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 buildings. Redevelopment of the site will require archaeological mitigation: excavation, reporting & analysis, publication and public engagement. Potential for interpretation of the police heritage on the site. 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	-	-	-	-	?	-	-	x	?	-	?	-	-	x	x	-	-	-
Comment	Existing use is a retail warehouse. There is the potential for contamination within the site. Adjacent uses are residential and former railway line. There is the potential for protected species to be present. The SFRA identifies the site as having a medium risk of surface water flooding. Site is in an AQMA buffer zone, not within 400m of open space and adjacent to Abbeyhill Conservation Area. The site is within 250m of a NMA. There are listed buildings close to the site including 26 Norton Park. Site of archaeological significance (late 19 th century iron works and glass works) Site is potentially visible in several protected view cones. Site visible in few local views. Weak pattern of development adjacent.																												
Mitigation	Mature trees along the eastern boundary are to be protected. A tree survey and constraints plan will be required. A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be 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. The SFRA recommends a flood risk management plan is prepared. 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 NMA 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. 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. The design of the development should seek to fully understand and preserve and/or enhance the setting of these listed buildings. Redevelopment will require a programme of archaeological mitigation works: excavation, reporting & analysis, publication and public engagement. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																												

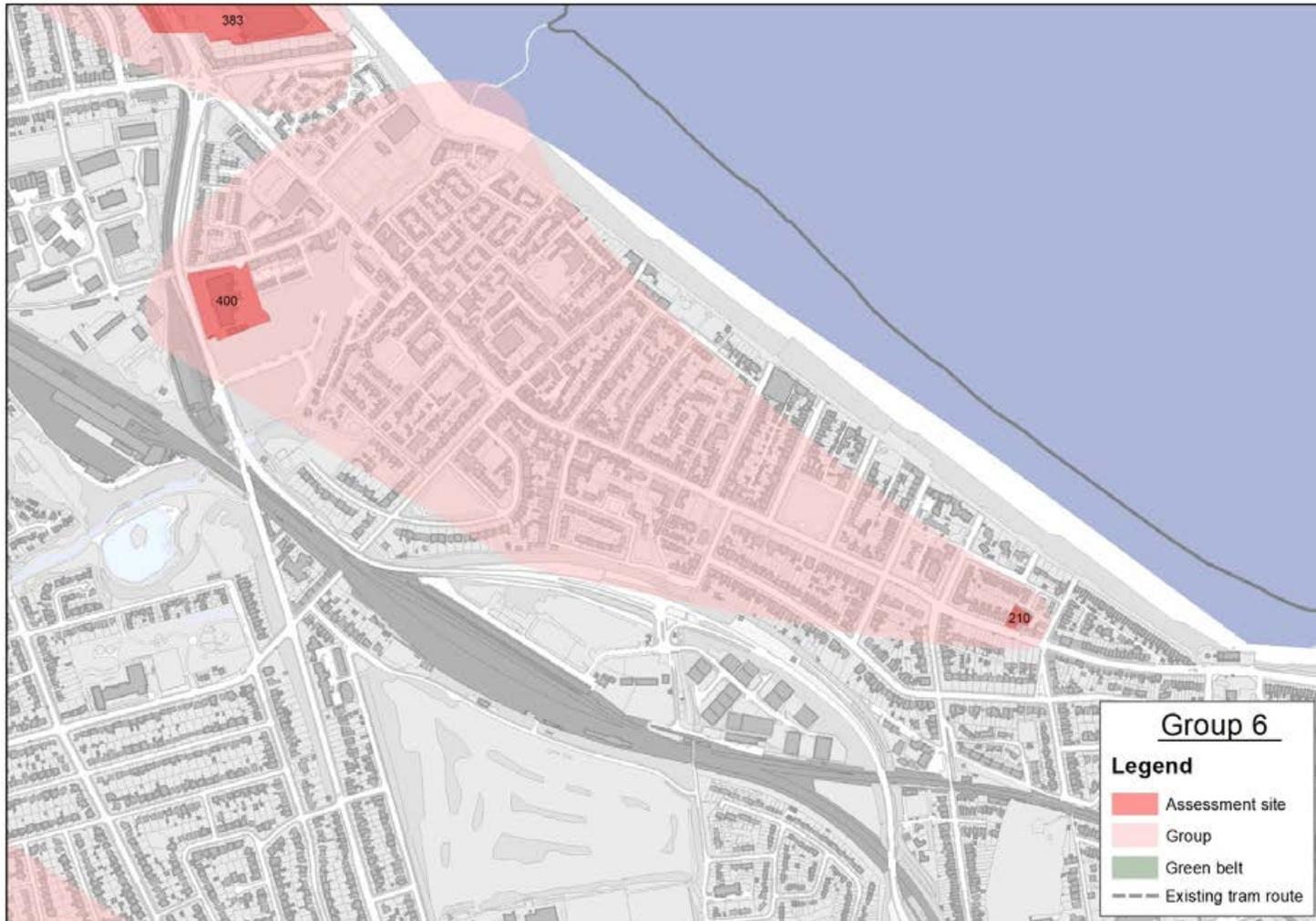
Group 5: Seafield



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	✓	-	-	-	X	-	-	-	-	-	X	X	-	-	-
Comment	<p>Existing uses are car showrooms, commercial retail and community recycling centre. There is the potential for contaminated land within the site. Adjacent to residential, the Firth of Forth (SPA), open space and Seafield sewage works. There is potential for protected species within the area. Although site not effected by sea flooding at present, it may be through climate change and rising sea levels. There are also associated risks relating to coastal erosion and the interrelationship between coastal flooding and erosion. The SRFA identifies the site as having a high risk of surface water flooding and a medium risk of future coastal flooding. SW requires a wastewater drainage impact assessment for this site. Part of site within Seafield sewage works buffer and part of site has no access to public transport services. Site not within 400m of open space. There are non-designated heritage assets (war defences) within the site. Although impacted upon by modern later 20th century development site is still regarded as having archaeological potential (low). Site is adjacent to Special Protection Area and adopted core path. Site potentially visible within many protected city viewcones.</p>																											
Mitigation	<p>Design and layout of site will have to address impact of odours from Seafield sewage works to ensure adequate residential amenity and an assessment of odour will be required, and there are a number of large strategic wastewater pipes in the area that will have to be considered. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The design of the development 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 SPA. Proposals for development must be accompanied by an expert appraisal to inform a project-level HRA. This may require a study of qualifying species behaviour in the affected area of the SPA, which is likely to involve survey over at least one overwintering season. Pre-application discussion with NatureScot regarding preparation of the assessment is recommended. The Council as "Competent Authority" will carry out the HRA. If it is concluded that the proposal is likely to have a significant effect, the Council must then undertake an Appropriate Assessment of the implications of the development for the conservation interests for which the area has been designated. Development which could harm an international important site will only be approved in exceptional circumstances. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development including views from the Firth of Forth. A comprehensive masterplan for this site will be required in order to address the range of environmental issues associated with this site. The SRFA recommends a FRA and flood risk management plan is prepared for site. Setback from the Firth of Forth should be included to account for climate change predictions and impacts in terms of coastal erosion and associated issues of coastal flooding should be taken into account in the design and layout of the development providing the opportunity to improve the site's situation compared to the status quo and future proof the area in terms of these issues. As the site has a non-designated heritage asset</p>																											

	within it the design of the development should seek to protect and preserve it as far as possible and in situ were possible. Archaeological mitigation may be required.
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Group 6: Portbello



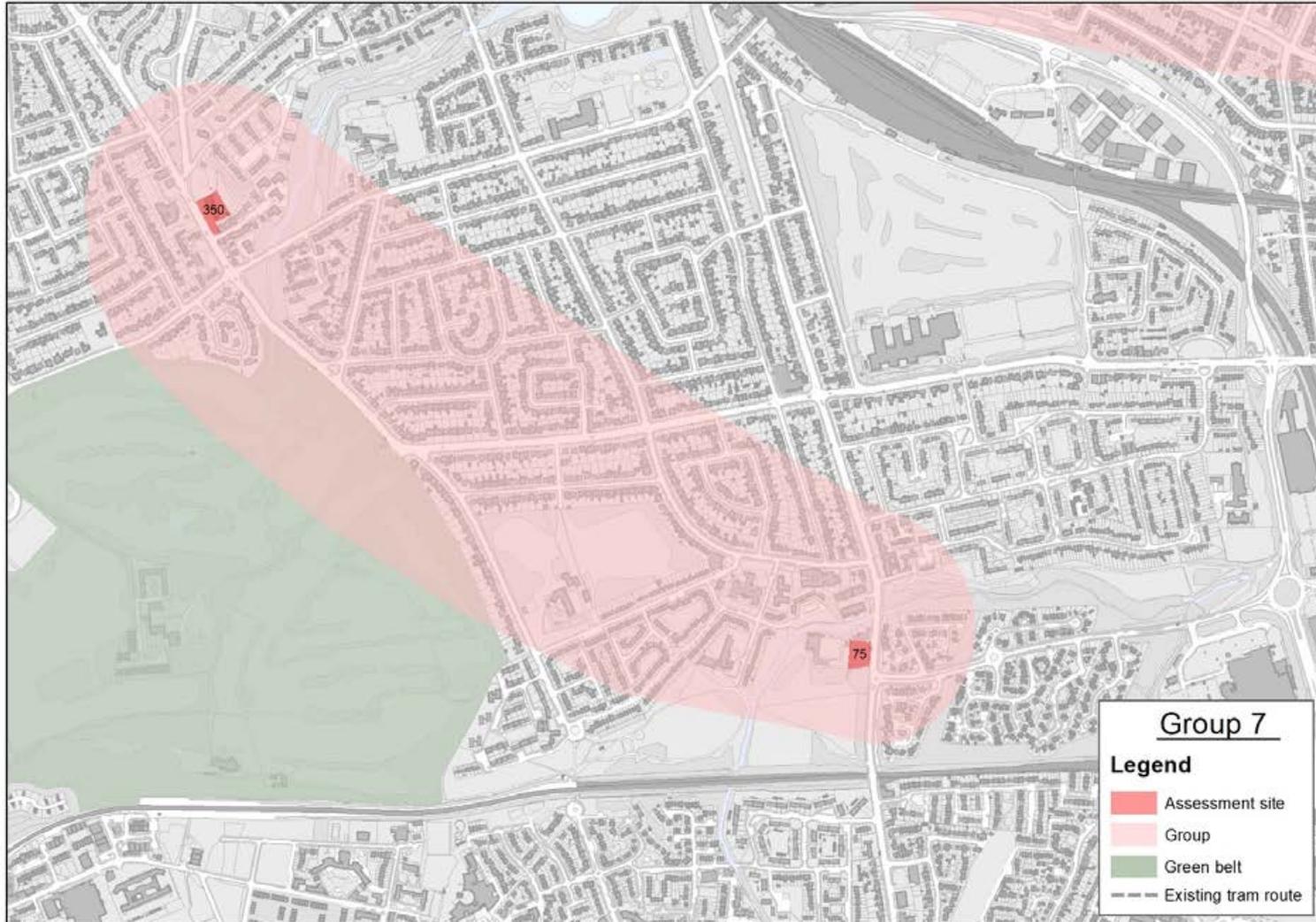
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Site Assessment: (210) Joppa Road (North East Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	?	-	-	-	-	-	✓	x	-	-	-	-	-	-	-	-	-	x	-	-	-	-	-	-	-
Comment	The existing use is a retail warehouse. Adjacent use is residential. There is potential for protected species within the area. The SFRA identifies the site as having a medium risk of surface water flooding. Site is within Portobello Conservation Area. Development on site at low risk of affecting any city protected views. Site in few local views.																											
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are 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. The SFRA recommends a flood risk management plan is prepared. 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: (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	H3x	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	?	-	-	-	-	x	✓	?	?	-	-	-	x	-	-	-	-	-	-	-	x	?	-	-	-
Comment	Existing use is a car dealership. There is the potential for contaminated land within the site. Site adjacent to residential and industrial. There is the potential for protected species within the site. The SFRA identifies the site as having low risk of flooding. 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. SEPA has concerns regarding uncertainty of the Braid/Figgate Burn Flood protection scheme. SW requires a wastewater drainage impact assessment for this site. Site of archaeological importance (Industrial and ceramic industries). Site potentially in city protected viewcones from a distance. Site visible in some local views. Weak pattern of development adjacent.																											
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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 and to ensure adequate residential amenity. The SFRA recommends a FRA is prepared due to SEPAs concerns. 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																											

	<p>impacts. Redevelopment of site will require archaeological mitigation programme of a full excavation, public engagement, analysis and publication and interpretation in the public realm. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.</p>
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Group 7: Niddrie – Bingham – Willowbrae



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 with potential for contamination. 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 SFRA does not identify any flood risks. However, SEPA has concerns with regard to the risk from the Niddrie/Brunstance Burn which is an adjacent watercourse and has biodiversity value. 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	The site is adjacent to Brunstane Burn, part of the Niddrie Burn Local Nature Conservation Site corridor. Riparian habitat to be retained and development should be set back from the watercourse. Mature trees and other vegetation on the site boundary to be retained. A tree survey and constraints plan will be required. A Preliminary Ecological Appraisal will be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. Design and layout of development should seek linkages with adjacent core path and open space. SRFA recommends a FRA and surface water management plan are prepared. 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: (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	-	-	?	-	-	-	-	-	x	-	-	-
Comment	Existing use is a car show room. There is the potential for contaminated land within the site. 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. The SFRA identifies no risk of flooding. Site adjacent to listed buildings. Site is potentially visible in several protected view cones. Site visible in some local views.																											
Mitigation	Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The design and layout of this site will have to include greater attenuation																											

	<p>than standard practice to reduce the risk of surface water flooding and its impacts. The SFRA recommends a surface water management plan is prepared. 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.</p>
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Group 8: Inch Nursery – Cameron Toll – Prestonfield

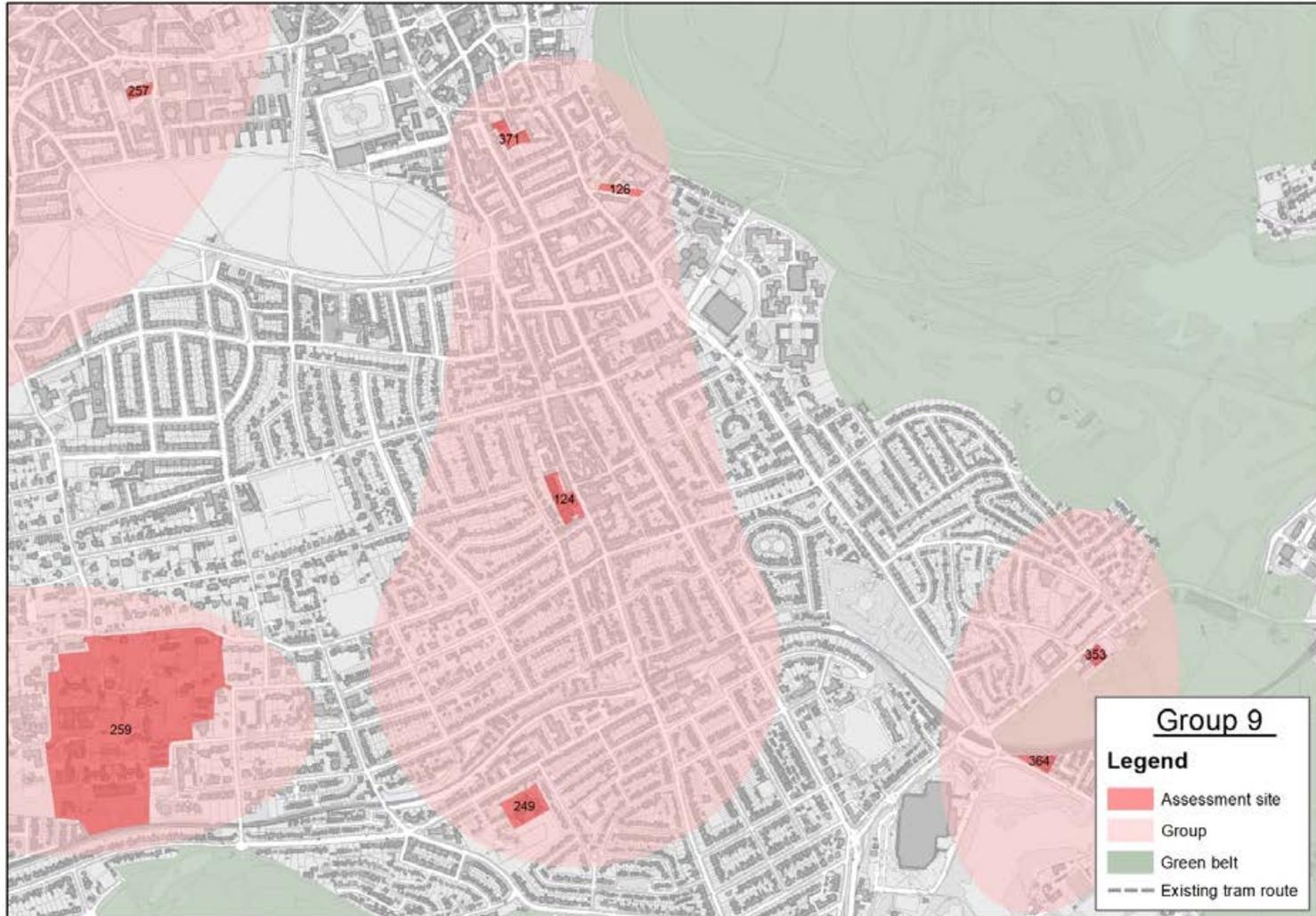


Site Assessment: (353) Peffermill Road (South East Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	?	✓	?	?	-	-	-	x	-	-	-	-	-	-	-	x	x	-	-	-
Comment	Existing use is motor cycle sales. There is the potential for contaminated land within the site. Site next to car park with implications for social interaction/inclusion and residential and Edinburgh University playing fields. The SFRA identifies low level of risk, however, SEPA considers Braid Burn flood protection scheme has unknown standard or protection. 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 of archaeological potential (Common Mire Farm). 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. Trees and landscaping around the periphery of the site are to be protected. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The layout and design of the development should seek to mitigate the impacts of adjacent uses on residential amenity. The SRFA recommends a flood risk assessment and surface water management are prepared. 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. Archaeological mitigation may be required depending on the scale of development proposed. 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	-	-	-	-	-	-	-	-	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. There is potential for protected species within the area. Part of site in 1 in 200 year flood zone. Although the SFRA identifies the site as having a low risk of flooding the standard of protection provided by the Braid Burn flood protection scheme is unknown. 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 to the south. Site is visible in several protected view cones. Site visible in some local views. Weak pattern of development adjacent.																											

Mitigation	<p>Protect the mature trees and shrubs on the periphery of the site for biodiversity value and connection to green network. A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. 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 (Braid burn and culverts/bridges). 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.</p>
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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	-	x	?	-	?	-	-	x	x	-	-	-
Comment	Existing use existing business units, tyre repair centre and petrol station with potential for contamination. There is potential for protected species within the area. 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. The SFRA identifies the site as having a medium risk of surface water flooding. 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 and site not within 400m of open space. There is potential for archaeological remains on the site (Georgian expansion of Edinburgh and 19 th century industry). Site potentially visible within many protected city viewcones. Site visible in some local views. Mixed pattern of development adjacent.																												
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The layout and design of the development should seek to mitigate the impacts of adjacent uses on residential amenity. 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. The SFRA recommends a drainage management plan is prepared. 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. Redevelopment of the site will require archaeological mitigation (excavation, historic building recording). If No 214 to 242 Ratcliffe Terrace formed part of the Victorian Printworks they should be assessed for possible retention/conversion. 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	X	-	-	-	-
Comment	Existing use is a car park next to residential and student accommodation with potential for contamination. 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	Positive effects on biodiversity through site design, layout and landscaping are required. As the site is constrained it would suit green infrastructure provision such as a living roof. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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 (Former railway station) the design of the development should seek to protect and preserve any remains as far as possible and in situ were possible. Redevelopment will require archaeological mitigation: a pre-determination evaluation required to scope and determine scale of any conditioned archaeological programme of works. 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. There is the potential for protected species within the 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 visible in some local views only.																											
Mitigation	Boundary trees and vegetation should be retained. A tree survey and constraints plan will be required. A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are 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	-	-	x	x	-	-	-
Comment	Existing use is a nursery yard and retail storage. There is the potential for contaminated land within the site. There is potential for protected species within the area. Adjacent uses are retail and residential. Site within AQMA buffer zone, Quiet Area buffer, South Side Conservation Area and adjacent to listed buildings. Site of archaeological significance (18 th century expansion of Edinburgh, 18 th /19 th century industry including site of iron foundry and commercial laundry). Heritage also includes surviving boundary walls. Site potentially visible within many protected city viewcones. Site visible in some local views. Strong pattern of development adjacent.																											
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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 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. 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 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. An assessment should be made of the surviving boundary walls. Redevelopment of the site will require archaeological mitigation from probable Historic Building recording to excavation, public engagement, recording and analysis. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Group 10: Liberton Hospital

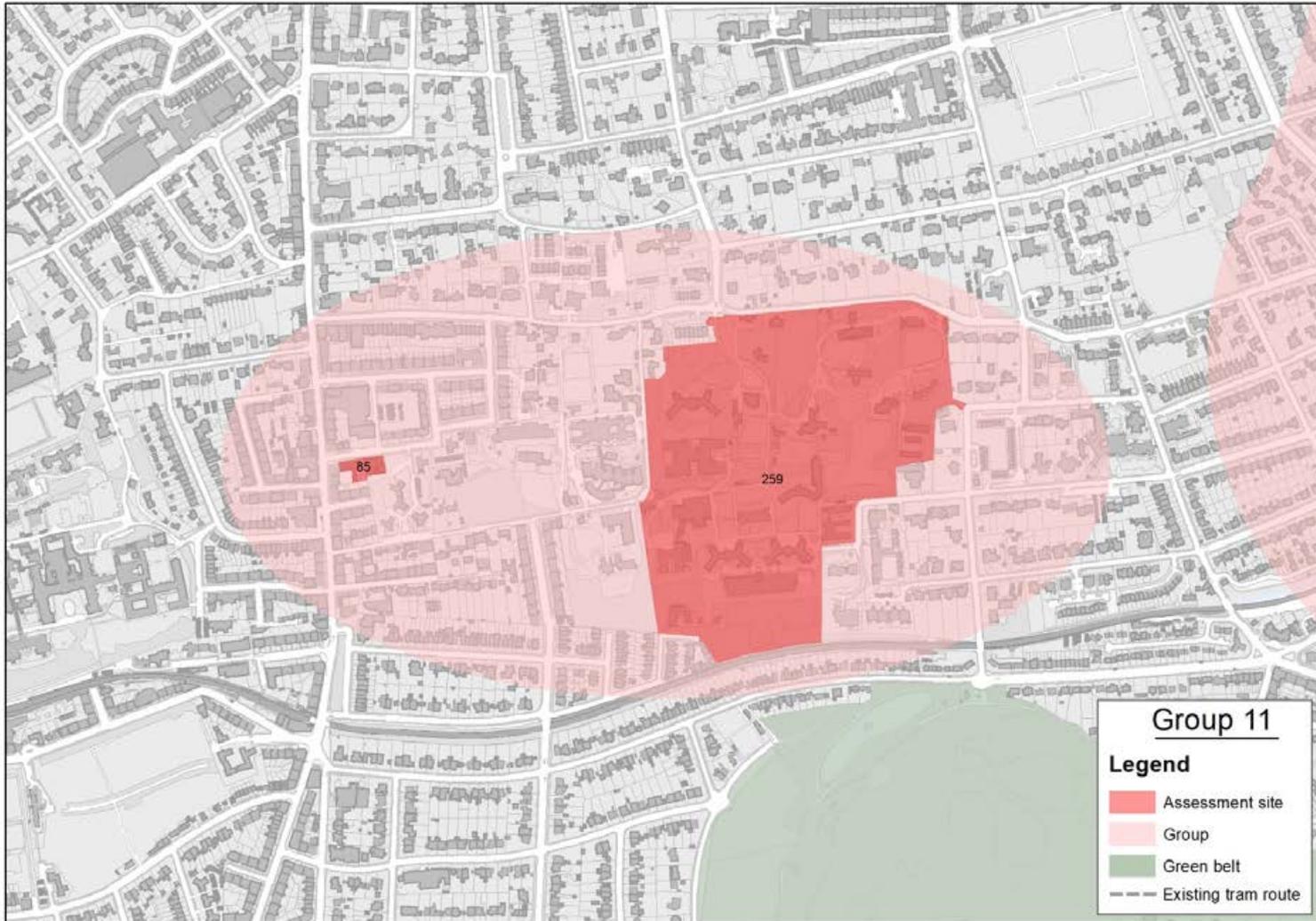


Site Assessment: (188) Rae's Crescent (South East Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	x	-	-	-	?	?	x	-	-	-	-	?	-	-	?	-	-	-	-	?	-	-	-	-
Comment	Existing use car parking with the potential for contamination and open space. Adjacent to Police Station and Howdenhall Centre (children with special needs) and residential. This site has an important ecological value as a component of a wider habitat network which includes TPO'd woodland and designated Ancient Woodland Inventory areas. There is significant vegetation and trees on the site and a green network link must be retained by any future development. 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. SW requires a wastewater drainage impact assessment for this site. There is a B listed Building adjacent to the site (St Catherine House, Doocot and Balm well). Potential for archaeological remains on the site. 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. A Preliminary Ecological Appraisal and tree surveys will be required and needs to assess the ecology value of the site in its wider context. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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. Redevelopment of the site will require archaeological mitigation including pre-determination evaluation as there is potential for burials given close proximity to a religious site. 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	-	?	-	-	?	-	-	-	-	✓	x	?	-	-	-	?	-	-	?	-	-	-	-	x	-	-	-	-
Comment	Existing use is a hospital. There is the potential for contaminated land within the site. A TPO covers part of the site. Adjacent uses include NHS blood centre (allocated in adopted plan for residential) and other residential. The SFRA identifies a high risk of surface water flooding within the site. SEPA has concerns regarding the flooding risk from Stenhouse Burn. 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. SW requires a wastewater drainage impact assessment for this site. There is a LNCS site on the south corner of the site and listed buildings adjacent to north of site. There is a																											

	<p>non-designated heritage asset within the site (Liberton Hospital). Potential for archaeological remains on the site. Site not visible in any city protected views. Site visible in some local views. Pattern of development adjacent low rise.</p>
<p>Mitigation</p>	<p>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. Mature trees and areas of ecological value should be retained in site design, a TPO covers part of the site. A tree survey and constraints plan will be required. A Preliminary Ecological Appraisal will be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The SFRA identifies the need for a FRA and a surface water management plan. 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. SW requires a wastewater drainage impact assessment for this site. 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 within it the design of the development should seek to protect and preserve it as far as possible and in situ were possible. Other buildings on the site will require historic building recording. Archaeological mitigation may be required. Public engagement and interpretation will be required due to the history of the site. Townscape and visual appraisals required to determine appropriate mass, scale, height and layout of new development.</p>

Group 11: Astlie Ainslie

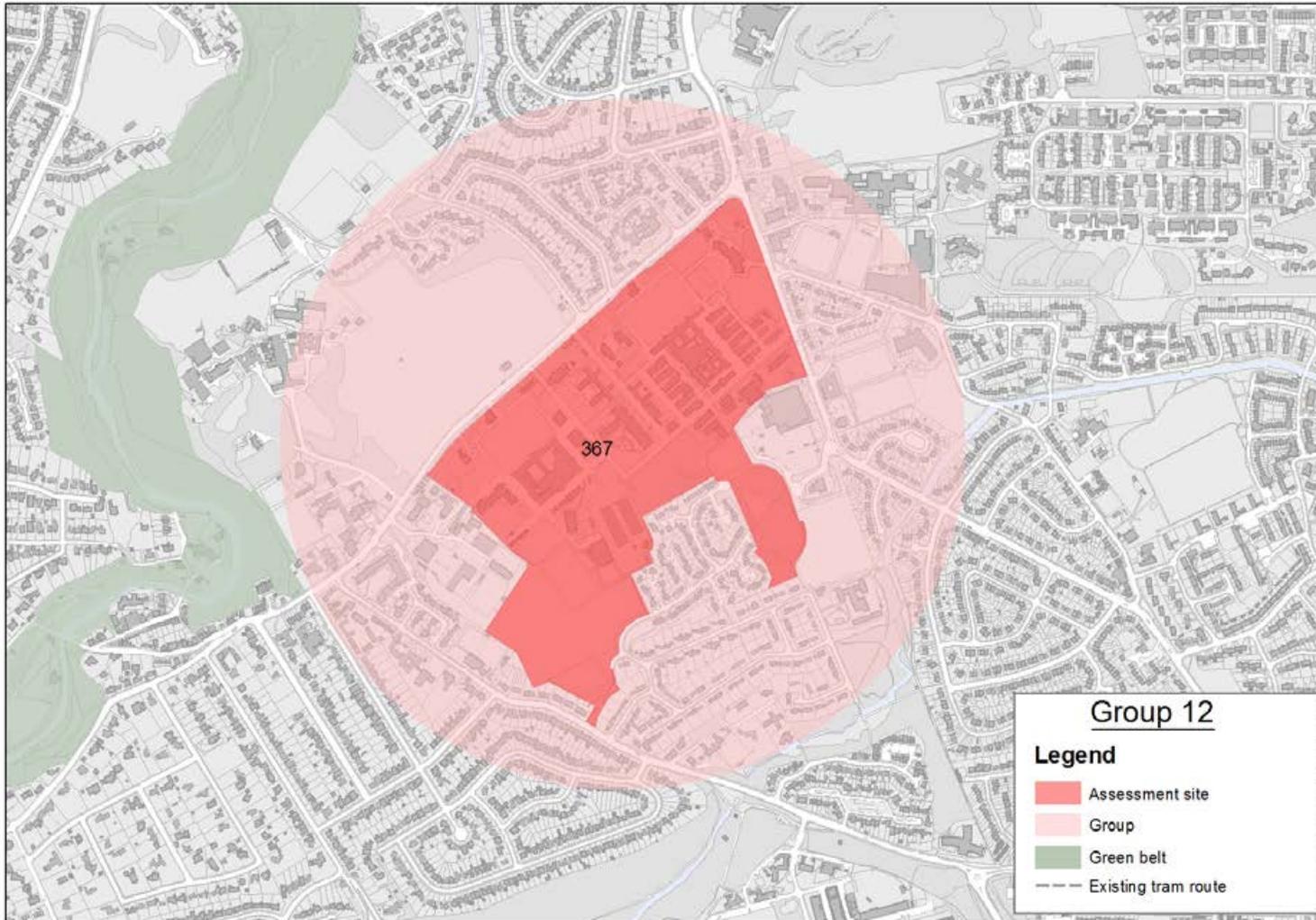


Site Assessment: (85) Falcon Road West (South East Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	?	-	-	?	-	?	✓	?	-	-	-	-	x	-	-	-	-	-	-	-	-	x	-	-	-
Comment	<p>There is potential for protected species within the area. Existing use sorting office and retail warehouse with potential for contamination. 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. The SFRA identifies no flooding risk for this site. Site is visible in many protected view cones. Site visible in some local views. Mixed pattern of development adjacent.</p>																											
Mitigation	<p>A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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. The SFRA recommends a surface water management plan is prepared. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.</p>																											

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	x	-	x	-	-	x	x	-	-	✓
Comment	<p>Existing use is a hospital. There is the potential for contamination within the site. Adjacent uses are residential and railway line. There is the potential for protected species within or adjacent to the site. The whole site is a TPO. The site is within 250m of a NMA. 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 and not within 400m of open space. The SFRA identifies the site as having a high risk of surface water flooding. SEPA has concerns regarding the flood risk from Jordan Burn. 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</p>																											

	<p>resilience of this river with regard to surface water. SW requires a wastewater drainage impact assessment for this site. Site within Grange Conservation Area and includes many listed buildings that will have to be retained and re-purposed. Site contains non-designated heritage assets (site of 16th/17th century St Rogues Chapel and associated plague settlement and graveyard, remains of Trinity church). 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. Site represents an opportunity to contribute further to the green network through the its existing open/green space.</p>
Mitigation	<p>A preliminary ecological appraisal of the site should be undertaken and any subsequent protected species surveys carried out if appropriate. There are significant tree and landscape considerations, the whole site is covered by a TPO. A tree survey and constraints plan will be required. A Preliminary Ecological Appraisal will be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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 of development should create linkages with core path, and provide open space to improve wider area as a whole taking advantage of open space within existing site. The SFRA recommends a FRA and a surface water management plan are prepared for this 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. SW requires a wastewater drainage impact assessment. 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. A heritage impact assessment would be required to inform future development proposals. Site of the 16th/17th century St Rogues Chapel and associated plague settlement and graveyard must be preserved in situ. Architectural fragments from the demolition of Trinity Church must be retained and conserved. A comprehensive programme of archaeological investigations will be required comprising historic building recording (all buildings), excavation, preservation, community engagement and interpretation. Comprehensive visual and landscape appraisals required to determine appropriate mass, scale, height and layout of new development.</p>

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	-	x	-	-	x	x	x	-	-	-
Comment	<p>Existing use is army barracks. There is the potential for contaminated land within the site. There are mature trees on the site. Adjacent uses include residential, a supermarket and an adopted core path. The site includes a large number of A, B and C listed building within and adjacent to the site, and contains non-designated sites of historic interest. Site of national military archaeological and historic significance. Part of the site is within Colinton conservation area. Part of site is within a 1 in 200 year flood zone. The SFRA identifies the site as having a high risk of surface water flooding. 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. SW requires a wastewater drainage impact assessment for this site. Site adjacent to open space. Site is visible in several protected view cones. Site visible in some local views. Mixed pattern of adjacent development, low rise and landscape setting.</p>																												
Mitigation	<p>There are significant tree and landscape considerations on this site. A tree survey and constraints plan will be required. A Preliminary Ecological Appraisal will be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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 SFRA recommends a FRA and surface water management plan are prepared. Design should seek linkages with adjacent adopted core path, open space and link in with the green network, but mitigate impact of adjacent supermarket in order to ensure adequate residential amenity. 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 seek to protect and preserve it as far as possible and in situ were possible. As the site is partly within a conservation area the design of the development should be consistent with the conservation area character appraisal and seek to preserve and/or enhance the special character and appearance of the area, including its setting. There are non-designated heritage assets on the site, which should be considered when developing proposals. A heritage impact assessment would be required to inform future development proposals. The site's military history must be interpreted within the new development. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.</p>																												

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	-	-	-	?	-	-	-	-	?	✓	?	-	-	-	-	-	X	-	✓	-	-	-	-	-	-	-	-	-	-
Comment	<p>There is potential for protected species in the area. Existing use is disused office and car park with potential for contamination. Site adjacent to Westside Plaza shopping centre with potential impact on residential amenity 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. The SFRA identifies the site as having a low risk of flooding. 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 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. SEPA considers there is the potential of surface water flood risk within or adjacent to this site.</p>																												
Mitigation	<p>A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. Appropriate design required to mitigate impact of location next to large car park. Linkages should be made 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. The SFRA also recommends a surface water management plan is prepared. Visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.</p>																												

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	X	-	✓	-	-	-	✓	-	-	-	-	-	-	-	X	-	-	-
Comment	<p>There is potential for protected species in the area. Existing use industrial park with various existing commercial businesses including building materials etc with potential risk of contamination. Site adjacent to a park (designated open space), final core path, Site (361) and residential. Site within 250m of a designated quiet area. Site is also within 1 in 200 year flood zone. The SFRA identifies the site as having a medium risk of fluvial and surface water flooding. SW requires a wastewater drainage impact assessment for this site. Site is visible in several protected view cones. Site visible in some local views. Mixed pattern of development adjacent.</p>																												
Mitigation	<p>The mature trees and woodland habitat along the boundary with Hailes Quarry Park and street trees along Murrayburn Road and Dumbryden Drive should be protected for biodiversity value and connection to green network. A tree survey and constraints plan will be required. A protected species assessment may be required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. As the site is adjacent to a designated Quiet Area the types of use, design and layout of the development</p>																												

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 significant risk of flooding as the whole site is within a 1 in 200 year flood zone (Murray Burn). 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 SFRA also recommends a surface water management plan is prepared. 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: (361) Murrayburn Road (B) (South West Locality) Site merged with site 37																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
Question	-	-	-	?	-	-	?	✓	?	✓	x	x	-	✓	-	-	-	✓	-	-	-	-	-	-	x	-	-	-
Effect	-	-	-	?	-	-	?	✓	?	✓	x	x	-	✓	-	-	-	✓	-	-	-	-	-	-	x	-	-	-
Comment	Existing commercial business (building materials). There is the potential for contaminated land within the site. Site adjacent to park (designated open space), a designated quiet area, Site (37) and LRT bus depot. There is potential for protected species within the area. Part of the site is in a 1 in 200 year flood zone. The SFRA identifies the site as having a medium risk of fluvial flooding and high risk of surface water flooding. SW requires a wastewater drainage impact assessment for this site. 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. Adjacent to Hailes Quarry Park and surrounded by mature trees. Assessment requirement Protected Species survey. Positive effects on biodiversity through site design, layout and landscaping are required. 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 (Murray Burn). 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 SFRA recommends a surface water management plan is prepared. 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: (38) Dumbryden Drive (South West Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
Question	-	-	-	?	-	?	?	-	-	✓	x	-	-	-	-	-	-	-	-	?	-	-	-	x	x	-	-	-
Effect	-	-	-	?	-	?	?	-	-	✓	x	-	-	-	-	-	-	-	-	?	-	-	-	x	x	-	-	-
Comment	<p>There is potential for protected species in the area. Existing use is industrial units with potential for contamination. Adjacent uses are residential, youth centre, designated quiet area/designated open space to the east and a police station. Site within Quiet Area buffer. The SFRA identifies the site as having a medium risk of surface water flooding. SW requires a wastewater drainage impact assessment for this site. There is potential for non-designated heritage assets within the site. Site is visible in several protected view cones. Site visible in some local views. Mixed pattern of development adjacent.</p>																											
Mitigation	<p>Retain the mature trees and shrubs on the periphery of the site for biodiversity value and connection to green network. A tree survey and constraints plan will be required. A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be 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. The SFRA recommends a surface water management plan is prepared. SW requires a waterwater drainage impact assessment. 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. Redevelopment of the site is likely to require a programme of archaeological work (Excavation, recording, analysis etc). The site is close to the Union Canal so the impact upon setting of the Scheduled Ancient Monument may have to be assessed. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.</p>																											

Site Assessment: (238) Calder Estate (H) (South West Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
Question	-	-	-	-	-	-	-	-	-	?	?	?	-	-	-	x	x	-	-	-	-	-	-	-	-	-	-	
Effect	-	-	-	-	-	-	-	-	-	?	?	?	-	-	-	x	x	-	-	-	-	-	-	-	-	-	-	
Comment	<p>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. The SFRA does not identify a flood risk associated with this site although is does require a flood risk assessment is prepared. SEPA require an FRA which assesses the risk from the Murray Burn which is culverted beneath or 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 poor condition by SEPA) and</p>																											

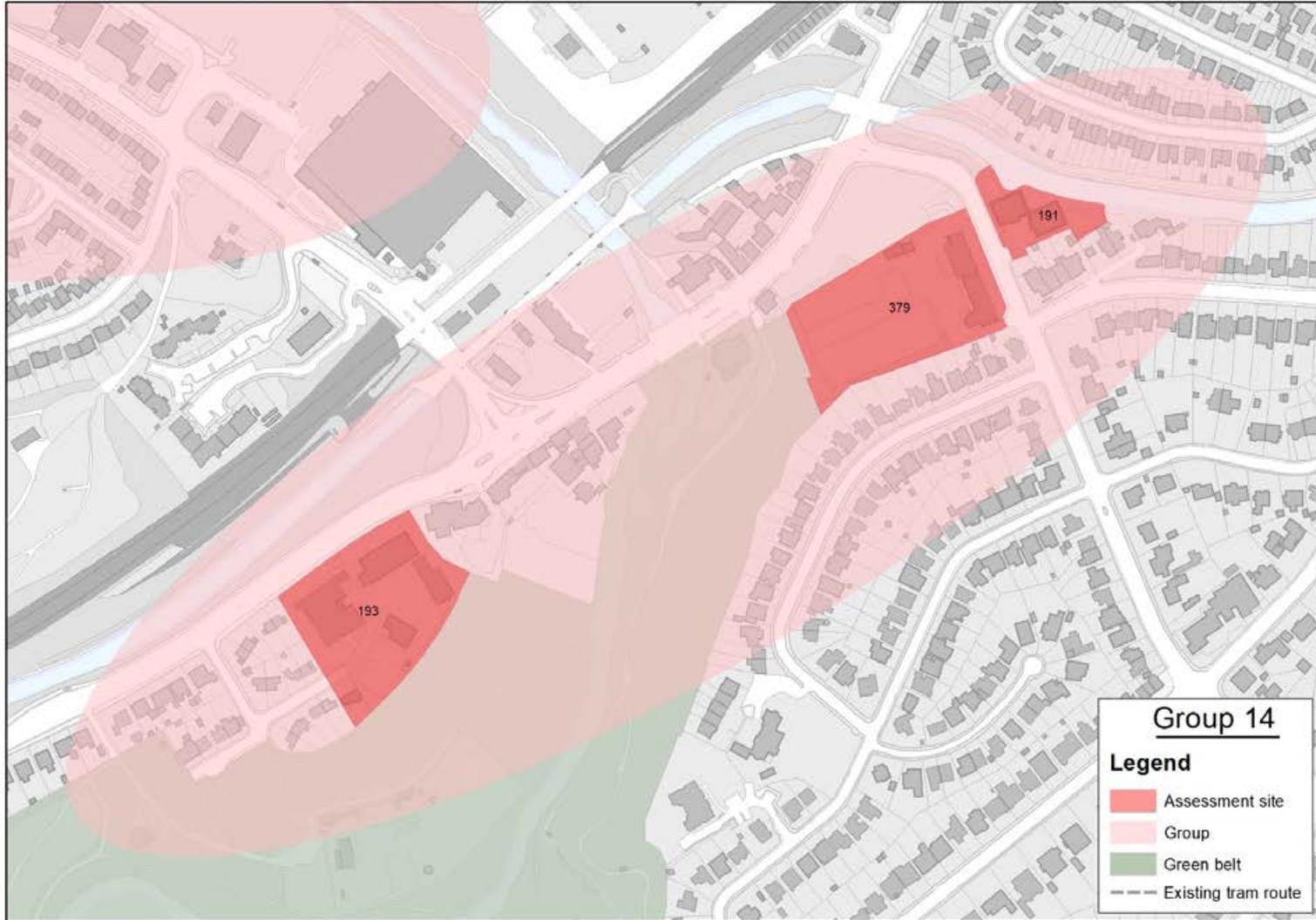
	therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. SW requires a wastewater drainage impact assessment for this site. Development on site at low risk of affecting any city protected views. Site visible in some local views. Weak pattern of development adjacent.
Mitigation	A tree survey and constraints plan will be required. Positive effects on biodiversity through site design, layout and landscaping are 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. SFRA recommends a FRA and a surface water management plan are prepared. 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: (280) Clovestone House (South West Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
Question	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Effect	-	-	-	?	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	x	-	-	-
Comment	Existing use is a care home. There is the potential for contaminated land within the site. Adjacent uses are housing and golf course adjacent to site. There is the potential for protected species within the area. Site is visible in a protected view cone. Site visible in few local views. Strong pattern of development adjacent.																											
Mitigation	A protected species assessment may be required. A tree survey and constraints plan will be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. A visual and townscape appraisal is required to determine appropriate height, scale and mass 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			
	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
Question	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Effect	-	-	-	?	-	-	?	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	x	-	-	-
Comment	Existing use is Kingsknowe Lounge bar. There is the potential for contaminated land within the site. Adjacent uses are residential. There is potential for protected species within the area. Site within 250m of quiet 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	<p>A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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 seek to protect and preserve it as far as possible and in situ were possible. Visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.</p>
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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
Effect	-	?	-	?	-	?	-	✓	?	✓	x	?	-	✓	-	-	-	-	-	-	-	-	-	-	x	-	-	-
Comment	Existing use is an office with the potential for contamination. 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. There is the potential for protected species within the area. The SFRA identifies the site has a high risk of surface water flooding but does not recommend a FRA. The SFRA recommends that risk of infrastructure failure should be considered due to close proximity of Union Canal and contact made with Scottish Canals. Site within Quiet Area buffer. There is a scheduled Ancient Monument adjacent to the site (Union Canal). 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. The site is adjacent to the Water of Leith LNCS. Habitats along the waters edge need to be protected. A protected species assessment and tree survey may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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. The SFRA recommends a surface water management plan is prepared. Design and layout of development should make linkages with the adopted core path. As the site is adjacent to a Scheduled Ancient Monument the design of the development should seek to preserve and enhance the monument within an appropriate setting. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development. Any ground works in and around the Scheduled Ancient Monument are likely to require archaeological mitigation.																											

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	?	-	✓	-	x	-	✓	-	-	-	-	-	-	x	x	-	-	?

Comment	<p>Existing use is industrial and one building has already been removed. There is the potential for contaminated land within the site. Adjacent uses are car showroom with planning application pending for housing, and other adjacent uses are residential. Site adjacent to LNCS. There is the potential for protected species within the site. 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. SFRA identifies the site as having a medium risk of surface water flooding. In addition, the site is in close proximity to the Union Canal with the potential risk of infrastructure failure and therefore the SFRA recommends contact should be made with Scottish Canals. SW requires a wastewater drainage impact assessment for this site. Site adjacent to designated open space. There is a undesignated heritage asset within the site (telephone exchange building). Site of archaeological potential (Walled garden, Craiglockhart House) Site is visible in several protected view cones. Site visible in some local views. Weak pattern of development adjacent.</p>
Mitigation	<p>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 Water of Leith LNCS. The mature trees and shrubs on the periphery of the site are to be protected for biodiversity value and connection to green network. A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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. The SFRA recommends a surface water management plan is prepared. In addition, it is recommended that contact is made with Scottish Canals. Design of development should seek to make linkages with the adjacent open space and core path. As the site has a non-designated heritage asset within it the design of the development should seek to protect and preserve it as far as possible and in situ were possible. Assessment should be carried out on the surviving Walled Garden fabric, with the aim to repair and retain in any new development. Redevelopment should include a phased programme of archaeological mitigation. Initial phase comprising an archaeological evaluation (max 10%), the results of which will inform secondary phases of excavation and public engagement. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.</p>

Group 15: Gorgie – Dalry



Site Assessment: (58) Gorgie Park Close (South West Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
Question	-	-	-	?	-	?	-	-	?	✓	x	-	-	-	?	x	-	-	-	-	-	-	-	-	x	-	-	-
Effect	-	-	-	?	-	?	-	-	?	✓	x	-	-	-	?	x	-	-	-	-	-	-	-	-	x	-	-	-
Comment	<p>There is potential for protected species in the area. Existing use is Royal Mail delivery office with potential for contamination. 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. The SFRA identifies the site as having a medium risk of surface water flooding. Site potentially visible many protected city viewcones. Site visible in some local views. Mixed pattern of development adjacent.</p>																											
Mitigation	<p>Retain and enhance the mature trees surrounding the site. A tree survey and constraints plan will be required. The green links to the Gorgie Childrens Park in the north east should be retained. A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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. The SFRA recommends a surface water management plan is prepared. 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.</p>																											

Site Assessment: (61) Stevenson Road (A) (South West Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
Question	-	-	-	-	-	?	-	-	-	✓	x	?	-	-	?	x	-	-	-	-	-	-	-	-	x	x	-	-
Effect	-	-	-	-	-	?	-	-	-	✓	x	?	-	-	?	x	-	-	-	-	-	-	-	-	x	x	-	-
Comment	<p>Existing use is commercial retail with risk of contamination. 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 SFRA identifies the site as having a medium risk of surface water flooding and a low risk of fluvial flooding. However, the SFRA recommends a FRA is prepared. The site is within the catchment area for a river</p>																											

	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. SW requires a wastewater drainage impact assessment for this site. The site is adjacent to an AQMA and within its buffer zone. There is potential for non-designated heritage assets within the site (Gorgie Mills). Site potentially visible in several protected view cones. Site visible in some local views. Mainly strong pattern of low rise development adjacent.
Mitigation	Retain and enhance the mature trees on and around the site. A tree survey and constraints plan will be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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 SFRA recommends a surface water management plan is prepared. 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. Redevelopment of the site will require phased archaeological mitigation: Phase 1 archaeological evaluation (10%) advised to be undertaken prior to determination. Strip/map and excavate site likely to be required in conjunction with public engagement and onsite interpretation. 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			
	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
Question	-	-	-	-	-	?	?	-	-	✓	x	-	-	-	?	x	-	-	-	-	-	-	-	x	x	-	-	-
Effect	-	-	-	-	-	?	?	-	-	✓	x	-	-	-	?	x	-	-	-	-	-	-	-	x	x	-	-	-
Comment	Existing use is BT house, distribution centre with potential for contamination. Site adjacent to residential flats, houses, a school and open space. Site adjacent to an AQMA and within the buffer zone. Site with 250m of a NMA. 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 SFRA identifies the site as having a medium risk of surface water flooding and should be considered as part of any development proposal taking into account climate																											

	change. SW requires a wastewater drainage impact assessment for this site. There is potential for non-designated heritage assets within the site (Gorgie Mills). Site potentially in several protected views. Site visible in some local views. Weak pattern of development adjacent.
Mitigation	Retain and enhance the mature trees on and around the site. A tree survey and constraints plan will be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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. As the site is within a NMA 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. The SFRA recommends a surface water management plan is prepared. Redevelopment of the site will require phased archaeological mitigation: Phase 1 archaeological evaluation (10%) advised to be undertaken prior to determination. Strip/map and excavate site likely to be required in conjunction with public engagement and onsite interpretation. 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	-	?	-	?	-	?	-	✓	-	✓	x	-	-	✓	?	-	-	-	-	?	-	-	-	-	?	-	-	-
Comment	There is potential for protected species in the area. Existing use is a plumbers merchant with potential for contamination. Adjacent uses are residential. Site is within AQMA buffer and adjacent to a LNCS, an adopted core path and the canal. The SFRA identifies the site as having a medium risk of surface water flooding. There is a Scheduled Ancient Monument adjacent to the site (Union Canal). Site potentially visible in several city protected viewcones but from a distance. Site visible in few local views. Strong pattern of development adjacent.																											
Mitigation	The site is adjacent to the Union Canal LNCS. 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. Development must maintain the natural canal bank and retain any mature trees or other significant vegetation of ecological value. A tree survey and constraints plan will be required. A protected species assessment may be required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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. The SFRA recommends a surface water management plan is prepared. 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. 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 within an appropriate setting.

Site Assessment: (89) Watson Crescent Lane (South West Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
Question	-	?	-	?	-	?	-	✓	?	✓	-	-	-	✓	?	-	-	-	-	?	-	-	-	x	?	-	-	-
Effect	-	?	-	?	-	?	-	✓	?	✓	-	-	-	✓	?	-	-	-	-	?	-	-	-	x	?	-	-	-
Comment	Existing use is as vehicle repair shop with potential for contamination. There is the potential for protected species within the area. Adjacent uses are residential, a LNCS, canal, open space and an adopted core path. The SFRA does not identify any sources of flooding. Site is also within AQMA buffer zone. There is a Scheduled Ancient Monument adjacent to the site (Union Canal). There is the potential for non-designated heritage assets within the site (Victorian laundry). 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. A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The SFRA recommends a surface water management plan is prepared. 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. The site is adjacent to the Union Canal 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. Redevelopment of the site will require archaeological mitigation to excavate, record and																											

	report on the site of the Victorian Laundry. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.
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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	✓	x	?	-	✓	?	-	-	-	?	-	-	-	-	x	x	-	-	-
Comment	<p>Existing uses are an office and retail with the potential for contamination. There is potential for protected species within the area. 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. Garages on site may date to the interwar period. The site is within 250m of a NMA. The SFRA identifies the site as having a medium risk of surface water flooding. In addition, it recommends that infrastructure failure should be considered as the site is in close proximity to the Union Canal and therefore contact should be made with Scottish Canals. SW requires a wastewater drainage impact assessment for this site. Site is visible in many protected view cones. Site visible in few local views. Mixed pattern of development adjacent.</p>																											
Mitigation	<p>A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. As the site is within 250m of NMA 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 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. The SFRA recommends a surface water management plan is prepared. In addition, contact should be made with Scottish Canals with regard to the Union Canal. 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. If the garages date to the interwar period then they are considered of local historic interest and will require historic building recording prior to demolition. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.</p>																											

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	H6	L1	L2	L3	L4
Effect	-	-	-	?	-	?	-	-	?	✓	x	-	-	-	?	x	-	-	?	-	-	-	-	x	x	-	-	-
Comment	<p>There is potential for protected species in the area. Existing uses include a gym, retail units and partial cleared site with potential for contamination. Adjacent uses include a railway line with potential impact on residential amenity, a church (which is listed) and residential. Site is adjacent to an AQMA and within the buffer. There is a non-designated heritage assets within/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. The SFRA identifies the site as having a medium risk of surface water flooding. Site potentially visible in city protected viewcones from a distance. Site visible in few local views. Mixed pattern of development adjacent.</p>																											
Mitigation	<p>A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The layout and design of the development should seek to mitigate the impacts of adjacent uses on residential amenity. 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. The SFRA recommends a surface water management plan is prepared. 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. Various unlisted buildings on the site are of local historic interest - the late 19th century tenement and industrial/commercial buildings and the mid 20th century garages . The red sandstone Merchiston Hearts supporters club is an important part of the townscape and should be preserved within any new scheme. Other structures should be recorded prior to demolition and a programme of archaeological work should be undertaken: (Excavation, reporting & analysis, publication and public engagement). Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.</p>																											

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	?	-	-	?	x	-	-	-	-	-	-	-	-	x	?	-	-	-
Comment	<p>There is the potential for protected species within the area. Existing use is commercial business (bathrooms) and garage/car repair with potential for contamination. 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. The SFRA identified the site as having a medium risk of surface risk. In addition, it recommends that the risk of infrastructure failure should be considered due to the close proximity of the Union Canal and therefore contact should be made with Scottish Canals. There is the potential for archaeological remains within the site. 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.</p>																												
Mitigation	<p>A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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. The SFRA recommends a surface water management plan is prepared. It is recommended that Scottish Canals are contacted with regard to the Union Canal and its implications. Redevelopment of site will require archaeological mitigation: (Excavation, reporting & analysis, publication and public engagement). Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.</p>																												

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	-	-	-	?	x	-	-	?	-	-	-	-	-	-	?	-	-	-

Comment	Existing uses are retail storage, car garage and a social club. There is potential for contaminated land within the site. Adjacent uses are a bowling green, residential, tram line and stop, Murrayfield and Haymarket train depot. There is potential for protected species to be present. The site is within 250m of a NMA. 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 SFRA identifies a medium risk for surface water flooding. 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. SW requires a wastewater drainage impact assessment for this site. Site potentially visible in city protected viewcones from a distance. Site visible in some local views. Mixed pattern of development adjacent.
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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 250m of a NMA 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 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. The SFRA recommends a surface water management plan is prepared. 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	-	-	-	?	x	-	-	-	-	-	-	-	x	?	-	-	-
Comment	Existing use is royal mail sorting office. There is the potential for contaminated land within the site. Adjacent uses are residential, tram line, Haymarket depot, and offices. There is potential for protected species to be present. 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 250m of a NMA. 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 SFRA identifies the site as having a medium risk of surface water flooding. Site of archaeological potential (19 th century Waverley Ribber Works). Site potentially visible in city protected viewcones from a distance. Site visible in few local views. Weak pattern of development adjacent.
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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 250m of a NMA 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 of development should seek to mitigate the impact of the adjacent train maintenance yard in terms of residential amenity. 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 SFRA recommends a surface water management plan is prepared. Redevelopment will require phased archaeological mitigation, phase 1 being monitored demolition and 10% evaluation. Results will determine the scope of secondary excavation, reporting, analysis and public engagement. 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			
	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
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 petrol station. There is the potential for contaminated land within the site. Adjacent uses include Supermarket and residential tenements. Adjacent to LNCS, adopted core path, AQMA and within buffer. The site is within 250m of a NMA. The SFRA does not identify any risk of flooding. 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 may 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.																											

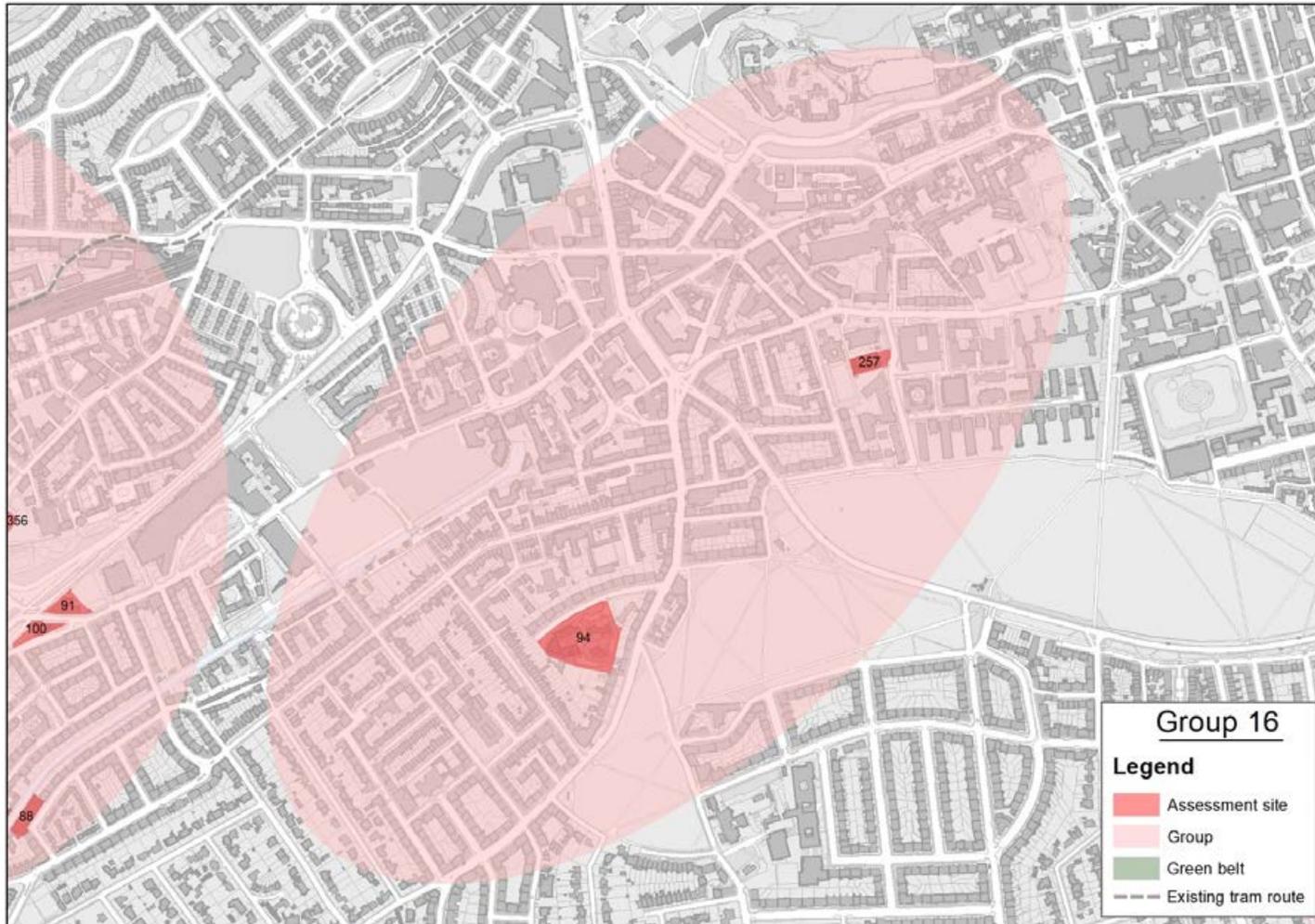
Mitigation	<p>A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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. As the site is within a NMA 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 development should seek linkages with adjacent adopted core path. 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 mass, scale, height and layout of new development.</p>
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Site Assessment: (363) West Gorgie Park																												
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	<p>Existing use is small industrial units. There is the potential for contaminated land within the site. Adjacent uses are residential. There is potential for protected species within the area. Small part of the 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. The SFRA identifies the site as having a high risk of surface water flooding. SW requires a wastewater drainage impact assessment for this site. Site potentially visible in 2 city protected viewcones from a distance.</p>																											
Mitigation	<p>A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are 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. The SFRA recommends a surface water management plan is prepared. 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</p>																											

	seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.
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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	x	-	-	?	x	-	-	-	-	-	-	-	x	x	-	-	-
Comment	Existing builder's yard, surrounded by residential development on most adjacent sites. There is the potential for contaminated land within the site. There is the potential for protected species within the site. Site adjacent to an AQMA and within its buffer zone. Part of the site is in a 1 in 200 year flood zone. The SFRA identifies the site as having a medium risk of fluvial flooding. 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. SW requires a wastewater drainage impact assessment for this site. Site of archaeological importance (c.1890 Delhaig development associated with adjacent leather works). Site is potentially visible in several protected view cones. Site visible in few local views. Strong pattern of development adjacent.																											
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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. 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 SFRA recommends a surface water management plan is prepared. Redevelopment of the site will require archaeological mitigation from Historic Building recording to phased excavation and possible public engagement. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.																											

Group 16: Fountainbridge



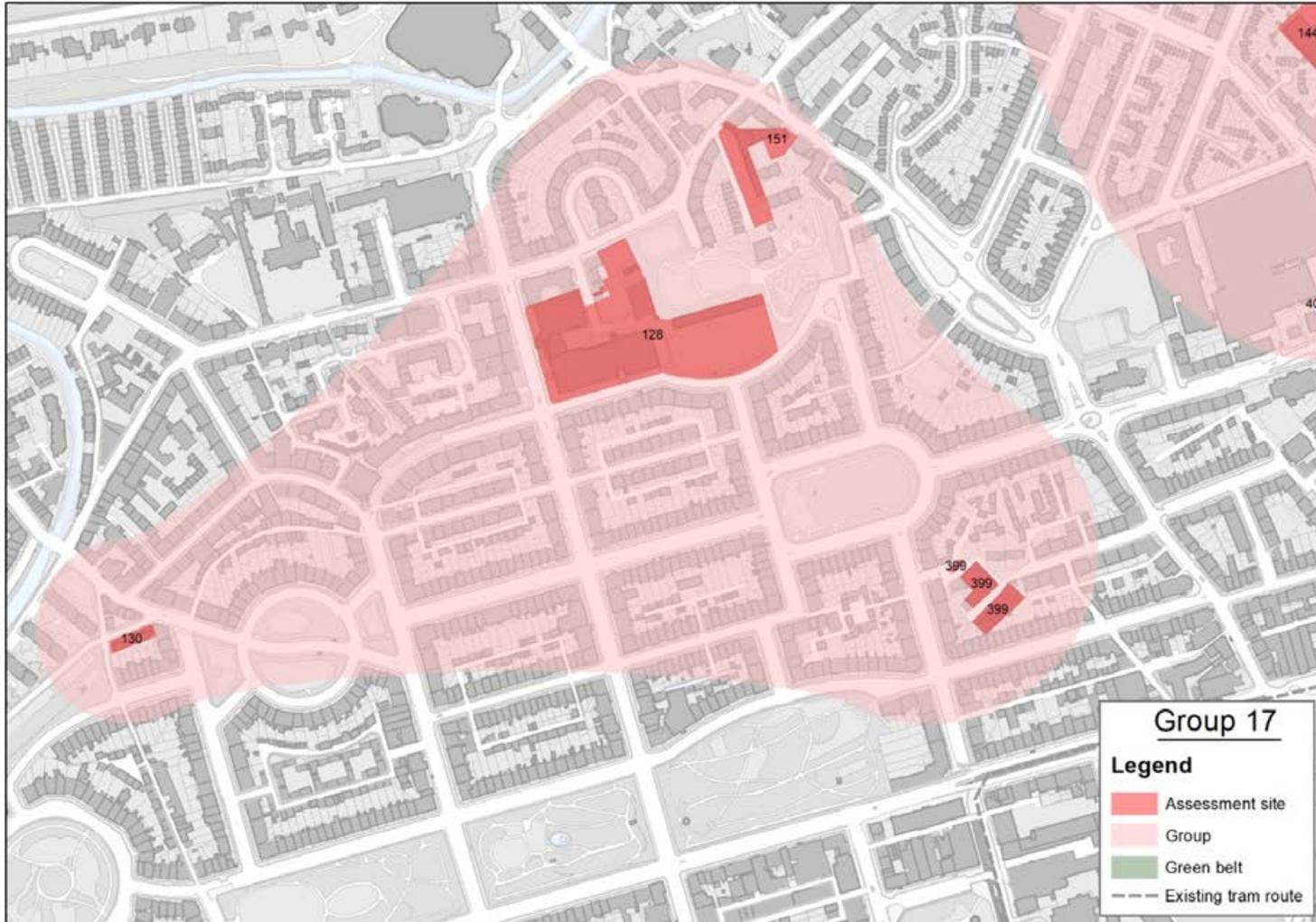
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Site Assessment: (94) Gillespie Crescent (South East Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3
Effect	-	-	-	-	?	-	-	-	-	✓	x	-	-	-	-	x	-	-	?	-	?	-	-	x	x	-	-	-
Comment	Existing use is sheltered accommodation with potential for contamination. Adjacent uses are residential and retail units. A TPO covers the site and a preliminary ecological appraisal will be required. The SFRA identifies no risk of flooding. 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. SW requires a wastewater drainage impact assessment for this site. Site adjacent to listed buildings (46 Bruntsfield Place) and Marchmont, Meadows & Bruntsfield Conservation Area. There is potential for non-designated heritage assets within the site (Gillespies Hospital). Site is potentially visible in many protected view cones. Site visible in few local views. Strong pattern of development adjacent.																											
Mitigation	A TPO covers the site. Mature trees and other significant vegetation are to be retained in site design. A tree survey and constraints plan will be required. A Preliminary Ecological Appraisal will be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be 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. The SFRA recommends a surface water management plan is prepared. 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. Redevelopment of the sites will require archaeological mitigation: excavation, reporting and analysis, publication and public engagement. There is the potential to reveal or interpret the layout of the Georgian Gillespie's Hospital as part of public realm. 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
Effect	-	-	-	?	-	-	-	-	-	✓	?	-	-	-	-	x	-	-	?	-	?	?	-	x	x	-	-	-
Comment	Existing use is a hospital, a building of local historic interest. There is the potential for contamination within the site. Adjacent uses are a secondary school, open space, and hospitals. There is the potential for protected species within the 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																											

	<p>therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. The SFRA considers the site has no risk of flooding. 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.</p>
Mitigation	<p>A protected species assessment and tree survey may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be 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. The SFRA recommends a surface water management plan is prepared. As there is a listed building (St Catherine's convent and Chalmers Hospital) 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. Although it is unlisted the hospital has local archaeological and historic interest and should be recorded prior to any demolition /redevelopment proposals. Archaeological mitigation may be required. Visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.</p>

Group 17: New Town



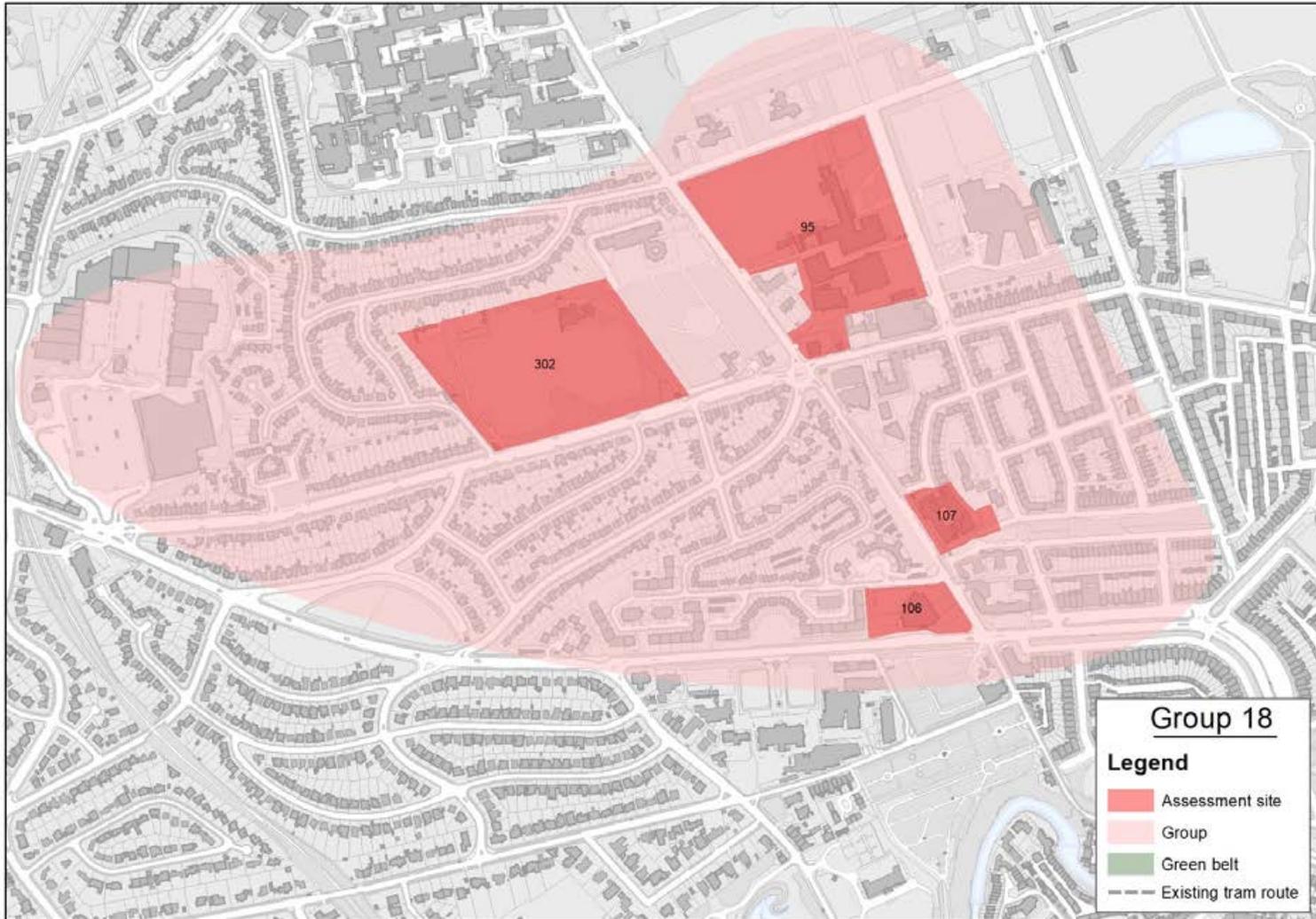
Site Assessment: (128) Eyre Terrace (B) (North East Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	✓	✓	✓	x	-	-	✓	-	x	-	✓	?	-	x	?	x	x	x	-	-	-
Comment	Existing use is former offices and car park with potential for contamination. 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. The SFRA identifies the site as having a high risk of surface water flooding. SW requires a wastewater drainage impact assessment for this site. Site within Inverleith conservation area and a Historic Garden and Designed Landscape. Potential for archaeological remains within the site. Site potentially visible within many protected city viewcones. Site visible in many local views. Strong patterns of development adjacent.																											
Mitigation	Mature trees and other significant vegetation should be retained in site design. A tree survey and constraints plan will be required. New buildings should be set back at least 5m from the canopy edge of the existing trees along Fettes Row. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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. The SFRA recommends a surface water management plan is prepared. 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. A programme of pre-application archaeological works and conditioned archaeological mitigation (historic building survey, excavation, recording, analysis, publication and public engagement) is required for this site. 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	-	✓	-	-	?	-	X	X	X	X	-	-	-
Comment	Existing uses are commercial retail, yoga centre and printing centre with potential for contamination. There is the potential for protected species within the area. Adjacent uses are residential. Site is within 250m of a NMA. 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 SFRA identifies the site as having a medium risk of surface water flooding. 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. Site of archaeological significance (Canon Mills Loch)																												
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. As the site is within 250m of a NMA 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. 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. The SFRA recommends a surface water management plan is prepared. 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. Redevelopment of the site will require archaeological mitigation (excavation, reporting & analysis, environmental sampling, publication, community engagement, interpretation). Pre-determination evaluation is essential as there is the potential for preservation in-situ and public realm interpretation. 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	X	X	-	-	-

Comment	<p>Existing uses are industrial units. There is potential for contaminated land within the site. Adjacent uses residential. There is the potential for protected species within the site. The SFRA considers there is no risk of flooding. 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. There are non-designated heritage assets including the streetscape adjacent to the site (19th century former mews). Site of archaeological potential (medieval market place). Site potentially visible in many protected city viewcones. Site visible in few local views. Strong pattern of development adjacent.</p>
Mitigation	<p>A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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. The SFRA recommends a surface water management plan is prepared. 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. As the site has various non-designated heritage assets including streetscape, which should be considered when developing proposals. Redevelopment of the site will require phased archaeological mitigation including evaluation, excavation, reporting & analysis, publication public engagement and interpretation. Comprehensive Townscape and Visual appraisals required to determine appropriate mass, scale and height of new development</p>

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			
	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
Question	-	-	-	?	-	-	-	-	✓	✓	x	-	-	-	-	x	-	✓	?	-	?	-	-	x	x	-	-	-
Effect	-	-	-	?	-	-	-	-	✓	✓	x	-	-	-	-	x	-	✓	?	-	?	-	-	x	x	-	-	-
Comment	Existing use is police headquarters at Fettes with the potential for contamination. There is potential for protected species in the area. Adjacent uses are a high school, cemetery, retail, and Fettes College. The SFRA considers there is a high risk of surface water flooding on 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. Although the SFRA considers there is no risk of fluvial flooding. SW requires a wastewater drainage impact assessment for this site. Site adjacent to designated open space (cemetery), listed buildings and Inverleith conservation area. There is potential for non-designated heritage assets within the site. 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	A protected species assessment may be required. A tree survey and constraints plan will be required. Positive effects on biodiversity through site design, layout and landscaping are required. The landscaping should be designed to improve green network connectivity from Comely Bank Cemetery to Inverleith Park. Loss of open space. Due to the previous uses an assessment of the land for risks presented by potential contamination may be 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. The SFRA recommends a FRA and surface water management plan are prepared. There are listed buildings and structures adjacent to the site as part of Fettes College and at Avenue Villas. The design of the development should seek to fully understand and preserve and/or enhance the setting of these listed buildings and structures. Redevelopment of the site will require archaeological mitigation: historic building survey of Fettes Police HQ, excavation, reporting & analysis, publication and public engagement. Phased approach, phase 1 being evaluation of the playing fields (10%).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			
	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
Question	-	-	-	?	?	-	-	-	-	✓	x	-	-	-	-	x	-	-	?	-	?	?	?	-	?	-	-	-
Effect	-	-	-	?	?	-	-	-	-	✓	x	-	-	-	-	x	-	-	?	-	?	?	?	-	?	-	-	-

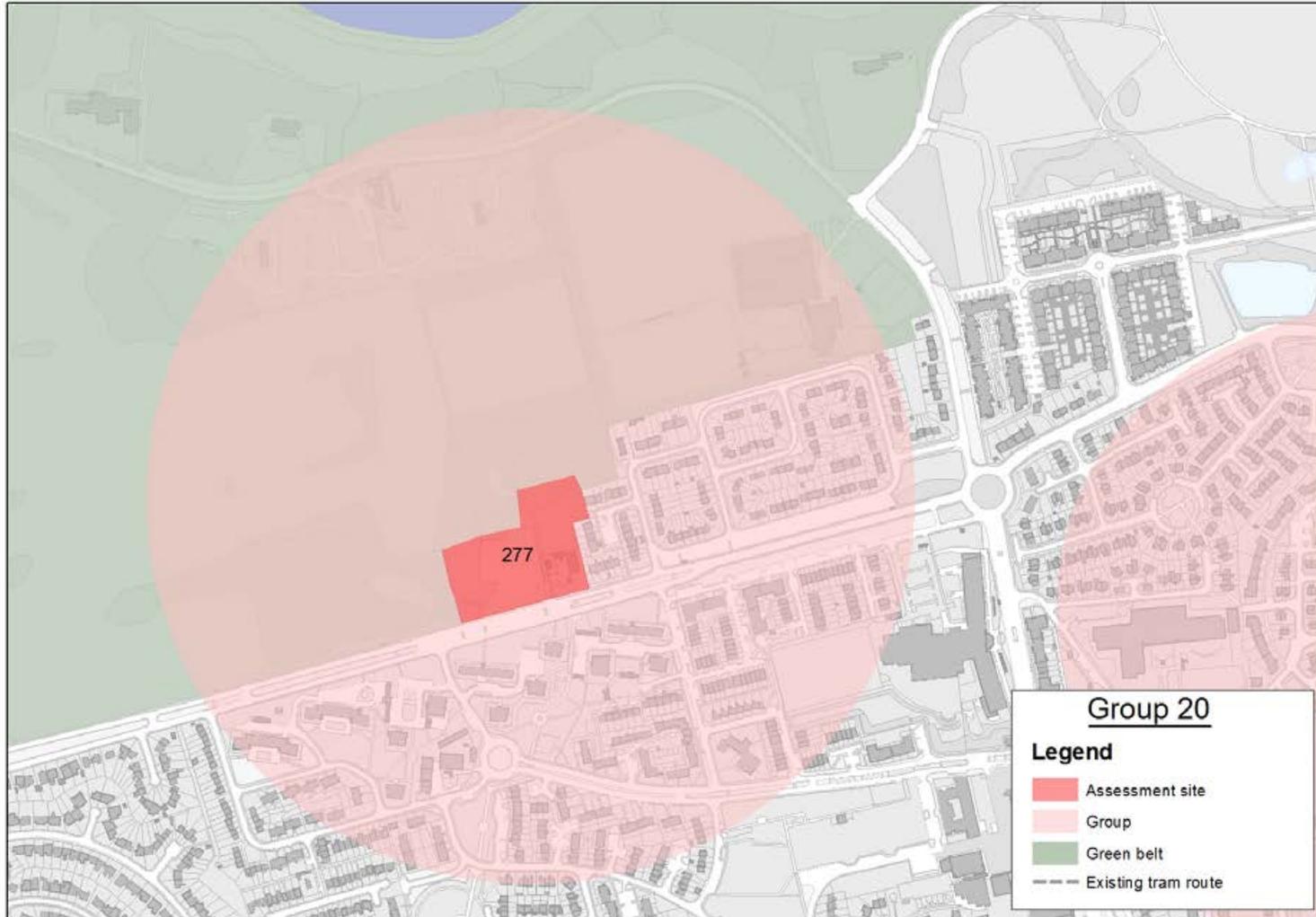
Comment	There is potential for protected species within the site. A TPO covers a large part of the site. Existing use is an office with potential for contamination. Adjacent uses are residential, and a cemetery. The SFRA considers there is no risk of flooding. The site is within the catchment area for 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. SW requires a wastewater drainage impact assessment for this site. Site potentially visible in city protected viewcones from a distance. Site visible in many local views. Mixed pattern of development adjacent.
Mitigation	A Tree Preservation Order covers a large part of the site. Mature trees and other significant vegetation are to be retained in site design. A tree survey and constraints plan will be required. A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. The site provides an opportunity to enhance and improve the wider area green/blue network, strengthening the link across Water of Leith valley, adjacent cemeteries and private gardens. Due to the previous uses an assessment of the land for risks presented by potential contamination may be 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. The SFRA recommends a surface water management plan is prepared. 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			
	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
Question	-	-	-	?	-	-	-	-	-	✓	x	-	-	-	-	x	-	-	-	-	-	-	-	-	x	-	-	-
Effect	-	-	-	?	-	-	-	-	-	✓	x	-	-	-	-	x	-	-	-	-	-	-	-	-	x	-	-	-
Comment	There is potential for protected species within the site. Existing use is an office with potential for contamination. 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. The SFRA identifies no risk of flooding. SW requires a wastewater drainage impact assessment for this																											

	site. 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	A protected species assessment may be required. A tree survey and constraints plan will be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be 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. The SFRA recommends a surface water management plan is prepared. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

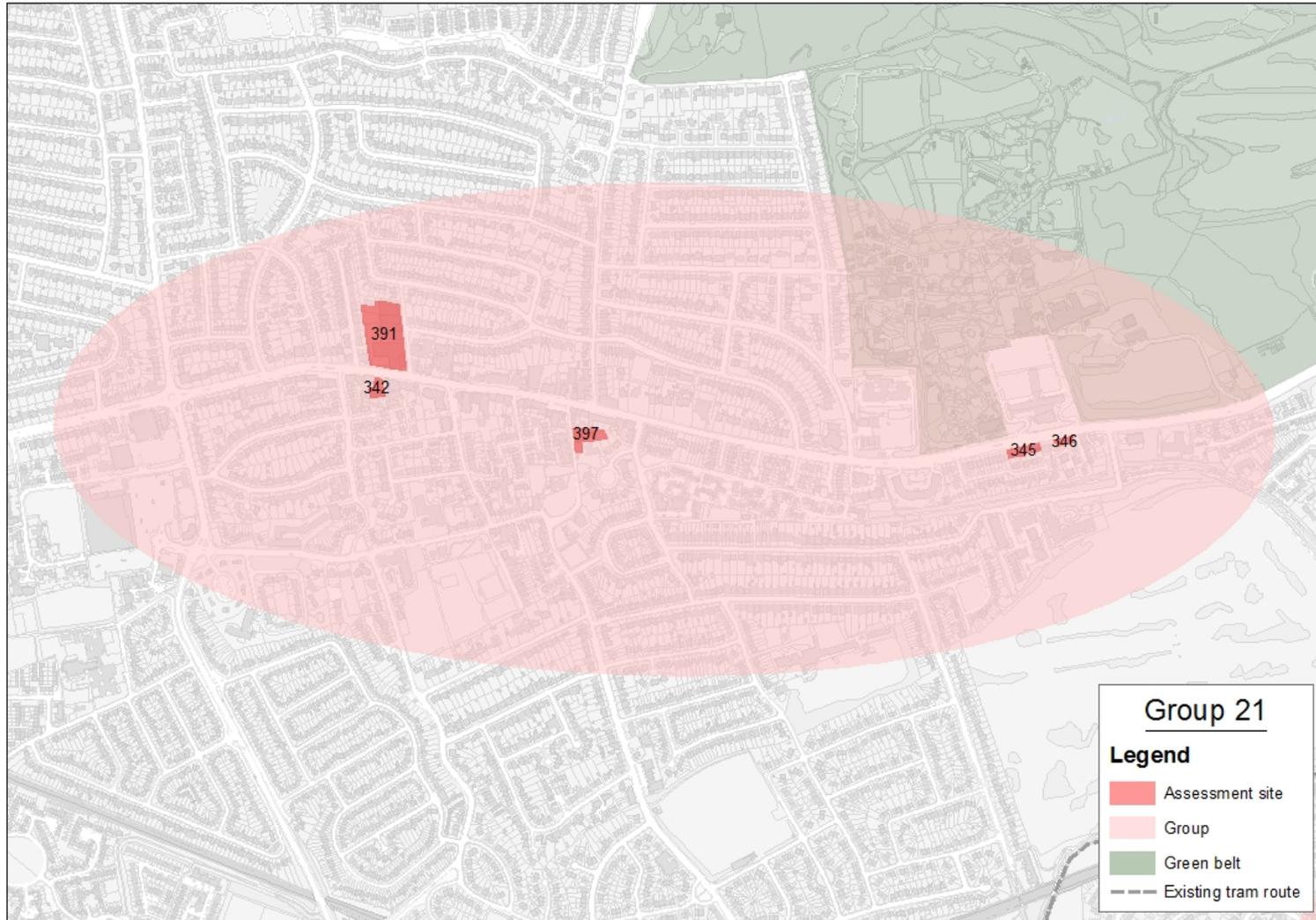
Site Assessment: (302) Royal Victoria Hospital (North East Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	?	?	-	-	-	-	✓	X	-	-	-	-	X	-	✓	X	-	-	-	-	X	X	-	-	-
Comment	Existing use is a hospital. There is the potential for contaminated land within the site. There is the potential for protected species within the site. 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 resilience of this river with regard to surface water. The SFRA identifies the site as having a high risk of surface water flooding and recommends a SFRA is prepared. SW requires a wastewater drainage impact assessment for this site. There is a listed building within the site. There is potential for archaeological remains on the site (former site of Craigleith House). Site is potentially visible in several protected view cones. Site visible in local views, screened by planting. Mixed pattern of development adjacent.																											
Mitigation	Mature trees and areas of ecological value should be retained in site design, a TPO covers the site. A tree survey and constraints plan will be required. A Preliminary Ecological Appraisal will be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be 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. The SFRA recommends a FRA and a surface water management plan are prepared. 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. A heritage impact assessment would be required to inform future development proposals. Redevelopment of the southern part of site may require archaeological mitigation (excavation, reporting & analysis, publication and public engagement) and should incorporate interpretation of site's history through public realm. Comprehensive visual and townscape appraisals 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	-	?	-	-	-	-	-	-	✓	✓	x	-	-	-	-	-	-	✓	-	-	-	-	-	x	?	-	-	-
Comment	Existing use is nursing home/childrens centre. There is potential for contamination within the site. Adjacent uses are a golf course, playing fields, and residential. Site adjacent to LNCS and designated open space. The SFRA considers there is no risk of flooding. SW requires a wastewater drainage impact assessment for this site. Site of archaeological significance (16 th century Muirhouse House). 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. There are mature trees on the site which should be retained. Trees and landscape around periphery of the site should be protected. A tree survey and constraints plan will be required. A Preliminary Ecological Appraisal will be required. Positive effects on biodiversity through site design, layout and landscaping are required. Design and layout of development should seek linkages with adjacent open space. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The SFRA recommends a surface water management plan is prepared. Redevelopment of the site will require a programme of archaeological mitigation work including excavation, public engagement and interpretation. 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			
	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
Question	-	-	-	?	-	?	-	-	-	✓	x	-	-	-	?	x	-	-	x	-	-	-	-	x	x	-	-	-
Effect	-	-	-	?	-	?	-	-	-	✓	x	-	-	-	?	x	-	-	x	-	-	-	-	x	x	-	-	-
Comment	Existing use is a car tyre repair centre. There is the potential for contamination within the site. Adjacent uses are residential, retail unit and Site 391 (commercial retail). There is potential for protected species to be present. 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. The SFRA identifies the site as having a medium risk of surface water flooding. Site of archaeological potential (medieval Glasgow Road and 18 th century edge of Corstorphine village). Site is potentially visible in only one protected viewcone. Site visible in few local views. Weak pattern of development adjacent.																											
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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. The SFRA recommends a surface water management plan is prepared. Redevelopment will require archaeological mitigation including excavation, reporting & analysis and public engagement. 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			
	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
Question	-	-	-	?	-	-	-	✓	-	✓	?	-	-	✓	-	x	-	-	?	-	-	-	-	-	x	-	-	-
Effect	-	-	-	?	-	-	-	✓	-	✓	?	-	-	✓	-	x	-	-	?	-	-	-	-	-	x	-	-	-
Comment	Existing use is vacant car retail. There is the potential for contaminated land within the site. Adjacent uses are a hotel and residential. There is potential for protected species to be present. 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 SFRA identifies no risk of flooding. Site adjacent to an adopted																											

	core path and adjacent to listed buildings (3-4 Downie Terrace). There is also a C listed building (5 Downie Terrace) known to be of risk within the site. Site is potentially visible in several protected view cones. Site visible in some local views. Weak pattern of development adjacent.
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be 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. The SFRA recommends a surface water management plan is 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 within the site including its setting. As there are also listed buildings adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the settings of these listed building. 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.

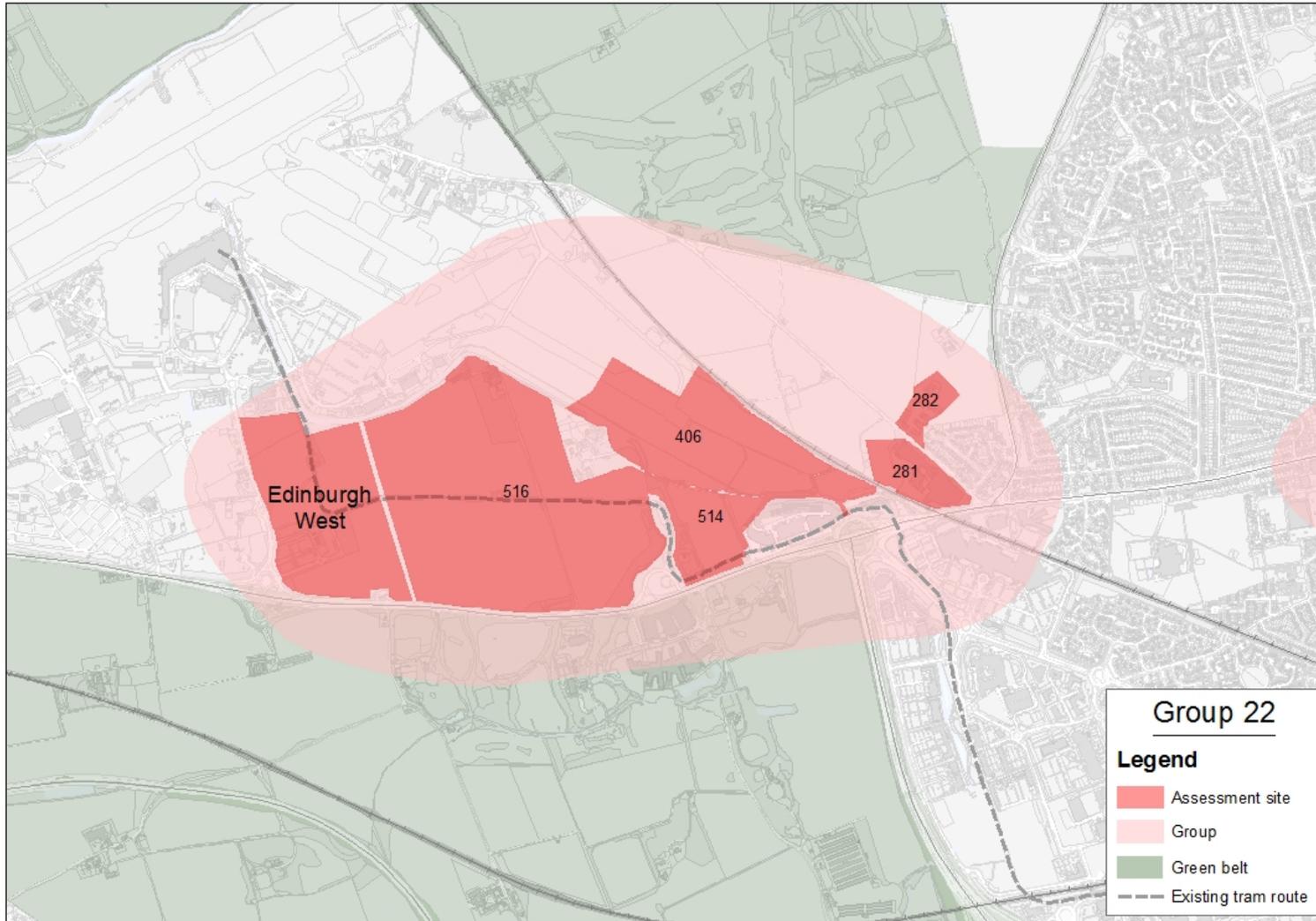
Site Assessment: (346) Corstorphine Road (B) (North East Locality).																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	✓	-	✓	?	-	-	✓	-	X	-	-	?	-	-	-	-	-	X	-	-	-
Comment	Existing use is vacant car hire. There is potential for contaminated land within the site. Adjacent uses are a hotel, and residential. Site is adjacent to an adopted core path and listed buildings (C listed 1-2 Downie Terrace). 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 SFRA identifies no risk of flooding. Site is potentially visible in several protected city viewcones. Site visible in few local views. Weak pattern of development adjacent.																											
Mitigation	Mature trees along the boundary of St Catherines Gardens are to be retained. A tree survey and constraints plan will be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be 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. The SFRA recommends a surface water management plan is prepared. 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			
	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
Question	-	-	-	?	-	?	-	-	-	✓	x	-	-	-	?	x	-	-	-	-	?	-	-	-	x	-	-	-
Effect	-	-	-	?	-	?	-	-	-	✓	x	-	-	-	?	x	-	-	-	-	?	-	-	-	x	-	-	-
Comment	Existing use is commercial retail. There is the potential for contaminated land within the site. Adjacent uses to residential and retail. There is the potential for protected species within the site. 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. The SFRA identifies the site as having a medium risk of surface water flooding. SW requires a wastewater drainage impact assessment for this site. 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	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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. The SFRA recommends a surface water management plan is prepared. 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: (397) Kirk Loan (North East Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
Question	-	-	-	?	-	?	-	-	-	✓	?	-	-	-	?	x	-	-	-	-	x	-	-	x	-	-	-	-
Effect	-	-	-	?	-	?	-	-	-	✓	?	-	-	-	?	x	-	-	-	-	x	-	-	x	-	-	-	-
Comment	Existing use is Council offices. There is the potential for contaminated land within the site. Adjacent uses are residential and a public house. There is the potential for protected species within the site. Site within AQMA buffer and Corstorphine Conservation Area. The site is within																											

	<p>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 SFRA identifies the site as having a low risk of flooding. Site of archaeological potential (medieval village of Corstorphine). Development on site at low risk of affecting any city protected views. Site visible in few local views. Weak pattern of development adjacent.</p>
Mitigation	<p>A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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. The SFRA recommends a surface water management plan is prepared. 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. Redevelopment of the site will require archaeological mitigation (excavation, reporting, analysis, publication public engagement). Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.</p>

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
Effect	-	-	-	-	-	-	-	-	?	✓	x	-	-	-	-	x	-	-	-	-	-	-	-	x	x	-	-	✓
Comment	Existing use is an industrial unit. There is the potential for contaminated land within the site. 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. The SFRA identifies a high risk of surface water flooding and although a low risk of fluvial flooding recommends a FRA is prepared. SW requires a wastewater drainage impact assessment for this site. There is potential for archaeological remains on this site. Site is potentially visible in one protect city view. Site visible in some local views. Weak pattern of development adjacent. Site represents an opportunity for green network connections between existing and allocated sites.																											
Mitigation	Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The layout and design of the development should mitigate the effects of adjacent uses to ensure adequate residential amenity. 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 SFRA recommends a surface water management plan is prepared. Design of development should take advantage of access to new station but mitigate the impacts of noise from trains. A historic building survey of the 20th Century factory is required. An archaeological programme of work may be required dependent on the scale of development. 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
Effect	-	-	-	-	-	-	-	-	-	✓	x	-	-	-	-	x	-	-	-	-	-	-	-	x	-	-	-	✓
Comment	Existing use is Westcraigs Industrial Estate. There is the potential for contaminated land within the site. Some mature trees present. 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. The SFRA identifies the site as having a high risk of surface water flooding. Although the SFRA identifies a low risk of fluvial flooding it recommends a FRA is prepared. SW requires a wastewater drainage impact assessment for this site. There is potential for archaeological remains on the site (historic quarrying).																											

	Development on site at low risk of affecting any city protected views. Site visible in some local views. Weak pattern of development adjacent. Site represents an opportunity for green network connections between existing and allocated sites.
Mitigation	There are mature trees on the site which should be retained. A tree survey and constraints plan will be required. A Preliminary Ecological Appraisal will be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The layout and design of the development should seek to mitigate the impacts of adjacent uses to ensure adequate residential amenity. 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 SFRA recommends a surface water management plan is prepared. Redevelopment of the site will require a phased programme of archaeological mitigation. Pre-application an evaluation/survey of site should be carried out to determine scale of historic quarrying and landfill on site. 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			
	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 airport cross runway. There is the potential for contamination within the site. There is a LNCS and local biodiversity site adjacent to the site. There is an opportunity to improve the local biodiversity through the diversion and enhancement of the Gogar Burn. 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 SRFA identifies the site as having a high risk of fluvial flooding. 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. SW requires a wastewater drainage impact assessment for this site. 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. Site of archaeological significance (RAF, possibly 17 th century battlefield, possible remains going back to pre-history). Development on site at low risk of affecting any city protected views. Site visible in some local views. Weak pattern of development adjacent. Site represents an opportunity for green network connections between existing and allocated 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 designation. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. A flood risk assessment would be required for this site which has a high 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. The SFRA recommends a surface water management plan is prepared. A noise impact assessment would also be required in particular to assess the impact of the airport and the railway line 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. Redevelopment of the site will require archaeological mitigation including excavation, reporting, analysis, publication, public benefit and possible interpretation. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (514) Edinburgh Gateway

SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape				
	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	<p>There is a LNCS adjacent to the site. There is potential for protected species within the site (badgers). The site is adjacent to the tram depot with potential for negative impacts in terms of residential amenity. Site is prime agricultural land. Site is outwith 1 in 200 year flood zone, however, the SFRA identifies the site as having a high risk of fluvial flooding and medium risk of infrastructure failure. 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 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 the potential for noise impacts associated with Edinburgh airport. Tram route passes through the site with good access to bus services and the Gateway railway station. There is also a core path that passes along the edge of the site that allows linkages to the Gyle. Here is no open space within 400m of the site. Site adjacent to listed building (Gogar Church and landscape associated with Gogar House). There is a Scheduled Ancient Monument adjacent to the site (Gogar Mains Fort). Site of archaeological significance (Historic village of Gogar, 17th century battlefield). No obvious visual green belt boundary. Site is not within any city viewcones and therefore not expected to impact on city views.</p>																												

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 protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. The layout and design of the development should seek to address the negative impacts on residential amenity of adjacent uses including flood lighting of the tram depot and aircraft noise. The SFRA recommends a flood risk assessment surface water management plan are prepared. This site could also incorporate the Gogar Burn diversion scheme, which would 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. The design and layout of the development should make linkages with the tram and Edinburgh Gateway station and provide open space in accord with the Council's open space standards. Redevelopment must respect views and setting of listed Gogar Church and landscape associated with Gogar House. Redevelopment of the site will require archaeological mitigation (excavation, analysis, reporting, publication, public benefit/engagement and interpretation. Predetermination evaluation including metal-detecting, walkover surveys and trial trenching required.
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Site Assessment: (516) Edinburgh 205																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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	<p>There is a LNCS within the site. There is a watercourse within the site and therefore potential for protected species (birds, otters and badgers). There is a core path adjacent to the site providing an opportunity to connect to the network and potentially the services at the Gyle. Site adjacent to the airport and its associated uses and other allocated sites. Site is prime agricultural land. The SFRA identifies the site as high risk of fluvial and surface water flooding at present but at medium risk of fluvial flooding in the future. Parts of the site are 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 (the Gogar Burn) considered in 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. Also see site (514) Land adjacent to Edinburgh Gateway. There is the potential for noise impacts associated with the airport. Site has good accessibility with tram route passing through the centre of the site, although at present the bus services do not pass through the site. There is no open space within 400m of this site. Site of archaeological significance (pre-historic and early medieval remains associated with medieval Gogar Village and Gogar Stane). Site adjacent to listed Gogar Church and landscape associated with Gogar house. Site contains historic Gogar Mains Farm and associated outbuildings related to RAF turnhouse. There is a Scheduled Ancient Monument within the site (Gogar Mains Fort). Site is not within any city view cones and therefore not expected to impact on city views.</p>																											

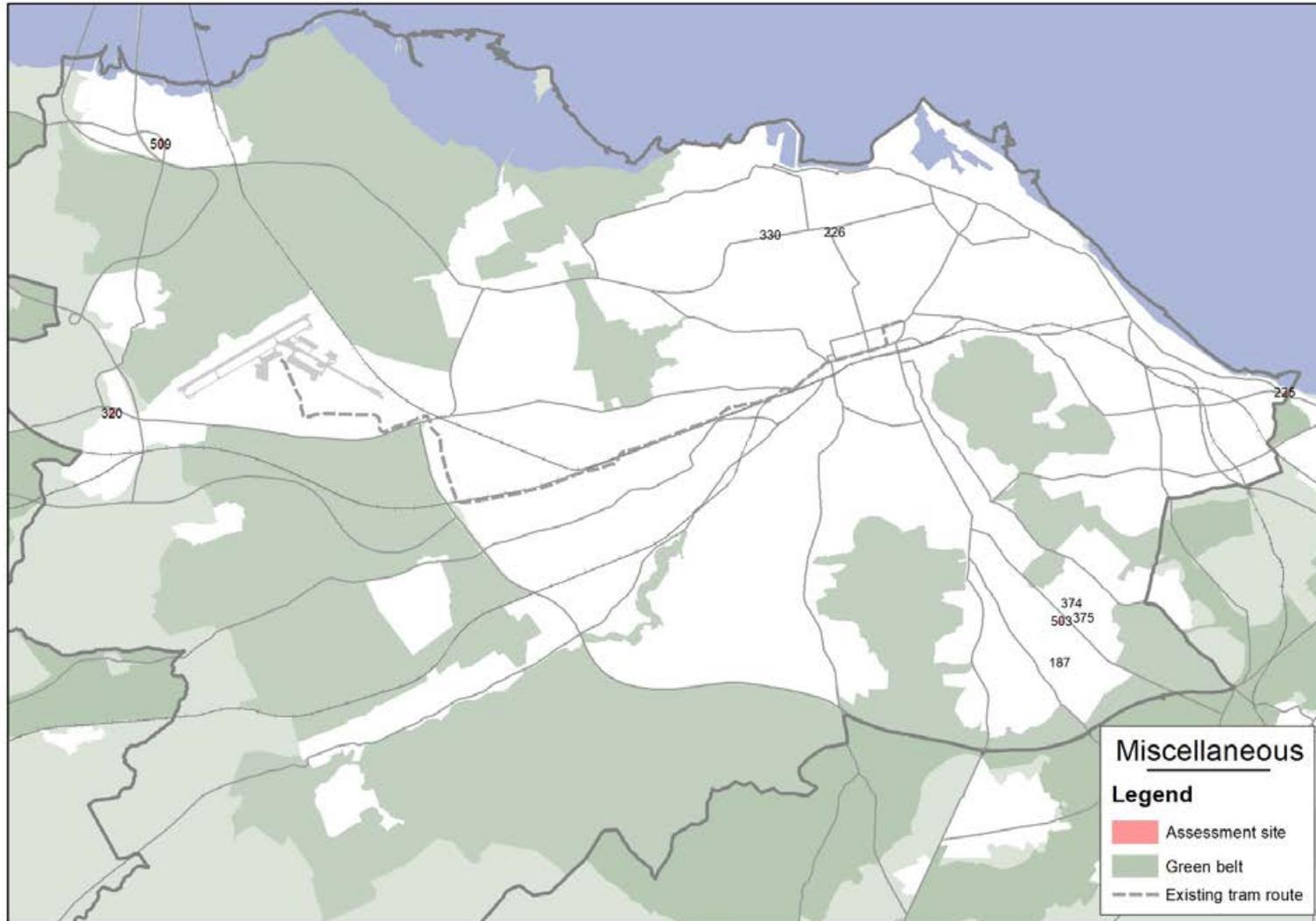
Mitigation	<p>A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. A preliminary ecological appraisal of the site should be undertaken and any subsequent protected species surveys carried out if appropriate. Positive effects on biodiversity through site design, layout and landscaping are required. The layout and design of the development should seek to make linkages with the core path. The layout and design of the development should seek to address the negative impacts on residential amenity of adjacent uses including noise from the tram and aircraft. The SFRFA recommends a flood risk assessment and surface water management plan is prepared. 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 site has the potential to take advantage of the tram to improve public transport mode share, however, this could be improved by redirecting bus services through the site. The layout and design of the site should meet the Council's open space standards. 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 with a management plan submitted. Redevelopment must respect the setting and character of both the Scheduled Gogar Mains and also the adjacent Gogar Castle historic House and Estate. Redevelopment must respect views and setting of listed Gogar Church and landscape associated with Gogar House. Development must seek to retain and re-use Gogar Mains Farm and associated outbuildings relating to RAF Turnhouse. Redevelopment of the site will require archaeological mitigation (excavation, historic building surveys analysis, reporting, publication, public benefit/engagement and interpretation). Predetermination evaluation including metal-detecting, walkover surveys and trial trenching required.</p>
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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	-	-	✓	-	x	-	✓	-	-	-	-	-	x	x	-	-	-
Comment	<p>There is the potential for protected species in the area. Existing use is Saughton House government building with the potential for contamination. 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. The SFRA identifies the site as having a medium risk of surface water flooding. SW requires a wastewater drainage impact assessment for this site. There is the potential for non-designated heritage assets within the site. Site is potentially visible in several protected view cones. Site visible in many local views. Strong pattern of development adjacent.</p>																											
Mitigation	<p>Retain the mature trees and shrubs on the periphery of the site for biodiversity value and connection to green network. A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Design of development should make linkages with adopted core path. Due to the previous uses an assessment of the land for risks presented by potential contamination may be 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. The SFRA recommends a surface water management plan is prepared. Redevelopment of the site may require archaeological mitigation (excavation, reporting & analysis , publication and public engagement). Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.</p>																											

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	-	-	-	?	-	-	-	-	?	✓	?	-	-	-	-	?	-	✓	-	-	-	-	-	-	-	x	-	-	-
Comment	Existing use is former childrens centre, community newspaper and library with potential for contamination. Site adjacent to designated open space, retail (poor quality buildings) and community centre/nursery (poor quality building). There is potential for protected species within the site. Small number of mature trees on 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 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	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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. The SFRA recommends a surface water management plan is prepared. 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.																												



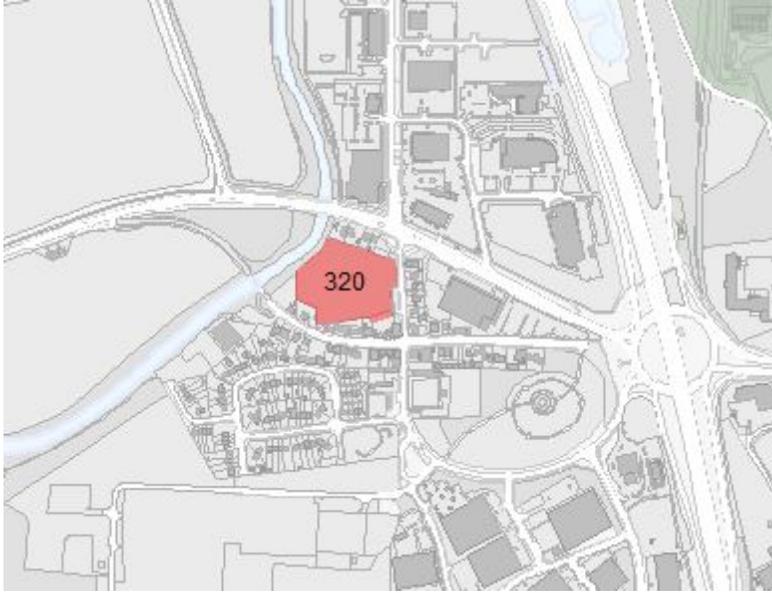
Site Assessment: (225) Eastfield (North East Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	?	?	-	?	-	-	-	-	-	✓	?	x	-	✓	-	?	-	-	-	-	-	-	-	x	-	-	-	✓
Comment	<p>The existing use is a cash and carry. There is the potential for contamination on the site. Adjacent uses are residential and it's located next to the Firth of Forth which is an SPA. Site adjacent to existing LNCS and adopted core path. There is the potential for protected species within the area. Very small part of site in 1 in 200 year flood zone. The SFRA identifies the site at a high risk of flooding from fluvial or coastal water. 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 sits behind a seawall, and therefore may be scope for enhancement. There is potential for archaeological remains on the site (Associated with 19th-20th century industry). Site not visible within any protected viewcones. Site visible in some local views. Strong pattern of development. Opportunity for site to contribute towards Brunstane Burn Green network.</p>																											
Mitigation	<p>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 it should be included in the HRA. The SPA is adjacent and the mouth of the Brunstane Burn is used by SPA birds for foraging and other behaviours. Development should not prevent use by SPA birds. A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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 site is located on the Forth Estuary and adjacent to Tane Burn and is within an area of erosion susceptibility. 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. The SFRA recommends a surface water management plan is prepared. Redevelopment of the site will require archaeological mitigation: recommendation for pre-application/determination evaluation (10%) to assess impacts and determine detailed scope of future mitigation (preservation. Excavation, public engagement etc). A visual and townscape appraisal is required to determine scale, mass height and layout of new development.</p>																											



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	-	-	x	x	-	-	-
Comment	Existing use is a car garage and lockup. There is the potential for contamination on the site. Adjacent uses are playing fields and residential. There is potential for protected species within the 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. The SFRA identifies no risk of flooding. Site is within an AQMA buffer and Inverleith Conservation Area. Boundary of playing fields relates to 19 th century nurseries. Site is visible in several protected view cones. . Site visible in few local views. Strong pattern of development adjacent.																											
Mitigation	A protected species assessment may be required. A tree survey will be required due to trees close to the western boundary. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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. The SFRA recommends a surface water management plan is prepared. 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. Boundary wall of historic interest and should be retained. 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	-	✓	-	X	-	-	?	-	-	-	-	X	-	-	-	-
Comment	Existing use is vacant land/former nursery. There is the potential for contaminated land within the site. There is the potential for protected species within the site. Adjacent uses are residential, public house and hotel. Site is likely to be effected from aircraft noise associated with Edinburgh Airport. Site benefits from adjacent to core path. Site is also next to a LNCS and listed buildings. The SFRA identifies the site as having a medium risk of fluvial flooding and a medium risk of future flooding and recommends a FRA is prepared. 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 considered of archaeological significance (prehistoric burials and ritual activity and settlements). Site not visible in any city protected views. Site visible in many local views. Weak pattern of development adjacent.																											
Mitigation	The site is adjacent to the River Almond Biodiversity Site. Habitats along the waters edge need to be protected. A setback of at least 15m wide should be provided as a landscape buffer zone with no development (including gardens) permitted. Mature trees and areas of ecological value should be retained in the site design. A tree survey and constraints plan will be required. A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The design of the development should seek to mitigate the impacts of noise from aircraft to ensure adequate residential amenity. The SFRA recommends a flood risk assessment is prepared (assoc. with River Almond, any culverts/bridges). 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 SFRA recommends a surface water management plan is prepared. 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 are B and C 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. Archaeological mitigation measures will be required including a pre-application/determination evaluation (10%). 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.																											



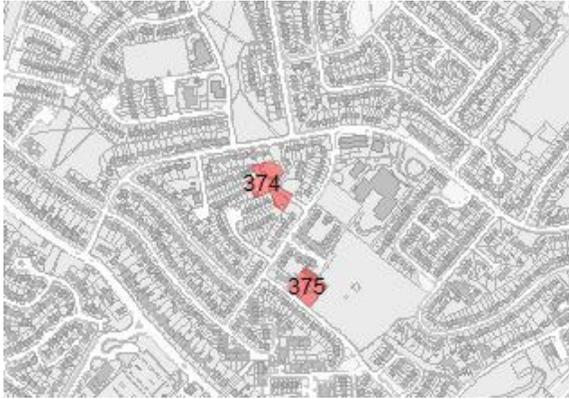
Site Assessment: (330) Ferry Road (B) (North East Locality)																													
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape				
	Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	?	-	?	-	-	-	?	-	-	-
Comment	Existing use is former petrol station. There is the potential for contaminated land within the site. Adjacent to a care home, playing fields and offices. There is the potential for protected species to be present. The SFRA states there is no flood risk. Site adjacent to B and C listed buildings (Ashbrook and Wardieburn House) 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	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The SFRA recommends a surface water management plan is prepared. 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.																												



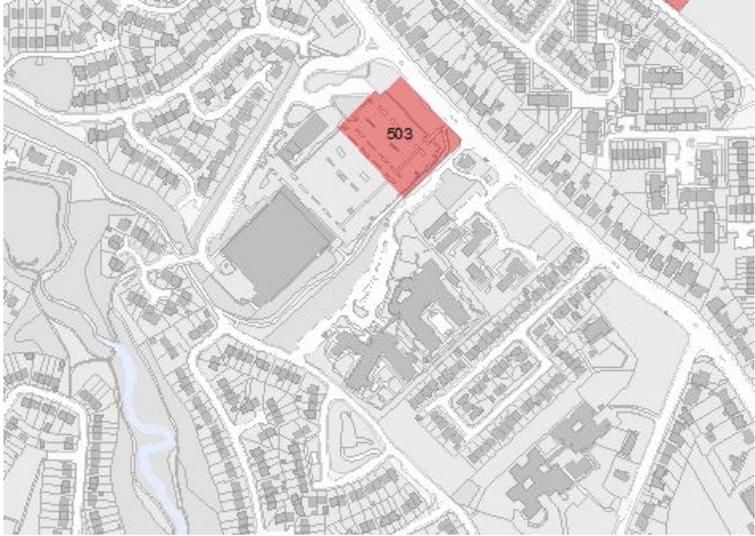
Site Assessment: (374) Moredun Park Loan (South East Locality)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	?	-	-	-	-	?	-	-	-	-	-	-	-	-	x	-	-	-
Comment	Existing use is a car parking, adjacent to designated open space and residential. There is the potential for contaminated land 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 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. The SFRA states there is no risk of flooding. Site potentially visible in one protected view cone. Site visible in some local views. Strong unattractive pattern of development adjacent.																											
Mitigation	Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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. The SFRA recommends a surface water management plan is prepared. 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	-	-	-	-	-	-	-	-	?	✓	?	-	-	-	-	?	-	✓	-	-	-	-	-	x	x	-	-	-
Comment	Existing use is Moredun community centre. There is the potential for contaminated land within the site. Site adjacent to residential, designated open space and a church. There is the potential for protected species within the 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 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. The SFRA states there is a medium risk of surface water flooding. Site on edge of historic (19 th century) limestone quarries, with industrial archaeological potential. Site is potentially visible in one protected viewcone. Site visible in some local views. Weak pattern of development adjacent.																											
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Design and layout of development should make linkages with adjacent open space. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. 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 surface water management plan should be prepared.																											

Redevelopment of the site will require archaeological mitigation: (excavation, reporting, analysis: Phase 1 evaluation). Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.



Site Assessment: (503) Morrisons at Gilmerton Road																												
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
Effect	-	-	-	?	?	-	-	✓	?	✓	?	-	-	-	-	?	-	-	-	-	-	-	-	X	X	-	-	✓
Comment	<p>Current use is a car park. There is the potential for contaminated land within the site. There is potential for protected species in the area. There is ancient woodland adjacent to the site. There is a core path (Ellensglen Loan to Hyvot Loan) adjacent to the site. Site adjacent residential property but also to supermarket and petrol station with potential impact on residential amenity. Site is reuse of brownfield land. The SFRA identifies a high risk of surface water flooding on part of 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 moderate condition by SEPA) and therefore development of the site may need to take into account the reduced resilience of this river with regard to surface water. Site of archaeological potential (grounds of adjacent former 18th century Moredun House/Estate). Site adjacent to green corridor. Site is within 2km of city view cone origin and therefore potential for significant impact on city views.</p>																											
Mitigation	<p>A protected species assessment may be required. A tree survey and constraints plan will be required. Positive effects on biodiversity through site design, layout and landscaping are required. 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 adjacent designation. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The layout and design of the development should address potential conflicts of adjacent uses in terms of residential amenity. 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. The SFRA recommends a surface water management plan is prepared. Phase 1 archaeological evaluation recommended to be undertaken prior to determination. Redevelopment of the site may require archaeological mitigation (excavation, reporting and analysis and publication).</p>																											



Site Assessment: (509) Land at Ferrymuir																												
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
Effect	-	-	-	?	-	-	-	-	?	✓	x	-	-	?	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment	<p>There is the potential for protected species within the area. There are residential properties, restaurants, hotel, petrol station and supermarket adjacent to the site. Site is reuse of brownfield land. The SFRA identifies no flood risk, however, there is a medium risk of surface water flooding. SEPA considers surface water flood risk needs to be considered taking account of historic Ferry Burn. There is potential for contaminated land within the site. Site has no current links to core path, but potential to link to core paths in connection with Scotstoun development. Site is not within any city viewcones and therefore not expected to impact on city views.</p>																											
Mitigation	<p>The mature trees to the east of the site are to be protected. A tree survey and constraints plan will be required. A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The layout and design of the development should address potential conflicts of adjacent uses in terms of residential amenity. 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. The SFRA recommends a surface water management plan is prepared. The layout and design of the development should seek to create linkages with adjacent core paths associated with the Scotstoun development.</p>																											



Appendix 5: Assessment of Proposals

Assessment of Green Space Proposals

Assessment: BGN 1- Inch Nursery and Park, BGN2- Leith Links, BGN3- Inverleith Park and Depot																												
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	Park Improvement Plan of entire park to be produced which will involve public engagement and implementation plan. The details of the proposal have yet to be designed and whilst it is likely to provide positive effects it is not possible to establish such effects at this stage.																											

Assessment: BGN4 Clerwood, BGN5 Gypsy Brae, BGN6 Fernieside, BGN7 Little France.																												
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	New allotments and/or food growing areas to be created. Habitat, and recreational benefits. Different provision of open space.																											

Assessment: BGN8 Kirk Loan, BGN9 Seafield, BGN10 Stewartfield, BGN11 St Clair Street (North), BGN12 Norton Park (south), BGN13 North Fort Street, BGN14 Roseburn, BGN15 Russell Road, BGN16 Broomhouse Terrace																												
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	These sites will incorporate SUDS that manage surface water from the site and the surrounding area. This proposal is likely to have positive benefits in terms of biodiversity, flood risk and protecting the water status of water bodies.																											

Assessment: BGN17 Murrayburn Road																												
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
Effect	-	✓	✓	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Comment	Retain and enhance existing mature trees and planting on Murrayburn Road and Dumbryden Drive. Locate and design new greenspace and green-blue infrastructure to link to existing green networks and natural habitats. Prepare flood mitigation strategy. The proposal is likely to have positive benefits in terms of biodiversity and habitats, flood risk and protecting the water status of water bodies and supporting the delivery of the green network.																											

Assessment: BGN18 Stevenson Road																												
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
Effect	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Comment	Create new tree lined street linking Stevenson Road to Gorgie Road to form new link to existing greenspace. Retain mature trees and enhance landscape buffer and boundary treatment to form link to wider green network. The proposal is likely to have positive benefits in terms of biodiversity and habitats, and supporting the delivery of the green network.																											

Assessment: BGN19 Gorgie Road 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
Effect	-	✓	✓	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Comment	Retain existing mature trees and improve all boundary treatments. Create new tree-lined street linking Gorgie Road to Slateford Green-Hutchison Crossway to form part of new direct route between Stevenson Road and the greenspace. Locate and design new greenspace and green-blue infrastructure to link to existing green networks and natural habitats. Also use green infrastructure to protect surrounding greenspace from flood risk. The proposal is likely to have positive benefits in terms of biodiversity and habitats, flood risk and protecting water courses and supporting the delivery of the green network.																											

Assessment: BGN20 Crewe Road South																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
Question	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	?	-	-	-	-	-	-	-	-	-	✓
Effect	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	?	-	-	-	-	-	-	-	-	-	✓
Comment	Retain and enhance greenspace within a new structure of tree/woodland planting and blue-green infrastructure. Reinforce existing green network and enable potential for new allotment space. Respect landscape setting of Inverleith Conservation Area. The proposal is likely to have positive benefits in terms of biodiversity and habitats, and supporting the delivery of the green network. Possible recreational benefits associated with allotments if taken forward.																											

Assessment: BGN21 South Fort Street																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
Question	-	✓	✓	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Effect	-	✓	✓	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Comment	Maintain 20m buffer zone along bank to Water of Leith and design landform and planting to reduce flood risk. Integrate blue-green infrastructure into design of greenspace and retain mature trees. The proposal is likely to have positive benefits in terms of biodiversity and habitats, reducing flood risk/protecting water courses and supporting the delivery of the green network.																											

Assessment: BGN22 Royal Victoria Hospital																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
Question	-	✓	✓	-	-	-	-	✓	-	-	✓	✓	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	✓
Effect	-	✓	✓	-	-	-	-	✓	-	-	✓	✓	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	✓
Comment	Enhance designated open space, ensure design and layout incorporate historic features and key views to listed buildings. Promote pedestrian movement and extra surface water attenuation. The proposal is likely to have positive benefits in terms of biodiversity and habitats, reducing flood risk/protecting water courses, promoting active travel, enhancing/protected listed buildings and supporting the delivery of the green network.																											

Assessment: BGN23 Astley Ainsley																												
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
Effect	-	✓	✓	-	-	-	-	✓	-	-	✓	✓	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	✓
Comment	Protect and respect the mature landscape setting of the site and retain its special character. Layout to address overland flows/sewers at capacity in the area and consider diverting flows away from the Jordan Burn and create blue corridors. The proposal is likely to have positive benefits in terms of biodiversity and habitats, reducing flood risk/protecting water courses, and supporting the delivery of the green network.																											

Assessment: BGN24 Granton Waterfront Coastal Park																												
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
Effect	-	?	?	-	-	-	-	-	-	-	?	?	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	?
Comment	Proposed coastal park and landscaped coastal flood defence. Details to be confirmed. Impacts Unknown.																											

Assessment: BGN25 Granton Waterfront West Shore Road																												
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
Effect	-	-	-	-	-	-	-	-	-	-	?	?	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment	Proposed landscaped coastal flood defence. Details to be confirmed. Impacts Unknown.																											

Assessment: BGN26 Cramond Road and BGN26 Redford Barracks																												
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
Effect	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	✓
Comment	Significantly improve publicly accessible open space and create large standard open space. The proposal is likely to have positive benefits in terms of biodiversity and habitats, recreation and supporting the delivery of the green network.																											

Assessment: BGN28 Lanark Road (d), BGN29 Craiglockhard Avenue, BGN30 Eastfield, BGN31 Land at Ferrymuir, BGN32 Murrayburn Gate, BGN33 Clovenstone House, BGN34 Liberton Hospital, BGN35 Roseburn Public Park, BGN36 Royal Victoria Hospital, BGN37 Orchard Brae Avenue, BGN38 Duddingston Park South, BGN39 London Road (b), BGN40 Morrisons at Gilmerton Road, BGN41 Gilmerton Dykes Street,

SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
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	Create new outdoor play facilities for new homes. The proposal is likely to have positive benefits in terms of recreation.																											

Assessment: BGN42 Balgreen Park

SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
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	Upgrade play facilities to excellent standard to ensure that development sites meet the plan access standard. The proposal is likely to have positive benefits in terms of recreation.																											

Assessment: BGN43- Dalry Community Park

SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
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	Reconfiguration of park proposed as part of Fountainbridge Development Brief, identified in previous plan. Proposal will lead to a number of positive environmental effects including; enhancements to habitat networks, significant improvements to the pedestrian/cycle network and general enhancements to an existing area of open space.																											

Assessment: BGN44- Leith Western Harbour Central Park																												
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	Park proposal identified as part of Leith Western Harbour Master Plan, identified in previous plans. Proposal will lead to a significant increase in public open space provision, meeting the Council's large greenspace standard thus enhancing open space provision in the area and encouraging the co-location of development with good recreational facilities.																											

Assessment: BGN45- Leith Links Seaward Extension (TBC)																												
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	Proposal forms part of wider Leith Docks redevelopment, identified in previous plan and will lead to an increase in public open space provision linking new development with the existing park and encouraging the co-location of development with recreational facilities.																											

Assessment: BGN46 South East Wedge Parkland																												
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	Proposal forms part of major landscaping identified in previous plans to support wider development proposals and will lead to an increase in public open space provision linking new development with the existing park and encouraging the co-location of development with recreational facilities.																											
Mitigation	Stability of ground needs to be considered to ensure safe access can be achieved.																											

Assessment: BGN47 Niddrie Burn																												
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	New park proposal identified as part of the urban expansion proposals at Greendykes and directly linked to the new channel works being undertaken for the Niddrie Burn which will increase public open space in the area and co-ordinate new development with improved recreational facilities.																											

Assessment: BGN48 West Edinburgh Green Network																												
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	Green network in Edinburgh 205 development. Proposal will increase public open space and co-ordinate new development due to being identified prior to detailed Master Planning for the site, offering recreational facilities in parallel with new development.																											
Mitigation	Important that proposal forms part of detailed master planning of this area to ensure its integration and delivery.																											

Assessment: BGN49- Gogar Burn																												
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	Proposal is to divert the Gogar Burn following the route identified on the proposals map. The proposal will deliver a number of environmental benefits including reducing flood risk, improvements to water quality and enhancements to biodiversity.																											

Assessment: BGN50-Clovenstone Drive and Curriemuirend																												
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
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-
Comment	Proposals to enhance existing open space in conjunction with housing development on adjacent site (proposal HSG29) which will include the provision of play space and upgrading of the football pitch. The enhancement of existing open space will provide positive environmental effects.																											

Assessment: BGN51 Bioquarter, BGN52 Edinburgh 205, BGN53 Turnhouse Road, BGN54 Turnhouse Road (SAICA), BGN55 Crosswinds, BGN56 Land adj. to Edinburgh Gateway, BGN57 Seafield.																												
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
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-
Comment	Development to provide new outdoor play facilities, integrated into site layout. Site will also ensure homes adequate served by open space. The proposal will lead to positive environmental benefits including increasing public open space and recreation.																											

Assessment of Infrastructure Proposals and Safeguards

School Proposals

Assessment: ED1 Castlebrae																												
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	New 18 Class primary school within housing site HSG29 Brunstane. Housing site has consent, therefore forms part of the baseline																											

Assessment: ED2 Castlebrae																												
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	New 14 class primary school with an area of 2ha required within HSG 15 Greendykes Road. For assessment and mitigation see SEA for HSG15 Greendykes Road																											

Assessment: ED3 Craigroyston/Broughton																												
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	New annex and early learning centre with ancillary accommodation at site 95 Crew Road South. For assessment and mitigation see SEA for site 95 Crewe Road South (B)																											

Assessment: ED4 Craigroyston/Broughton																												
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	New 18 class primary school with an area of 2ha required within EW 2b Central Development Area. For assessment and mitigation see SEA for EW 2b Central Development Area.																											

Assessment: ED5 North East: Drummond/Leith/Trinity																												
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	New 14 Class primary school and early learning centre within housing site 384 Jane Street. For assessment and mitigation see SEA for site 384 Jane Street																											

Assessment: ED6 North East: Drummond/Leith/Trinity																												
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	New 12 Class primary school and early learning centre at Leith Waterfront within EW 1a Leith Western Harbour. Site EW1a has consent and therefore forms part of the baseline.																											

Assessment: ED7 Firrhill																												
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	Additional secondary school capacity required with a site of up to 2.3ha. No specific site currently identified.																											

Assessment: ED9 Liberton/Gracemount																												
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	New 14 Class primary school and early learning centre at LDP1 housing site HSG24 Gilmerton Station Road. Housing Site HSG24 Gilmerton Station Road has consent and therefore forms part of the baseline.																											

Assessment: ED8 Liberton/Gracemount																												
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	New 14 Class primary school and early learning centre at housing site H86 Bioquarter. Housing Site H86 Bioquarter has consent and therefore forms part of the baseline.																											

Assessment: EQF2 Queensferry																												
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	New 14 Class primary school and early learning centre at LDP housing site HSG32 Builyeon Road. For assessment and mitigation see SEA for site HSG32 Builyeon Road.																											

Assessment: ED10 West Edinburgh																												
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	New 14 Class primary school and early learning centre at LDP housing site 00 East of Millburn Tower. For assessment and mitigation see SEA for site 00 East of Millburn Tower.																											

Assessment: ED11 West Edinburgh																												
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	New 21 Class primary school and early learning centre at LDP housing site HSG19 Maybury. Housing site HSG19 has consent and therefore forms part of the baseline.																											

Assessment: ED12 West Edinburgh																												
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	New 7 Class primary school and early learning centre at LDP housing site 282 Turnhouse Road. For assessment and mitigation see SEA for site 282 Turnhouse Road.																											

Assessment: ED13 West Edinburgh																												
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	New 21 Class primary school and early learning centre at for housing sites West Edinburgh (West), site 406 Crosswinds, site 516 Edinburgh 205 and Site 514 Edinburgh Gateway . No specific site currently identified.
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Assessment: ED14 West Edinburgh																												
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	New 21 Class primary school and early learning centre. No specific site currently identified.																											

Assessment: ED15 West Edinburgh																												
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	New 15 Class primary school and early learning centre. No specific site currently identified.																											

Assessment: ED17 West Edinburgh																												
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	New 14 Class RC primary school and early learning centre. No specific site currently identified.																											

Assessment: EWE10 West Edinburgh																												
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	Additional secondary school capacity for 1,684 places. No specific site currently identified.
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Assessment: ED18 West Edinburgh																												
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	New 1,200 High School for west Edinburgh. No specific site currently identified.																											

Transport Proposals

Active Travel Strategic Projects and Safeguards

Assessment: ATSR1 Edinburgh Waterfront promenade, ATSR2 Roseburn to Union Canal route/green network, ATSR3 Pentlands to Portobello Walking and cycling route, ATSR4 Rover Almond Valley Walkway, STSR5 Lochend to Powderhall, ATSR6 West Edinburgh Link, ATSR7 Meadows to George Street, ATSR8 City Centre West-East Link, ATSR9 Lothian Road, ATSR10 Waverley Valley Bridge Link, ATSR11 Currie to Heriot-Watt, ATSR12 A71 South Livingston to West Edinburgh, ATSR13 Bonnington link East-West Great Junction Street to Powderhall, ATSR14 Leith Walk to West Bowling Green Street, ATSR15 Foot of Leith Walk to Ocean Terminal, ATSR16 Lanark Road/Slateford Road.

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	Various proposed active travel routes, connections and links. Proposals will have positive environmental effects in terms of promoting active travel and recreation, increasing access to active travel networks and discouraging travel by private vehicle to the benefit of air quality.																											

Active travel proposals relating to development sites

Assessment: ATPR1-6 Seafield, ATPR7-10 Astley Ainslie, ATPR11-15 Redford Barracks, ATPR16-18 Royal Victoria Hospital, ATPR19-21 Crewe Road South, ATPR22-27 Bioquarter, ATPR28 Gorgie Road sites, ATPR29 Murrayburn Road, ATPR30-34 Broomhouse Terrace, ATPR34 Newhaven Road, ATPR34 Stewartfield, ATPR35 Bonnington cluster, ATPR35 Bagor Road, ATPR35 Jane Street, ATPR36 Bangor Road, ATPR37 South Fort Street, ATPR38 Steads Place, ATPR39 Jane Street, ATPR40 Bonnington cluster, ATPR41-48 Granton Framework, ATPR49 East of Millburn Tower, ATPR50-51 Edinburgh Waterfront (Granton Framework)

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	Various proposed active travel routes, connections, links and mobility hubs. Proposals will have positive environmental effects in terms of promoting active travel and recreation, increasing access to active travel networks and discouraging travel by private vehicle to the benefit of air quality.																											

Active Travel Safeguards – Local connections

Assessment: ATSG1-27																												
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	Various safeguarded local active travel connections. Proposals will have positive environmental effects in terms of promoting active travel and recreation, increasing access to active travel networks and discouraging travel by private vehicle to the benefit of air quality.																											

Public Transport: Orbital Bus route and Improved Bus Connections

Assessment: PT1-17																												
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	Various safeguarded local active travel connections. Proposals will have positive environmental effects in terms of promoting active travel and recreation, increasing access to active travel networks and discouraging travel by private vehicle to the benefit of air quality.																											

Tram Route Proposal and Option Safeguards

Assessment: TR1-11																												
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	Various safeguarded tram routes most on street with some on segregated routes. Proposals will have positive environmental effects in terms of promoting active travel and recreation, increasing access to active travel networks and discouraging travel by private vehicle to the benefit																											

	of air quality. Some of the routes will involve greenfield land and therefore potential for negative impacts on soil, habitats and landscape depending on details of scheme although the level of impact is unknown.
Mitigation	Where tram routes pass through greenfield land careful consideration in the design of the scheme will need to be given to the impacts on biodiversity, habitats and landscape.

West Edinburgh Transport Improvements

Assessment: WE1-40																												
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	Various improvements including; crossings, active travel infrastructure, new tram stop, bus lanes, to enhance public transport and active travel. Also some road related proposals including new lanes, and upgraded signalling. Proposals will have positive environmental effects in terms of promoting active travel and travel by public transport which could have knock on effects in terms of improving air quality. Whilst there are some road measures these are mainly intended to assist public transport services and therefore overall are likely to have positive effects.																											

Road Improvements

Assessment: R1 New street Leith Docks, R2 West of Fort Kinnaird Road to The wisp link, R3 dualling of Eastfield Road and dumbbells junction, R4 Gogar link Road, R5 Gogar roundabout to Maybury junction additional eastbound lane, R6 Maybury junction redesign (bus priority and active travel), R7 Craig Roads Junction (bus priority and active travel), R8 Barnton Junction (Signal upgrade), R9 Newbridge roundabout (signal upgrade), R10 Sheriffhall grade separation																												
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	Various improvements including; crossings, active travel infrastructure, new tram stop, bus lanes, to enhance public transport and active travel. Also some road related proposals including new lanes, and upgraded signalling. The most significant road proposal is the Sheriffhall Junction upgrade, which will improve traffic flows but also allow improved conditions for active travel provision and operational benefits for public transport. Proposals will have positive environmental effects in terms of promoting active travel and travel by public transport which																											

	could have knock on effects in terms of improving air quality. Whilst there are some road measures these are primarily intended to assist public transport services and therefore overall are likely to have positive effects.
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Public Transport – Other Safeguards

Assessment: PTSG 1 Future railway infrastructure improvements, PTSG 2 Rail Halts (Portobello, Piershill and Meadowbank), PTSG 3 South Suburban Halts.																													
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape				
	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	
Question																													
Effect	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment	Various improvements to rail travel. Proposals will have positive environmental effects in terms of promoting travel by public transport which could have knock on effects in terms of improving air quality.																												

Assessment of Existing Proposals

Assessment of Existing Housing Proposals with no development consent

In accord with paragraph 4.22 of PAN1/2010 (Strategic Environmental Assessment of Development Plans only existing (legacy) housing allocations carried over from the Edinburgh Local Development Plan 2016 that do not have planning permission have been assessed. Any allocations that do have consent form part of the baseline.

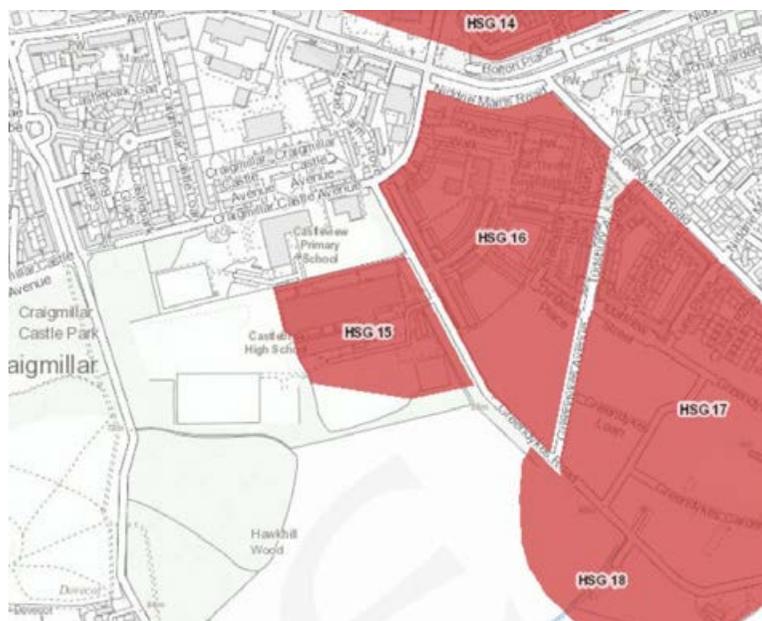


Site Assessment: (HSG 5) Hillwood Road																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	✓	✓	X	X	-	-	✓	-	X	-	-	-	-	-	-	-	X	-	?	-	-
Comment	Existing use is unused agricultural land which is self-regenerating. Site adjacent to existing houses and agricultural land. Site adjacent to an adopted core path. Site will result in loss of agricultural land. 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 SFRA identifies the area as being of potential risk of flooding from the Scottish Water network and therefore consideration should be given to drainage in this area. Site of archaeological potential in terms of prehistorical archaeology and close to the line of a Roman and later medieval road linking Newbridge with Gogar and Edinburgh. Site not within any city view cones. No natural greenbelt boundary, but one could be formed along the field boundary. Site does have some potential to contribute to wider green network as adjacent to greenbelt.																											
Mitigation	The layout and design of development should seek to make linkages with 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 and risk of flooding from the Scottish Water network. Archaeological mitigation required as part of any granted permission phase 1 evaluation and metal detecting.																											



Site Assessment: (HSG 7) Edinburgh Zoo																													
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape				
	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	
Question	-	-	-	-	-	?	-	✓	-	✓	x	-	-	✓	?	?	-	-	-	-	-	-	-	-	x	x	?	x	✓
Effect	-	-	-	-	-	?	-	✓	-	✓	x	-	-	✓	?	?	-	-	-	-	-	-	-	x	x	?	x	✓	
Comment	<p>The site was previously used by the zoo and now is no longer required for that purpose. The site is within a special landscape area, and the Edinburgh green belt. The site is adjacent to existing houses and the zoo. Part of the site is with an AQMA buffer zone. Site adjacent to a core path. Site is a brownfield site, the impact of adjacent operational zoo on amenity is a possibility. The site is within the catchment area for a river or burn, where there is known to be some engineered alterations to the river (considered moderate by SEPA) and therefore development of the site may need to take into account the reduced resilience of this river with regard to surface water. The SFRA identifies the site as potentially having a medium likelihood of surface water flooding. There is a non-designated heritage asset (West Lodge) within the site. Part of historic Georgian/Victorian Landscape associated primarily with Corstorphinehill House and latterly Edinburgh Zoo. Area has potential (low) for prehistoric remains including rock-cut cup and ring. Site has a potential significant effect on the protected views of the city due to the number of view cones that cross the site. No Natural greenbelt boundary but one could be formed along enclosures. The site is within a SLA. Site has potential to support the delivery of the green network being next to the SLA and greenbelt within the city.</p>																												

Mitigation	<p>The layout and design of the development should seek to mitigate the impacts of the adjacent zoo. As the site is within a special landscape area the development of the site should be carefully designed to avoid changing the special qualities for which it was designated. 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 layout and design of development should seek to make linkages with 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 has a non-designated heritage asset within it the design of the development should consider preserving and enhancing the asset, within an appropriate setting. Development needs to assess impacts on these historic landscapes, retention of historic boundary walls, structures. Likely to require conditioned archaeological mitigation to record buildings and ground works. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development. The design and layout of the development should seek to make linkages with the green network.</p>
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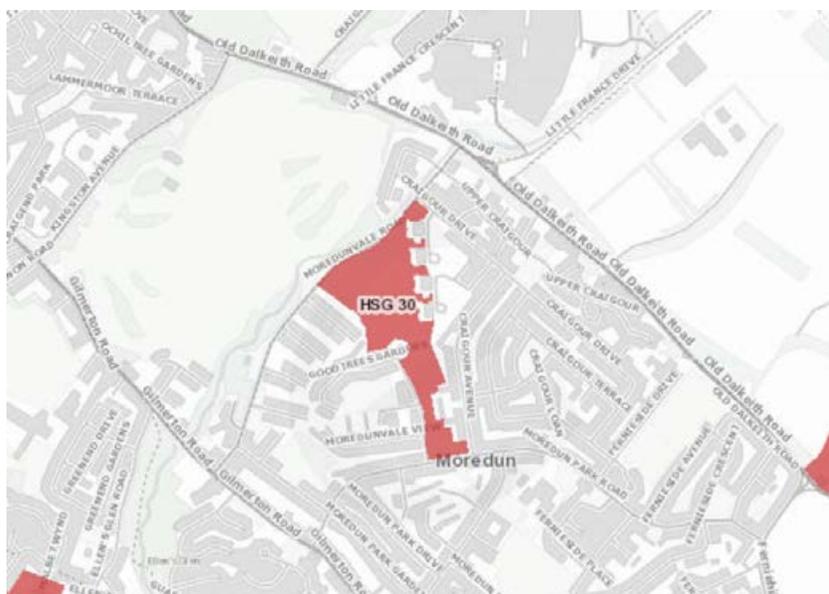
Site Assessment: (HSG 15) Greendykes Road (Castlebrae High School)																													
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape				
	Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	x	-	-	-	-	-	?	-	-	?	-	?	-	-	x	?	?	?	✓
Comment	<p>This site is currently used by Castlebrae High School. The site is within the catchment area for a river or burn, where there is known to be some engineered alterations to the river (considered in moderate by SEPA) and therefore development of the site may need to take into account the reduced resilience of this river with regard to surface water. The SFRA identifies the site as potentially having a high likelihood of surface water flooding. There are some listed buildings adjacent to the site. The site is adjacent to the Thistle Foundation conservation area. Located within an area of archaeological potential (prehistoric) though significantly affected by the construction of high school. Site is within views cones but beyond 2km therefore impact unknown. No natural greenbelt boundary but one could be formed along the field boundary. Site is near an SLA and could possibly affect its setting. Site has the potential to contribute towards the green network.</p>																												
Mitigation	<p>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</p>																												

	<p>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. Redevelopment of site in particular playing fields will require archaeological mitigation (phase 1 evaluation). Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development. As the site is near a SLA the development of the site should be carefully designed to avoid changing the special qualities for which it was designated. The design and layout of the development should seek to make linkages with the green network.</p>
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Site Assessment: (HSG 28) Ellen's Glen Road																												
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	<p>Site currently occupied by the NHS blood transfusion service. Site adjacent to a LNCS. There is a water course adjacent to the site with potential for protected species in the 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. The SFRA identifies the potential for small pockets of surface water flooding on the site and identifies the area as being of potential risk of flooding from the Scottish Water network and therefore consideration should be given to drainage in this area. There is a non-designated heritage asset (angel sculpture) within the site. Site of archaeological significance with the current hospital located at historic crossing point of Lasswade Rd and Stenhouse Burn. Site runs along area of high ground adjacent to burn and medieval settlement for Saughton (Stenhouse) important for milling in 19th century. Original 1906 Liberton Hospital building, adjacent to site, although unlisted is considered to be of local historic significance. In addition, given location of next to medieval village further archaeological mitigation required, though potential is likely to be low across most of site due to modern development. Given history of site and local connections, programme of public engagement/interpretation will also be required. Site not within any city viewcones. Site has the potential to contribute towards the green network.</p>																											

Mitigation	<p>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. 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 existing Liberton Hospital building should be retained and reused within any new development scheme/brief. The remaining hospital buildings of historic interest as forming history of site but no need for retention but will require historic building recording. Archaeological mitigation required and programme of public engagement/interpretation. The layout and design of the development should make linkages with the existing LNCS to contribute towards the green network.</p>
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Site Assessment: (HSG 30) Mordenvale Road																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
Question	-	?	-	?	-	-	-	✓	-	X	X	X	-	✓	-	?	X	-	-	-	-	-	-	X	X	-	-	✓
Effect	-	?	-	?	-	-	-	✓	-	X	X	X	-	✓	-	?	X	-	-	-	-	-	-	X	X	-	-	✓
Comment	<p>Site is an area of open space. Site is adjacent to existing housing. North end of site is adjacent to a LNCS. There is a water course adjacent to the site with potential for protected species in the area. Site is adjacent to core path. The site is within the catchment area for a river or burn, where there is known to be some engineered alterations to the river (considered moderate by SEPA) and therefore development of the site may need to take into account the reduced resilience of this river with regard to surface water. The SFRA identifies a small area of fluvial flooding from the Niddrie Burn and in addition there is an area of Scottish Water drainage related flooding. Site of Archaeological significance containing site of 18th /19th century Moredun Mains Farm and historic 19th century and earlier 18th century quarries. Site is within a city viewcone, less than 1km from view point, therefore with potential impact on city views. Site has a natural greenbelt boundary (river). Site has the potential to contribute towards the green network.</p>																											
Mitigation	<p>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. The layout and design of the development should seek to make linkages with the adjacent core path. The</p>																											

	<p>SFRA recommends a flood risk assessment will be required to confirm the extent of fluvial flooding and consideration should be given to mitigate the flood risk from Scottish Water related flooding. 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. Redevelopment of site will require archaeological mitigation including preservation, excavation (phase 1 10% evaluation) reporting. Analysis, publication and community engagement required. Designs should reflect heritage e.g. conservation of steading site. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development. The design and layout of the development should make linkages with the adjacent open space.</p>
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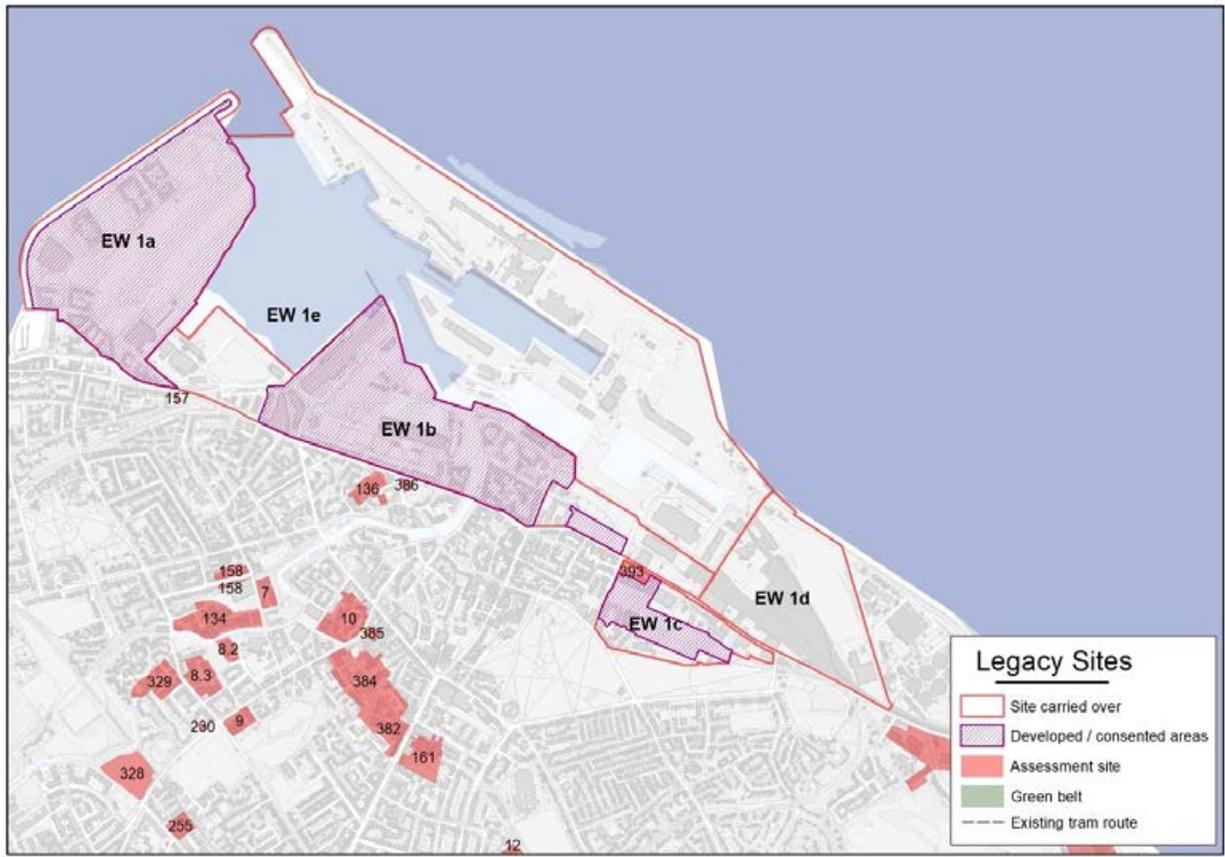


Site Assessment: (HSG 31) Curriemuirend																													
SEA Objective	Biodiversity					Population				Soil	Water			Air & Climate				Material Assets		Heritage						Landscape			
	Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	X	X	-	-	-	-	-	-	-	X	-	-	-	✓
Comment	<p>Site is an area of open space. The site is adjacent to existing housing and the A720 City Bypass. 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 SFRA identifies low risk of fluvial flooding but high likelihood of surface water flooding in small areas of the site. Site within 2km of a viewcone with potential impact on city views. Site has the potential to contribute towards the green network.</p>																												
Mitigation	<p>The layout and design of the development should seek to mitigate the impacts on residential amenity of the City bypass. 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. The design and layout of the development should make linkages with the adjacent open space.</p>																												



Site Assessment: (HSG 32) Bulyeon Road																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
Question	-	-	-	?	?	?	-	-	?	X	X	-	X	-	-	-	-	-	-	-	-	X	-	X	-	-	-	-
Effect	-	-	-	?	?	?	-	-	?	X	X	-	X	-	-	-	-	-	-	-	-	X	-	X	-	-	-	-
Comment	<p>Planning application is currently being assessed for this allocated site. Site is currently used for agriculture. There is potential for protected species in the area. Site adjacent bounded by A90 to east and south and housing to the north. Site will result in loss of agricultural land. The SFRA identifies the site as having a high likelihood of surface water flooding on small areas of the site. Part of the site does not have good access to public transport services. Site is part of a historic garden/ designed landscape. Archaeological evaluation unearthed remains of medieval farmstead and two Iron Age/Early Christian long cist burials dating to c.500BC-500AD. Site has no impact on city viewcones. Site has a natural greenbelt boundary.</p>																											
Mitigation	<p>A preliminary ecological appraisal of the site should be undertaken and any subsequent protected species surveys carried out if appropriate. The layout and design of the development should seek to mitigate the impacts of the A90. 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. Provision of new public transport services will be required to ensure mode share targets met. As part of the site is within an Historic Garden and Designed Landscape</p>																											

	<p>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. Development will preserve historic pond (possibly post-medieval) and stone field boundary walls.</p>
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Site Assessment: (EW1b) Central Leith Waterfront																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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	-	-	-	x	-	-	?
Comment	The Firth of Forth is designated as SPA, SSSI, and RAMSAR site. There is a LNCS and local biodiversity site adjacent and within the site. There is the potential for protected species within the site (otter, birds). Site is adjacent to a working port. Site is within the buffer zone for an AQMA																											

	<p>(PM10) and part of the site is within the AQMA. Part of the site is also within a NMA. As the site is brownfield there is the potential for contamination within the site. There is a core path that passes through the site. The site is surrounded by a mix of different uses including residential and a working port. The SFRA identifies part of the site as being within the fluvial flood risk events of the water of Leith. There are also surface water, Scottish Water drainage flooding risks and coastal erosion has been identified as an issue. Site is a brownfield 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. There are numerous listed buildings within the overall site. Part of the overall site is within Leith conservation area. Site may have potential to contribute to green network link to Leith Links and former railway track at west end of site (biodiversity site). Site within numerous viewcones beyond 2km of the origin. In addition, site is within three viewcones less than 2km from original and therefore potential for significant impact.</p>
Mitigation	<p>Development must not have an adverse effect on qualifying interests of the Firth of Forth Special Protection Area (SPA) and the Outer Firth of Forth and St Andrews Bay Complex SPA. Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal (HRA). This may require a study of qualifying species behaviour in the affected area of the SPA, which is likely to involve survey over at least one overwintering season. Pre-application discussion with NatureScot regarding preparation of the assessment is recommended. Account shall also be taken of the HRA of this Proposed Plan including measures potentially required to address disturbance both during and after construction. The Council as “Competent Authority” will carry out the HRA. If it is concluded that the proposal is likely to have a significant effect, the Council must then undertake an Appropriate Assessment of the implications of the development for the conservation interests for which the area has been designated. Development which could harm an international important site will only be approved in exceptional circumstances. A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the LCNS 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 layout and design of the development should seek to mitigate the impacts of the adjacent working port. 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. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The SFRA recommends a flood risk assessment is carried out to assess the various sources of flood risk. 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 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</p>

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 and green network. As there is a listed building within the overall 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. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (EW1c) East of Salamander Place																												
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	<p>There is a LNCS and local biodiversity site adjacent to the site. Site is within an AQMA (PM10) buffer zone and part of the site is within the AQMA. Part of the site is within the Seafield sewerage works buffer zone. There is a core path adjacent to the site. Adjacent residential, working docks, business uses and designated open space. Provides the opportunity for the site to link to open space. Site involves the redevelopment of a brownfield site and therefore there is the potential for contamination within the site. The SFRA identifies the site as being of risk of surface water flooding, with potential flood risk from the Scottish Water drainage network. In addition, under climate change scenarios for 2080 the site is shown to be at risk from fluvial and coastal flooding events. Coastal erosion has also been identified as an issue. There are listed buildings within and adjacent to the site. There are Scheduled Ancient Monuments in Leith Links (Artillery mounds). Part of the site is within Leith conservation area. There are non-designated historic assets within the site. Northern half of site has Salamander Rope Works which has been subject of a phased programme of archaeological works. Site largely truncated by late 20th century ground works but isolated remains of the 18th/19th century rope works and industrial concerns were uncovered. Historically the site as a whole was part of Leith Links behind and fronting onto the medieval shore Line which corresponded to roughly that of today's Salamander Street. The Links were laid down in varying stages after the last Ice Age and due to various sea level rise and falls and natural actions of wind and sand movement the underlying sands may contain evidence for early occupation and past environments. However, these would be chance discoveries. The dunes were however themselves of importance being the site of one of Scotland's earliest golf courses dating to at least the 16th century. The southern half of the area is dominated by the site of CEC Allotments, St Mary's Primary School and 19th century tenements. Historically outwith the medieval town this area was chosen as the hospital and graveyard for the 1644-45 plaque. Direct evidence in the form of c.80 bodies was unearthed during the construction of the Schools new extension in 2016. The full extent of the graveyard is not fully known but it is expected to cover the site of both the school and adjoining allotments. Given that this area is considered to be of archaeological significance development in this southern area should not disturb this burial ground. Outwith the above the surviving historic tenements and</p>																											

	School are of archaeological significance in their own right and contribute significantly to the local character of this area. As such they should be retained. Site provides an opportunity to contribute towards the green network. Site is within numerous viewcones beyond 2km of the origin. In addition, site is within two viewcones less than 2km from origin therefore potential for significant impact on city views.
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the LCNS natural heritage interests of the designation. 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. The layout and design of the development should seek to link with the adjacent core path and open space. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The SFRA recommends that consideration should be given to opportunities to reduce flood risk in this area and resilience should be considered in terms of climate change. Proposals will require the undertaking of a programme of pre-determination evaluation to determine survival of burial remains in former graveyard and to seek to ensure graveyard preserved in situ. As there are listed buildings within and adjacent to the site, the design of the development should seek to retain the buildings and fully understand and preserve and/or enhance the setting of the listed buildings/structures. 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 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. The layout and design of the development should seek to make linkages with the green network. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

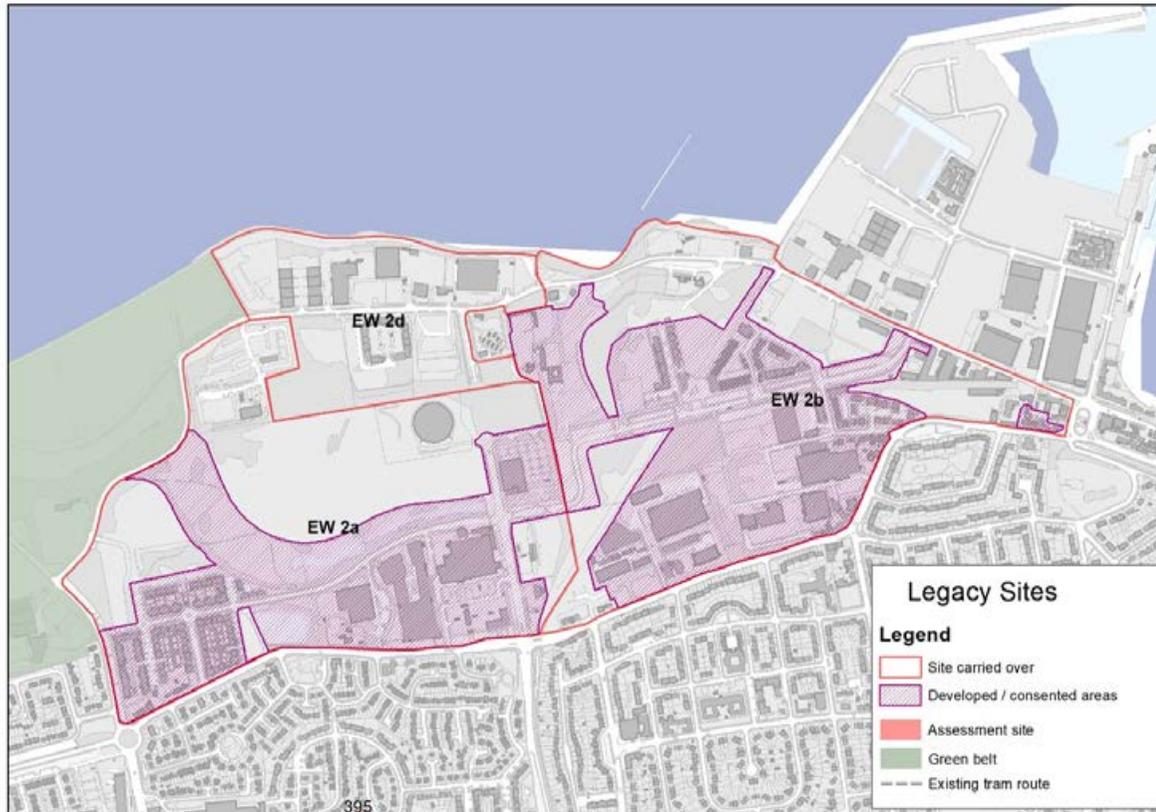
Site Assessment: (EW1d) Seafield																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	H6	L1	L2	L3	L4
Question	B1	B2	B3	B4	B5	P1	P2	P3	P4	S1	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	The Firth of Forth is designated as SPA, SSSI, and RAMSAR site. The site is adjacent to a LNCS and local biodiversity site. There is potential for protected species in the area (badgers, seals and birds). Site is within an AQMA (PM10) buffer zone and adjacent to the AQMA. The site is within the Seafield sewerage works buffer zone and is adjacent to the zone. There is a core path adjacent to the site. The site is adjacent to a																											

	<p>working docks and a sewerage works. The site involves the redevelopment of a brownfield site. The SFRA identifies the north site boundary as encroaching onto high risk coastal flood extent and within the site there are large areas of surface water flooding located around the railway. Coastal erosion has also been identified as an issue. There are listed buildings and Leith conservation area adjacent to the site. There are non-designated historic assets within the site. This area occupies the eastern end of the ports mid-19th century extension reclaimed from both the pre-existing beach and sea. The first buildings on this site (warehousing, railway buildings, Engineering Works and infrastructure) appear in the last quarter of the 19th century associated with the North British and Caledonian Railway companies. Accordingly the site is considered to be of archaeological significance. Site has the opportunity to contribute to green network. Site is within numerous viewcones however, beyond 2km of the origin. However, site is also within 2 viewcones within 2km of the origin therefore potential for significant impact on city views.</p>
Mitigation	<p>Development must not have an adverse effect on qualifying interests of the Firth of Forth Special Protection Area (SPA) and the Outer Firth of Forth and St Andrews Bay Complex SPA. Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal (HRA). This may require a study of qualifying species behaviour in the affected area of the SPA, which is likely to involve survey over at least one overwintering season. Pre-application discussion with NatureScot regarding preparation of the assessment is recommended. Account shall also be taken of the HRA of this Proposed Plan including measures potentially required to address disturbance both during and after construction. The Council as “Competent Authority” will carry out the HRA. If it is concluded that the proposal is likely to have a significant effect, the Council must then undertake an Appropriate Assessment of the implications of the development for the conservation interests for which the area has been designated. Development which could harm an international important site will only be approved in exceptional circumstances. A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the LCNS 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 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. As the site is within the Seafield odour buffer zone an assessment of the impact from odour should be undertaken. The design and layout of the development may be affected by the sites location and appropriate mitigation undertaken to minimise the impact of odour on the site. The layout and design of the development should seek to make linkages with the adjacent core path. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The SFRA recommends that a flood risk assessment is prepared and that a drainage strategy should consider improvements to the surface water in this area. 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 buildings/structures. As the</p>

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. Careful design will be required to protect character of conservation area. In line with the Leith Docks development framework and planning policies, development should seek to preserve historic dockyard surfaces and infrastructure e.g. railway lines with any landscaping urban realm. In addition, a programme of archaeological work will be required to be undertaken to excavate, record and analyse any significant archaeological remains (e.g. 19th/20th century industrial/maritime). Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (EW1e) Northern and Eastern Docks																												
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	-	-	x	x	-	-	-
Comment	<p>The Firth of Forth is designated as SPA, SSSI, and RAMSAR site. The site is adjacent to a LNCS and local biodiversity site. There is potential for protected species in the area (seals and birds). Site is within an AQMA (PM10) buffer zone and part of the site is within the AQMA. There is a hazard consultation zone within the site (imperial dock). Site is currently an active dock. Opportunities for social interaction depend on delivery of adjacent development sites. Site involved redevelopment of a brownfield site. Part of site is within 1 in 200 year flood zone. The SFRA identifies the site as having had a number of observed historical flood events in this area and that the flood maps show that fluvial and coastal flooding is largely contained to the docks. Surface flooding is noted within the dock area as is the risk of erosion. There are non-designated historic assets within the site. This area comprises the main historic docks for Leith and has a complex history of expansion in this area from the early 19th century onwards as the port expanded northwards reclaiming the beach and foreshore and expanding outwards. Running through the centre of the site is the historic course and mouth of the Water of Leith. The port and harbour of Leith is one of Scotland's Oldest and has acted as Edinburgh's port since the early medieval period with archaeological evidence suggesting occupation several centuries before it was first mentioned in the foundation charter of Holyrood Abbey in 1128. Given this long history and records of historic (largely 19th century) wrecks within the harbour it is possible that despite the effects of modern dredging maritime deposits and wrecks dating back to the medieval period may survive across the site including evidence for earlier historic docks and breakwaters. In addition the areas which haven't been dredged eg under the Victorian Docks may also contain evidence of submerged early prehistoric landscapes. In addition, large sections of docks have been either listed (eg, Albert, Prince of Wales, Alexandra, Leith Docks, Victoria Swing Bridge etc) and include two Scheduled monuments (Martello Tower and Customs House Hydraulic Crane). Currently the B-listed Imperial Grain Silo is due to be demolished. The structure has been recorded in 2016 by CFA Archaeology in response to a condition attached to 15/03779/LBC. Part of the site is within Leith conservation area. Site is within numerous viewcones beyond 2km of the origin. In addition, site is within three viewcone less than 2km from origin and therefore potential for significant impact.</p>																											

Mitigation	<p>Development must not have an adverse effect on qualifying interests of the Firth of Forth Special Protection Area (SPA) and the Outer Firth of Forth and St Andrews Bay Complex SPA. Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal (HRA). This may require a study of qualifying species behaviour in the affected area of the SPA, which is likely to involve survey over at least one overwintering season. Pre-application discussion with NatureScot regarding preparation of the assessment is recommended. Account shall also be taken of the HRA of this Proposed Plan including measures potentially required to address disturbance both during and after construction. The Council as “Competent Authority” will carry out the HRA. If it is concluded that the proposal is likely to have a significant effect, the Council must then undertake an Appropriate Assessment of the implications of the development for the conservation interests for which the area has been designated. Development which could harm an international important site will only be approved in exceptional circumstances. A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the LCNS 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 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. 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 SFRA recommends a flood risk assessment is required to confirm the flood extents in this area and this information should be used to inform development. A primary aim of any development would be to retain and conserve the docks historic infrastructure both designated and non-designated both physically and also within appropriate settings. Appropriate archaeological mitigation would be required both to conserve/protect but where appropriate record, excavate analyse in line with CEC Polices. Opportunities for interpretation and public benefits. As there are listed buildings within the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed buildings/structures. As there are Scheduled Ancient Monuments within the site 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 part of 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. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.</p>
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Site Assessment: (EW2a) Forth Quarter																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
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	The site is adjacent to a LNCS and local biodiversity site. There may be potential for protected species adjacent to the site. There is a hazard consultation zone within the site (pipe). There is a core path within the site. There is open space adjacent to the site and there is a local centre within the site providing opportunities for social interaction. Site is a brownfield site. The SFRA identifies flood risk primarily from																											

	<p>surface water and potentially Scottish Water drainage. There is designated open space within the site. There are listed buildings/structures within the site (former railway station, gas holder, lodge) and adjacent to it. The main historic assets in this area are the B-listed Granton Gasholder and Granton Railway Station. Plans must seek to conserve not only the physical fabric of these structures but also respect its setting and character. It is an area of archaeological significance. Site of early 20th century Granton Gas works, running across edge of raised beach. Although area has generally been significantly impacted upon by the demolition of the Gasworks in the 1990/early00's the area of undeveloped land running east-west incorporating the Gasholder may contain isolated pockets of survival with the potential for encountering prehistoric, Roman and medieval/post-medieval remains associated with the former Granton Castle and Caroline House Estate. The area of land on the western boundary of this area has already been evaluated and found to have no significant archaeology. Site within numerous viewcones, however, beyond 2km of the origin and therefore impact on city views is unknown. Site is adjacent to existing green belt and has defensible boundary. Site is adjacent to a SLA. Site has potential to link to green network.</p>
Mitigation	<p>A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the LCNS 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 there is a HSE consultation zone within the site 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 layout and the design of the development should link to the core path within the site. The layout and design of the development should make linkages with the adjacent open space. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The SFRA recommends consideration should be given to the opportunities to mitigate flood risk associated with surface water and drainage. As there are listed buildings within the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed buildings/structures. These important industrial monuments/buildings must be retained within development proposals going forward. There are opportunities for public engagement and interpretation (public art?) within the public realm looking at the history of the site. Archaeological evaluation is likely to be required. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development. The layout and design of the development should mitigate the impacts on the adjacent SLA to avoid changing the special qualities for which it was designated. Layout and design of development should make linkages with the green network.</p>

Site Assessment: (EW2b) Central Development Area																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
Question																												
Effect	x	x	-	x	-	x	-	✓	-	✓	x	x	-	✓	-	-	-	✓	?	-	-	-	-	x	?	-	-	✓
Comment	The Firth of Forth is designated as SPA, SSSI, and RAMSAR site. There is a LNCS and local biodiversity site within the site. There is a potential for protected species within the area. There is a hazard consultation zone within the site. There is a core path within the site. The site has a																											

	<p>mix of different uses within and adjacent, with neutral impacts in terms of social interaction. Site is a brownfield site. The SFRA identifies a small part of the site being influenced by coastal flooding along West Shore Road and within the site there are areas shown to be affected by surface water and Scottish Water drainage flooding. Coastal erosion has also been identified as an issue. There is open space adjacent to the site. There are numerous listed buildings/structures within the site and adjacent to it. Area of Archaeological Significance. Area dominated by the site and grounds of the 16th/17th century Caroline House whose walled garden incorporates remains of Granton Castle demolished in the early 20th century and also Granton Harbour. Area on West Harbour Road, which runs along the post-medieval foreshore, opposite the harbour contains an important group of historic 19th century C-listed maritime and industrial buildings Nos 20-26 West Harbour Rd. These buildings should be retained/reused. Adjacent developments must also respect the character and setting of this important group of buildings. Out with this the area along west harbour/shore road has the potential for containing important 19th/early 20th century industrial remains including the site of a mid-19th century shipyard located on and under the road adjacent to the western breakwater. These areas will require archaeological conditioned mitigation eg excavation (phased Phase 1 10% eval), recording & analysis publication, public engagement and interpretation. The areas to the South of the bordering 2A, with the exception of the Lodge to Caroline Park House if it survives. The area although historically forming part of the historic grounds of Caroline house have been significantly impacted upon by the 19th century and 20th century landscaping and development. As such although isolated remans of significance may occur, as a whole these areas are not considered to have archaeological significance. Site has potential to link to the green network, as there is green open space within the site and adjacent. Site within numerous viewcones, however, beyond 2km of the origin and therefore impact on city views is unknown.</p>
Mitigation	<p>Development must not have an adverse effect on qualifying interests of the Firth of Forth Special Protection Area (SPA) and the Outer Firth of Forth and St Andrews Bay Complex SPA. Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal (HRA). This may require a study of qualifying species behaviour in the affected area of the SPA, which is likely to involve survey over at least one overwintering season. Pre-application discussion with NatureScot regarding preparation of the assessment is recommended. Account shall also be taken of the HRA of this Proposed Plan including measures potentially required to address disturbance both during and after construction. The Council as “Competent Authority” will carry out the HRA. If it is concluded that the proposal is likely to have a significant effect, the Council must then undertake an Appropriate Assessment of the implications of the development for the conservation interests for which the area has been designated. Development which could harm an international important site will only be approved in exceptional circumstances. A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the LCNS 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 there is a HSE consultation zone within the site 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 layout and design of the development should make linkages with the core path and the adjacent open space. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The SFRA recommends opportunities to reduce flood risk in this area should be investigated and considered as part of proposals for development. As there are listed buildings within/adjacent to the site, the design of the development should seek to fully understand and</p>

preserve and/or enhance the setting of the listed buildings/structures. Redevelopment/conversion of these buildings may require archaeological mitigation eg Historic building recording excavation, recording, analysis publication. Scope also for interpretation. Archaeological conditioned mitigation eg excavation (phased Phase 1 10% eval), recording & analysis publication, public engagement and interpretation will be required. The layout and design of the development should make linkages with the green network. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessment: (EW2d) North Shore																												
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	<p>The Firth of Forth is designated as SPA, SSSI, and RAMSAR site. The site is adjacent to a LNCS and local biodiversity site. There may be potential for protected species adjacent to the site. The whole site is with a hazard consultation zone. There is a core path within the site. There is open space and a local centre adjacent to the site providing opportunities for social interaction. Site is a brownfield site. The SFRA identifies the site as being impacted by coastal and surface water flooding. Coastal erosion has also been identified as an issue. Part of the site has no access to public transport services at present. There is designated open space adjacent to the site. There are listed buildings adjacent to the site. Area of archaeological potential in terms of Industrial Archaeology either side of West Granton Road. Mid-late 19th century OS maps record various separate industrial concerns in this area including a Chemical Works and Iron Foundry, with western end adjacent to park site of early 19th century Granton Quarry. Southern boundary of site seems to correlate with the edge of the raise beech so potential for early prehistoric activity dating back to the Mesolithic as well as a Roman Coastal Road between Cramond and Inveresk. Site has potential to link to green network, as there is green open space adjacent to the site. Site within numerous viewcones, however, beyond 2km of the origin and therefore impact on city views is unknown. Site is adjacent to existing green belt and has a defensible boundary.</p>																											
Mitigation	<p>Development must not have an adverse effect on qualifying interests of the Firth of Forth Special Protection Area (SPA) and the Outer Firth of Forth and St Andrews Bay Complex SPA. Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal (HRA). This may require a study of qualifying species behaviour in the affected area of the SPA, which is likely to involve survey over at least one overwintering season. Pre-application discussion with NatureScot regarding preparation of the assessment is recommended. Account shall also be taken of the HRA of this Proposed Plan including measures potentially required to address disturbance both during and after construction. The Council as “Competent Authority” will carry out the HRA. If it is concluded that the proposal is likely to have a significant effect, the Council must then undertake an Appropriate Assessment of the implications of the development for the conservation interests for which the area has been designated. Development which could harm an international important site will only be approved in exceptional circumstances. A suitable assessment should be carried out to ensure the development of the site has no</p>																											

detrimental impact on the LCNS 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 whole 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 overall density. The layout and design of the development should make linkages with the core path, the open space and the local centre. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The SFRA recommends a flood risk assessment is required to confirm the coastal flood risk in this area and consideration should be given to reducing surface water flooding. The development strategy should bring forward proposals for new public transport and active travel infrastructure in order to ensure high mode share levels. Area especially to south of Road impacted by modern (postwar) developments. Over all, archaeological potential in this area regarded as low-moderate. Developments in this area will need to be assessed at planning stage and likely to require archaeological mitigation to be attached to any permissions granted. 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 buildings/structures. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development. The design and layout of the development should make linkages with the green network.

Assessment of Business and Industrial Sites

Sites subject to assessment

Newbridge Business and Industrial Area: Long established business and industrial area. Remaining undeveloped site on south part of site. Extension to area proposed therefore subject to SEA.

Newcraighall Industrial Estate: Existing industrial estate mostly developed for car showrooms, commercial businesses and food outlets rather than class 4/5). One small area remaining (2ha) undeveloped. No extant consents therefore remaining area site subject to SEA.

Brunstane Business and Industry Area: Area to south next to Newcraighall Road developed for railway station car park, fire station, hotel and health centre. Area between railway line (size) undeveloped with no extant consents therefore subject to SEA .

International Business Gateway (Phase 1): Planning application called in by Scottish Ministers and currently no consent, therefore subject to SEA.

Sites forming part of Baseline

Edinburgh Bioquarter (Special Economic Area): Site already has planning permission in principle (renewed in 2019) and therefore forms part of the baseline of the ER.

Edinburgh Park still has outline planning permission. (17/01210/FUL: extension to 2009 application 09/00430/FUL, 99/02295/OUT). Current application for last part of site for residential (1200) pending (20/02068/FUL). Therefore, site forms part of the baseline of the ER.

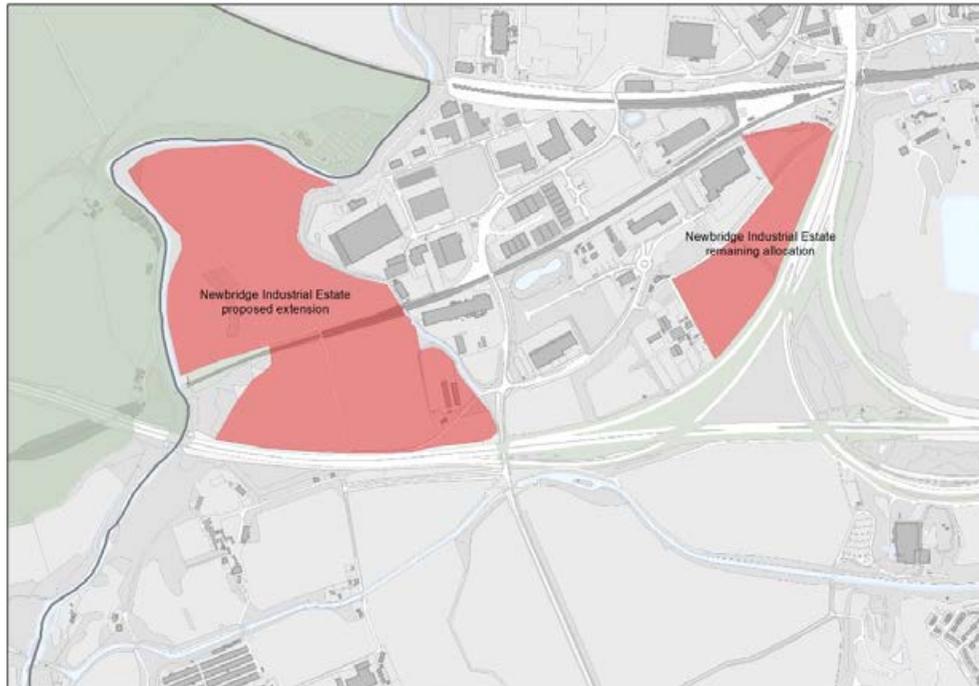
Portobello Business and Industry Area: Long established existing business and industrial area. No specific development sites available or proposed therefore forms part of the ER baseline.

West Telferton Industrial Estate: Existing long established existing business and industrial area. No specific development sites available or proposed therefore forms part of the ER baseline.

Sighthill Industrial Estate: Existing long established business and industrial area. No specific development sites available or proposed therefore forms part of the ER baseline.

Site Assessment: Newbridge Industrial Estate extension																												
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	<p>Site is currently farm land. There is a LNCS adjacent and within the site. There is ancient woodland within the site. There is a water course adjacent to the site, with the potential for protected species within or adjacent to the site. Opportunity for site to connect to adopted core path. Site provides good opportunity to connect with adjacent industrial estate. Site is not brownfield. Part of the site is within a 1 in 200 year flood zone, and may be surface water flooding issues. The SFRA identifies the site as having a medium risk of fluvial flooding and a high risk of surface water flooding. 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 may need to take into account the reduced resilience of this river with regard to surface water. The site does not have good public transport accessibility. Site is within 400m of designated open space. There is a A listed structure (viaduct) adjacent to the site. The site occurs within an area of archaeological potential, in particular relating to prehistoric occupation, centred upon the River Almond valley. The site is within the countryside area not the green belt, and therefore has a neutral effect on the green belt. The site has an opportunity to contribute to the green network by being adjacent to a river corridor. The site does not have an impact on the landscape setting of the city but it has an effect on the characteristics of the landscape by changing it from agriculture to industrial, and it has some effects on local views in particular the landscape setting of features such as the railway viaduct and bings from the M8.</p>																											
Mitigation	<p>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. Positive effects on biodiversity through site design, layout and landscaping are required. Provision of improved public transport services will be required to ensure mode share targets are met. The layout and design of the development should seek to make linkages with the core path. 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 ancient woodland 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. The SFRA recommends a flooding risk assessment and a surface water management plan are prepared. The layout and design of the development should make appropriate linkages with the adjacent industrial estate. 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. Development of this site will require conditioned archaeological phased mitigation, the initial phase being archaeological evaluation (c.10%) in line with LDP Polices. The results of this evaluation will determine detailed scope of any further mitigation prior to development commencing. The layout and design of the</p>																											

development should contribute to the existing green network. The layout and design of development and its associated landscaping should retain views between buildings to landscape features beyond the site.



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Site Assessment: Newbridge Industrial Estate south																													
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape				
	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	
Question	-	-	-	?	-	-	-	x	✓	x	??	-	x	x	-	x	-	x	-	-	-	-	-	-	-	-	-	-	-
Effect	-	-	-	?	-	-	-	x	✓	x	??	-	x	x	-	x	-	x	-	-	-	-	-	-	x	-	-	-	-
Comment	Site is currently farm land. There is the potential for protected species in the area. Site has poor access to core paths. Site is well located adjacent to existing industrial estate allowing linkages to be made. The site is not 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 poor condition by SEPA) and therefore development of the site may need to take into account the reduced resilience of this river with regard to surface water. Site has poor access to public transport services. Site is not within 400m of open space although not relevant for the purposes of commercial use. The SFRA identifies a no risk of fluvial flooding but a high risk of surface water flooding and notes a small unnamed water course which flows by Claylands Road. The site occurs within an area of archaeological potential, in particular relating to prehistoric occupation, centred upon the River Almond valley. There are no significant impacts on the landscape setting of the city. However, there is likely to be some impacts on local landscape views and the setting of the existing cottage.
Mitigation	A protected species assessment may be required. Development of this site will require conditioned archaeological phased mitigation, the initial phase being archaeological evaluation (c.10%) in line with LDP Planning Policies. The results of this evaluation will determine detailed scope of any further mitigation prior to development commencing. The layout and design of the development and its associated landscaping should mitigate the impacts of the development on local views through screening, by retaining and enhancing existing planting particularly near the existing cottage. The SFRA recommends a flood risk assessment and a surface water management plan are prepared.

Site Assessment: Newcraighall Industrial Estate: remaining site																													
SEA Objective	Biodiversity					Population				Soil	Water			Air & Climate				Material Assets		Heritage						Landscape			
	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	
Question	-	-	-	?	-	-	-	-	✓	x	??	-	-	??	-	?	-	x	-	-	-	-	-	-	-	-	-	-	
Effect	-	-	-	?	-	-	-	-	✓	x	??	-	-	??	-	?	-	x	-	-	-	-	-	-	-	-	-	-	
Comment	Site is currently over grown open space within the existing industrial estate. There is the potential for protected species in the area. Site provides good opportunity to connect with adjacent industrial estate. Site was previously in agricultural use prior to construction of the industrial estate. The site is not within a 1 in 200 year flood zone. The SFRA identifies no risk of fluvial flooding and a low risk of surface water flooding. 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 may need to take into account the reduced resilience of this river with regard to surface water. No core paths near site providing an opportunity to create a segregated link, but as site within urban area active travel accessibility is good. Site is not within 400m of open space although not relevant for the purposes of commercial use. This area has been investigated in two main phases between 2009 and 2017. The excavations carried out following earlier evaluation revealed the remains of a 18-19 th century farm cottage/building and some possible evidence for mine workings. However, No further work is required in this site. Site is not within any view cones. Site within urban area therefore neutral impact on greenbelt. The development of the site will have no impact on landscape setting of the city. The area is already largely developed for business and industrial uses and this is the only remaining undeveloped site on the industrial estate.																												

Mitigation	A protected species assessment may be required. The layout and design of the development should make appropriate linkages with the industrial estate. 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 SFRA recommends a surface water management plan is prepared.
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Site Assessment: Brunstane Business and Industrial area																													
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape				
	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	
Question	-	?	?	-	-	-	-	✓	✓	x	??	-	-	✓	-	?	-	-	-	-	-	-	-	-	x	x	-	-	✓
Effect	-	?	?	-	-	-	-	✓	✓	x	??	-	-	✓	-	?	-	-	-	-	-	-	-	x	x	-	-	✓	

Comment	<p>The site was previously used for agriculture which is currently not used. The site is split into two halves by the A1. There is a LNCS along one of the railway lines adjacent to the site. Site is adjacent to a core path. Site is adjacent to existing commercial uses providing opportunity to connect with them. Site is not within 1 in 200 year flood zone. The SFRA identifies no risk of fluvial flooding and a medium risk of surface water flooding. 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 may need to take into account the reduced resilience of this river with regard to surface water. Site is undeveloped and could have some archaeological potential. This area of the Lothian coastal plane is known to be extensively occupied from prehistory with sites and remains from dating back to the Neolithic known from nearby sites. Recent excavations by GUARD to the east at Newcraighall have also uncovered an extensive pre-industrial mining landscape dating back to potentially the 17th century, though earlier medieval origins cannot be discounted as mining is known from the 12th/13th centuries in the Lothians. Site is within 400m of designated open space. Site within urban area therefore neutral impact on greenbelt. Site has an opportunity to contribute towards the green network which is adjacent to the site. Development of the site would have an impact on the landscape setting of the city from westward views from the A1 and from some vantage points further to the east of the site. Development on the site should be below the height of the A1 to preserve views of Arthur's seat.</p>
Mitigation	<p>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 layout and design of the development should make linkages with the adjacent commercial uses to the north. There is also the opportunity to make appropriate linkages to the existing core path and to the residential development to the east by enhancing active travel links. 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 SFRA recommends a surface water management plan is prepared. Any development of this area will require a phased mitigation in line with LDP Policies, the first phase will be the undertaking an archaeological evaluation (10%) to determine scale, significance of any surviving remains, determine detailed mitigation and inform detailed layout plans/designs (eg preservation, interpretation in public realm). The layout and design of the development should seek to make linkages with the adjacent green network. The layout and design of the site should take into account landscape view analysis and seek to retain views of Arthur's seat.</p>

Site Assessment: West Edinburgh (West)																												
SEA Objective	Biodiversity					Population				Soil	Water		Air & Climate				Material Assets		Heritage						Landscape			
	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
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	<p>Site is currently used for agriculture, and park and ride site and the tram route passes through the site. There is a LNCS adjacent to the site. There is a watercourse adjacent to the site with the potential for protected species. Although the site is not near a noise management area it is close to the airport with the potential for associated noise impact. There is potential for connecting with a core path. The design and</p>																											

	<p>layout of the development will have to take account of adjacent uses including the airport, hotels and park and ride sites. The SFRA identifies a medium risk of flooding and a high risk of surface water flooding. 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 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 is within a 1 in 200 year flood zone. Site has good access to public transport services and will enhance access to tram services and support a new stop. Site is not within 400m of designated open space. Previous archaeological excavations show the area has been extensively occupied since early prehistory. There is evidence of a complex sequence of occupation back to the start of the Neolithic period and two phases of Bronze age settlement, an iron age palisade enclosure and dark age corn drying kilns. Site also within an area associated with the 17th century civil ware battle (Field of Flashes). Site has no impact on green belt boundaries as it is outwith the greenbelt. Development of the site will have no impact on the landscape setting of the city, however, development will have an impact on local views to features in the surrounding landscape e.g. the bridges across the Forth.</p>
Mitigation	<p>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 layout and design of the development should seek to mitigate the impacts of adjacent uses but in particular the noise from the airport. The layout and design of the development should seek to create linkages with the existing core path and existing public transport services. The layout and design of development should meet the Council's open space standards. The delivery of the Gogar Burn diversion would significantly reduce flood risk. 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 SFRA recommends a flood risk assessment and a surface water management plan are prepared. Any archaeological remains found on the site should be preserved in situ and if not possible archaeological excavation or an appropriate level of recording may be an acceptable alternative. The layout and design of development and its associated landscaping should retain views between buildings to landscape features beyond the site.</p>

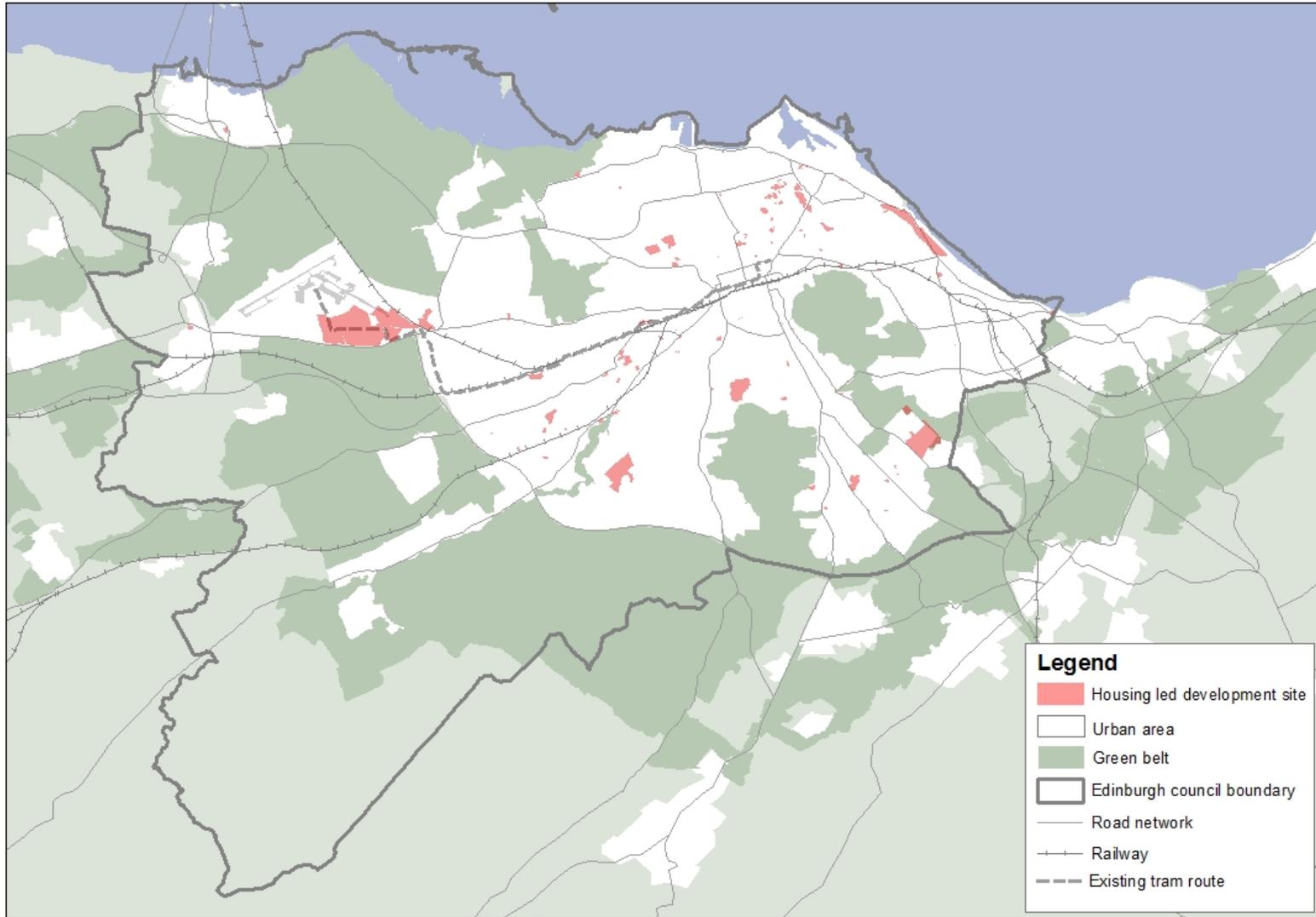


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Appendix 6: Environmental Information for City Plan 2030 Area

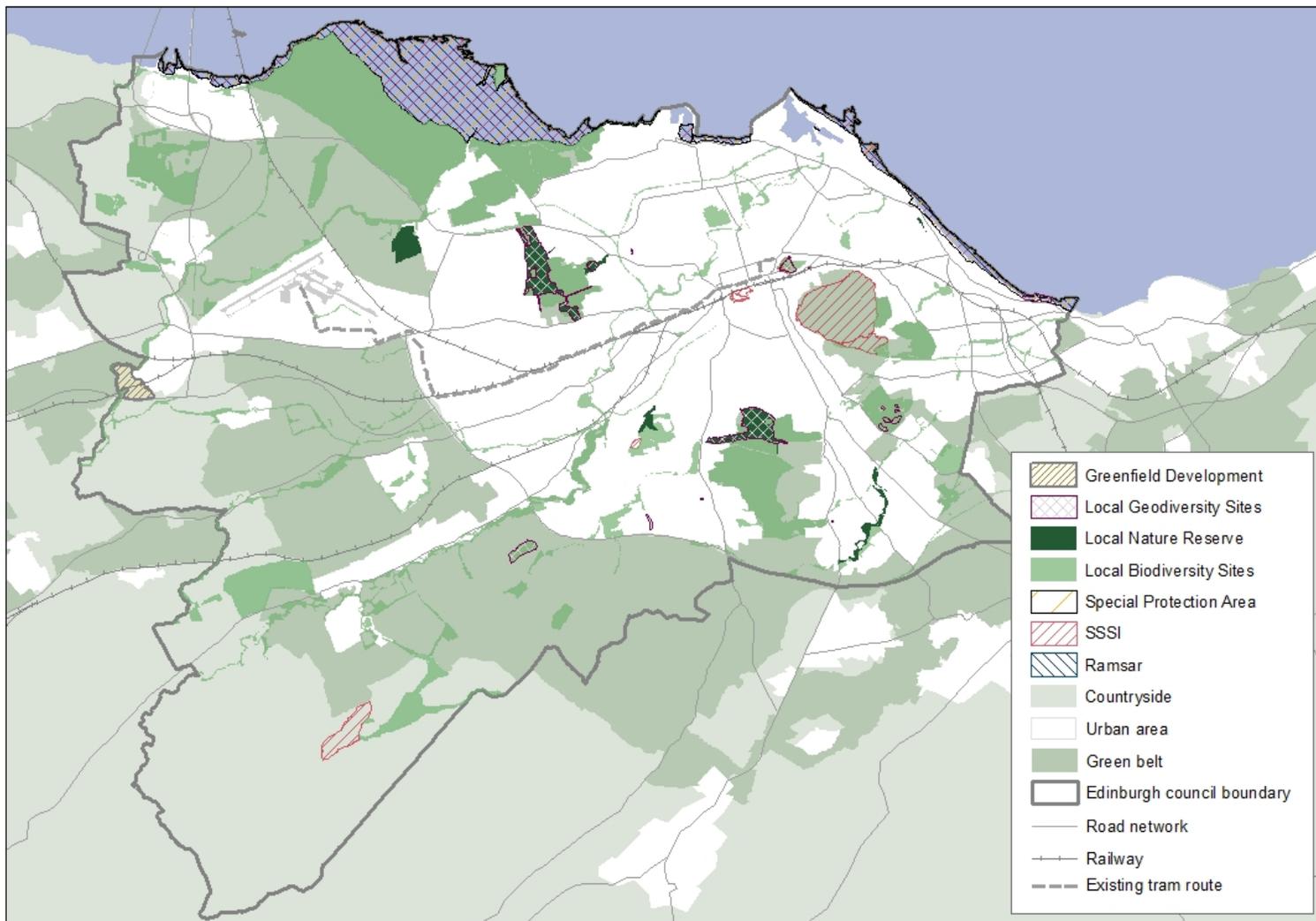
Environmental constraints have been identified and mapped for all of the Council area. Environmental constraints and other background information that has been mapped are as follows:

- Sites assessed for new housing led 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
- Air quality hot spots and increases in traffic delays/trip rates
- Noise management areas and quiet areas
- Health and safety executive



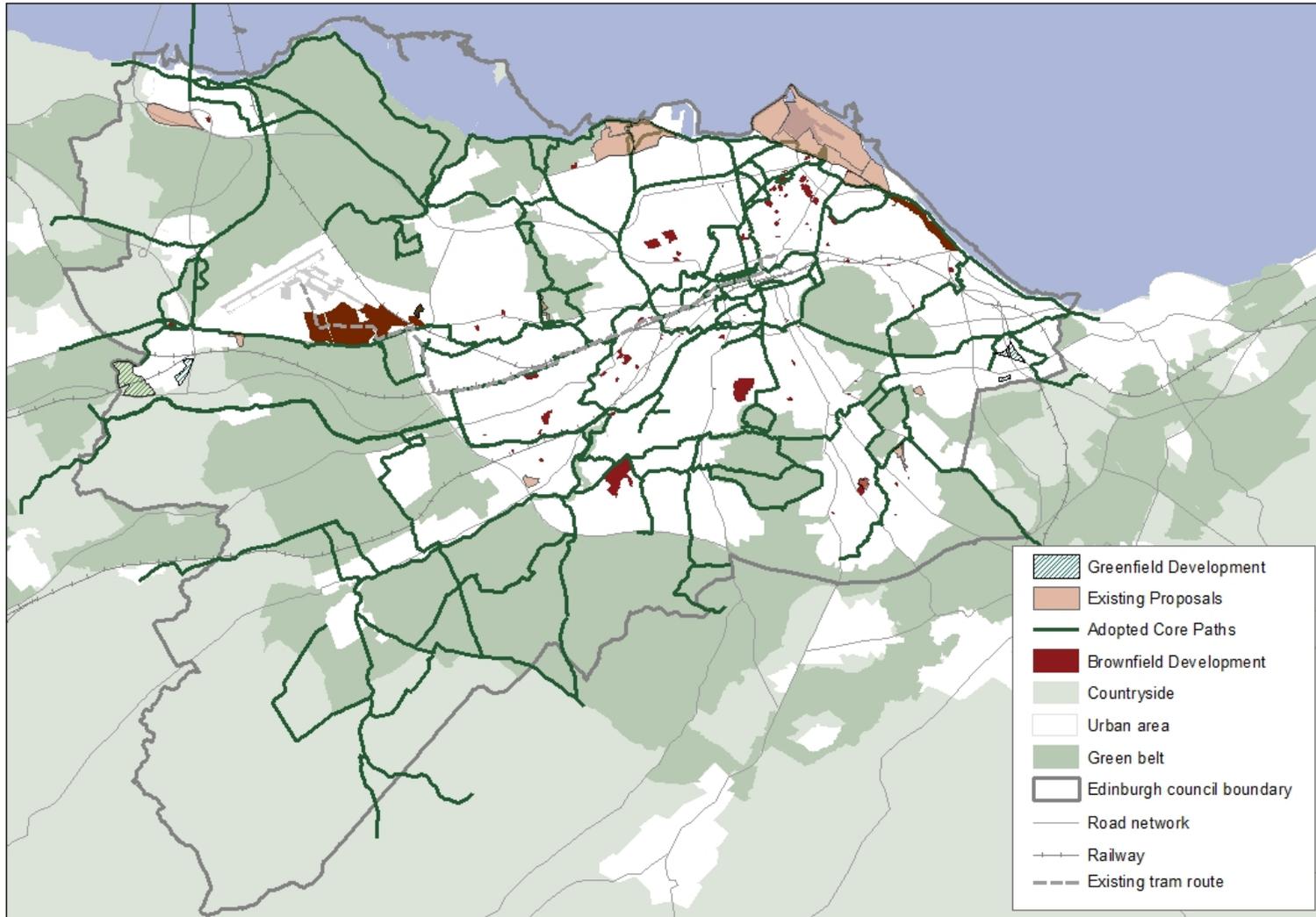
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Sites assessed for housing led development



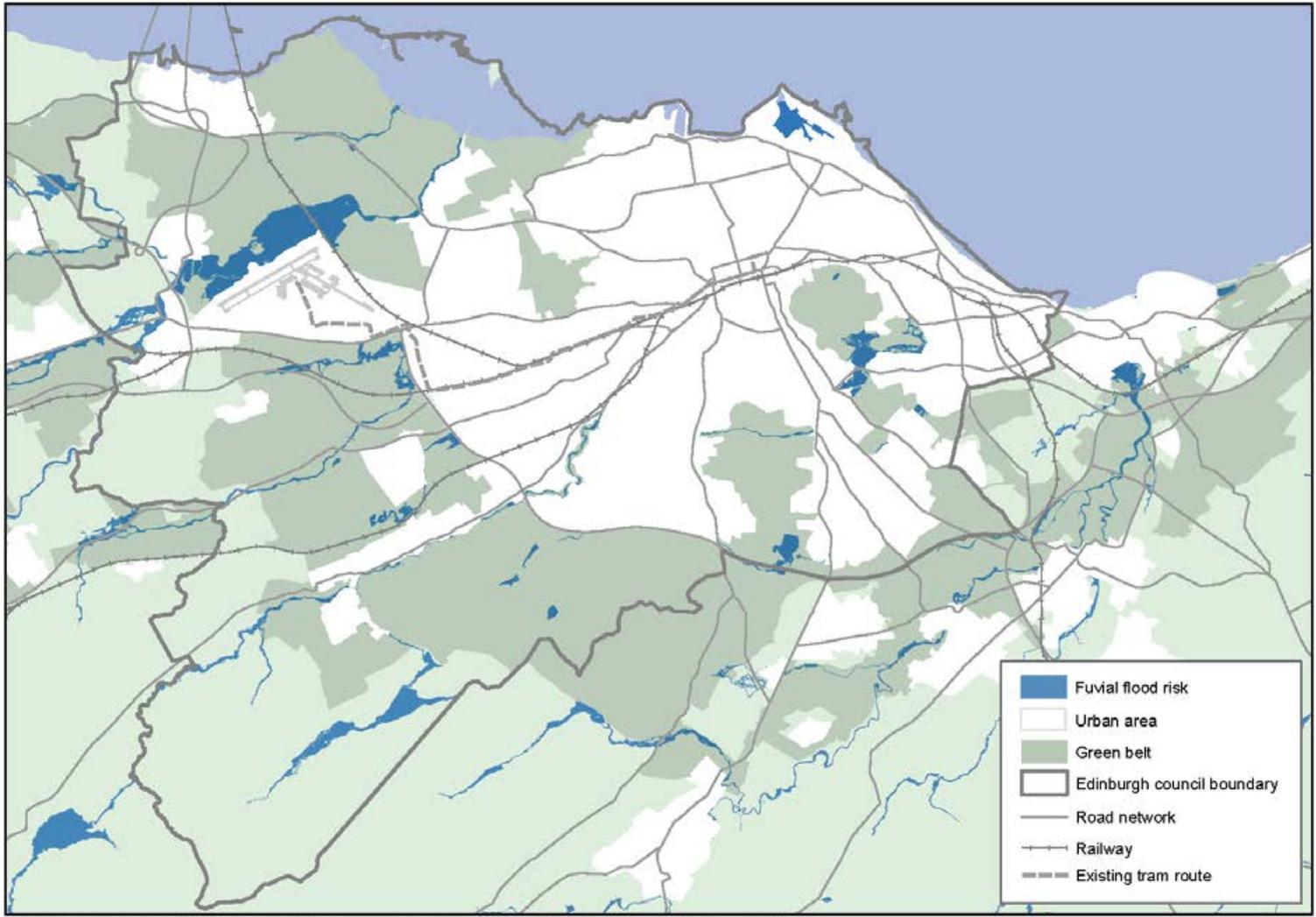
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Biodiversity, fauna and flora (International and European designations, national designations, and local designations)



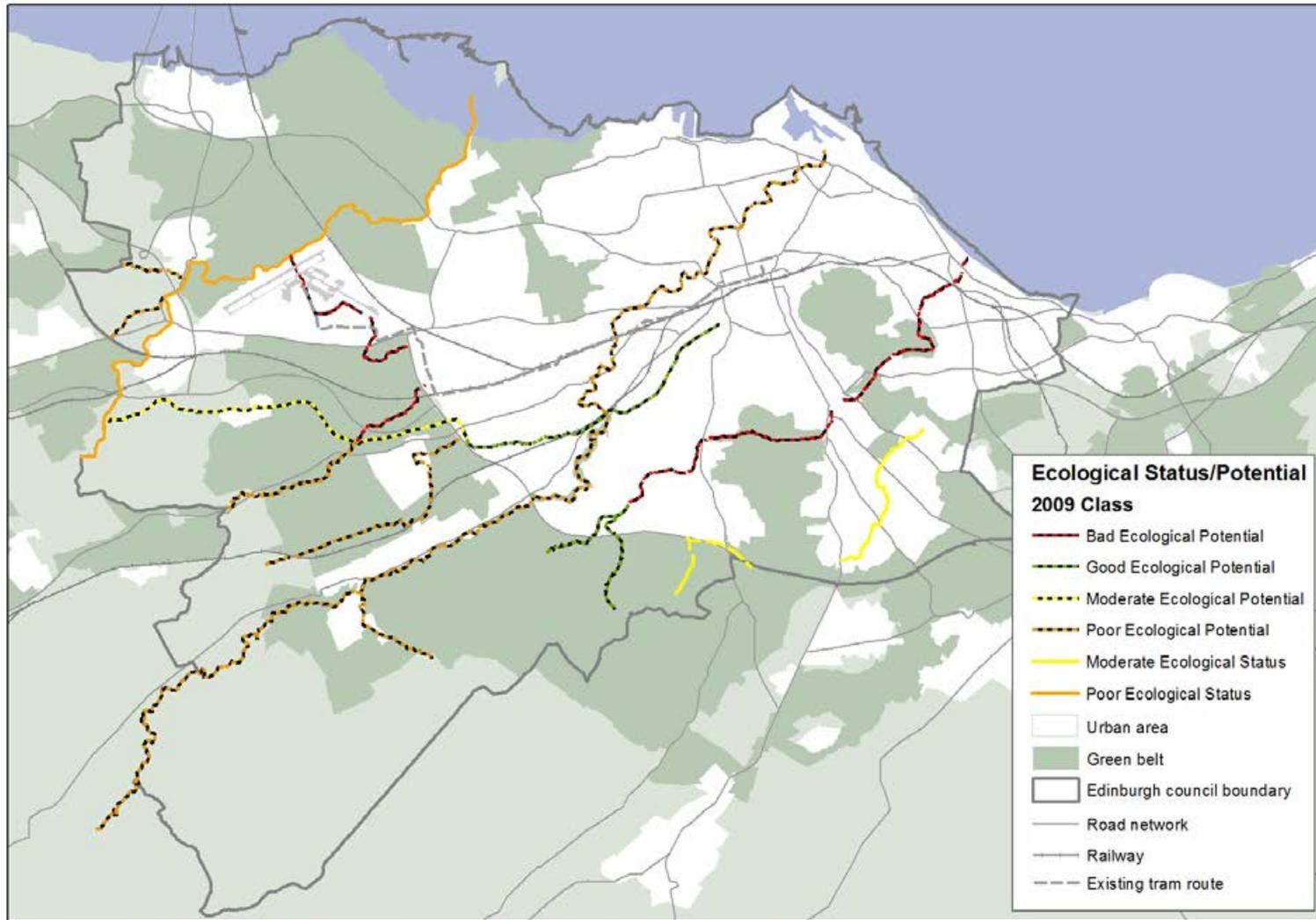
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Active travel



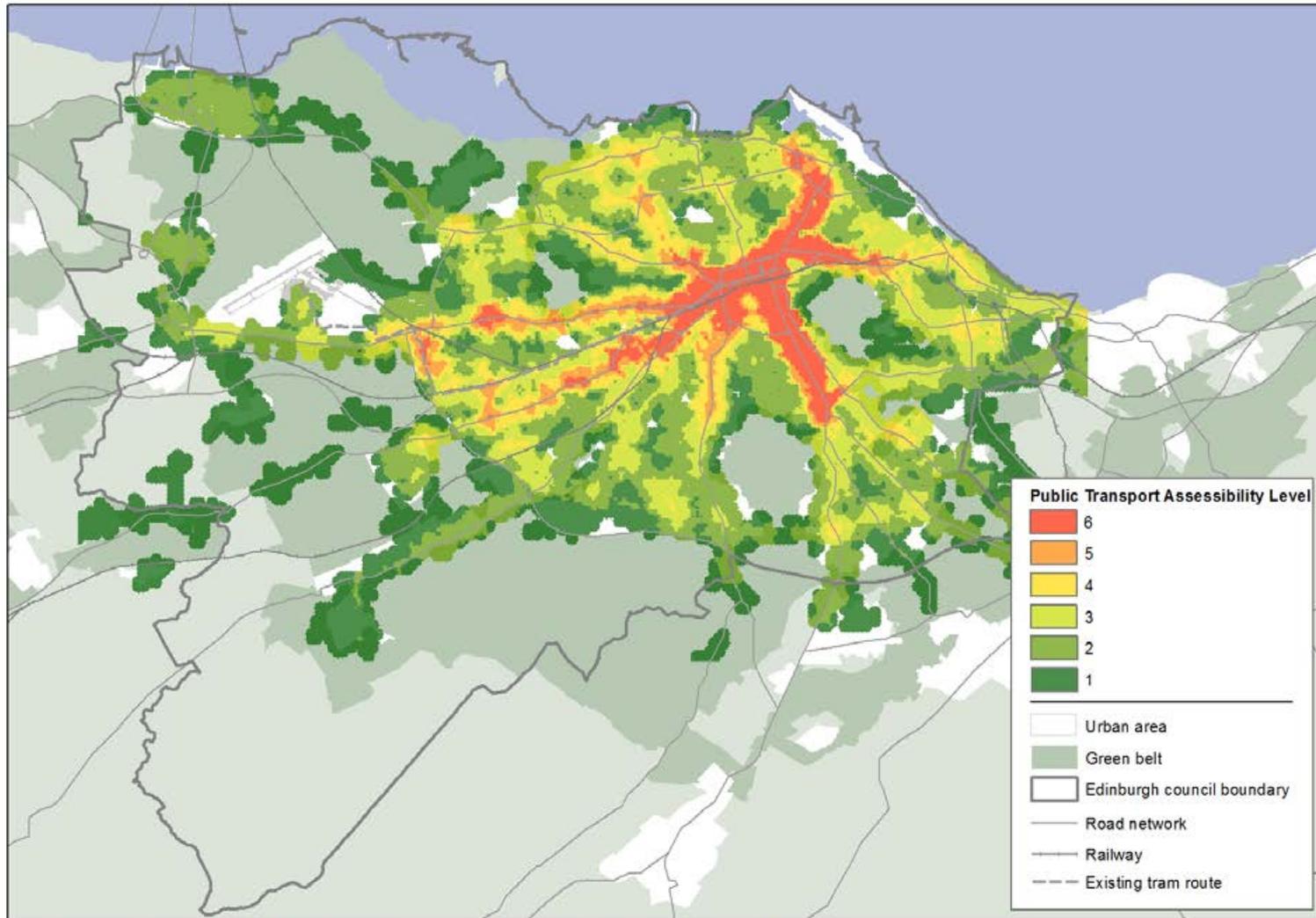
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Fluvial flood risk



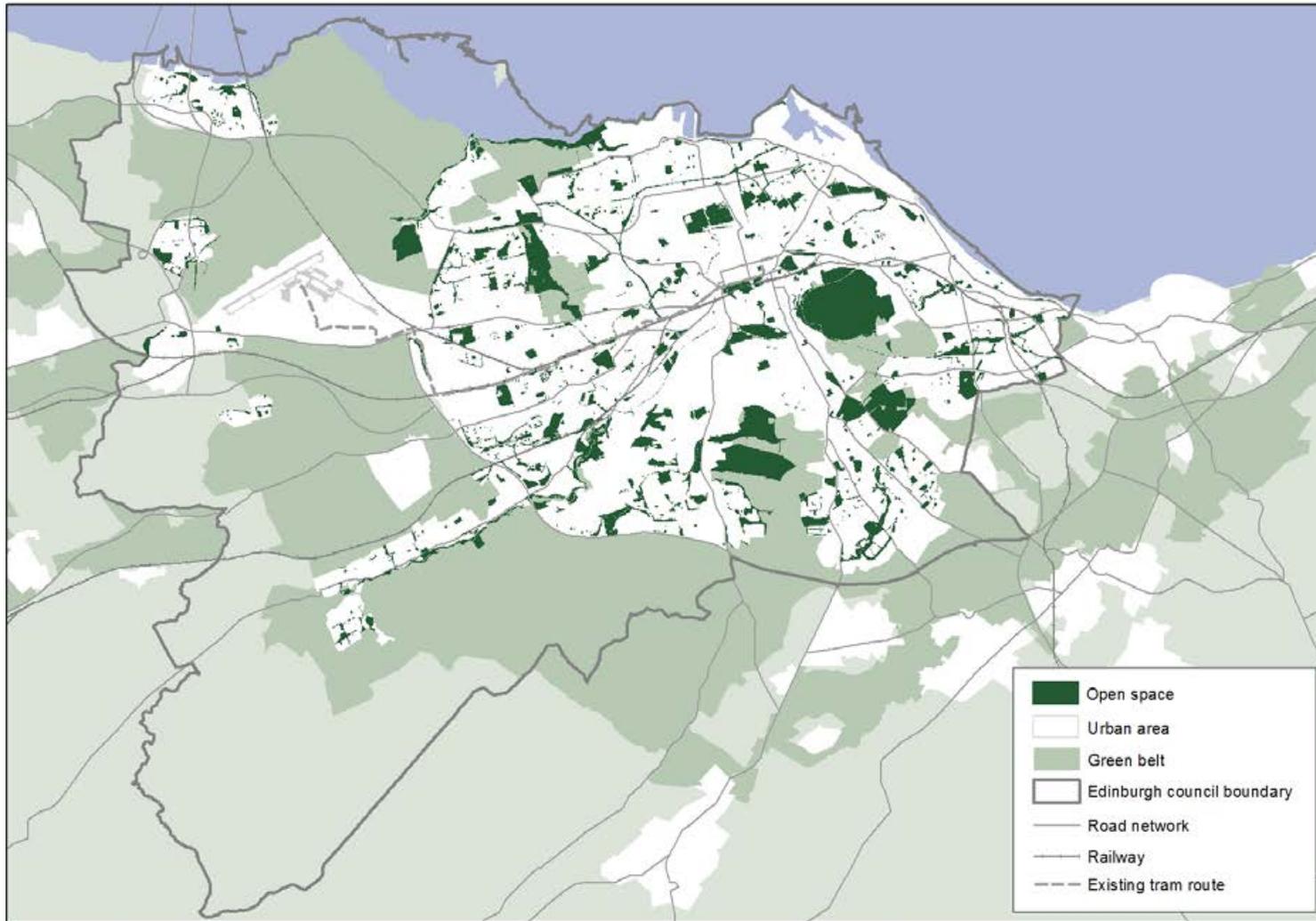
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Quality of water environment



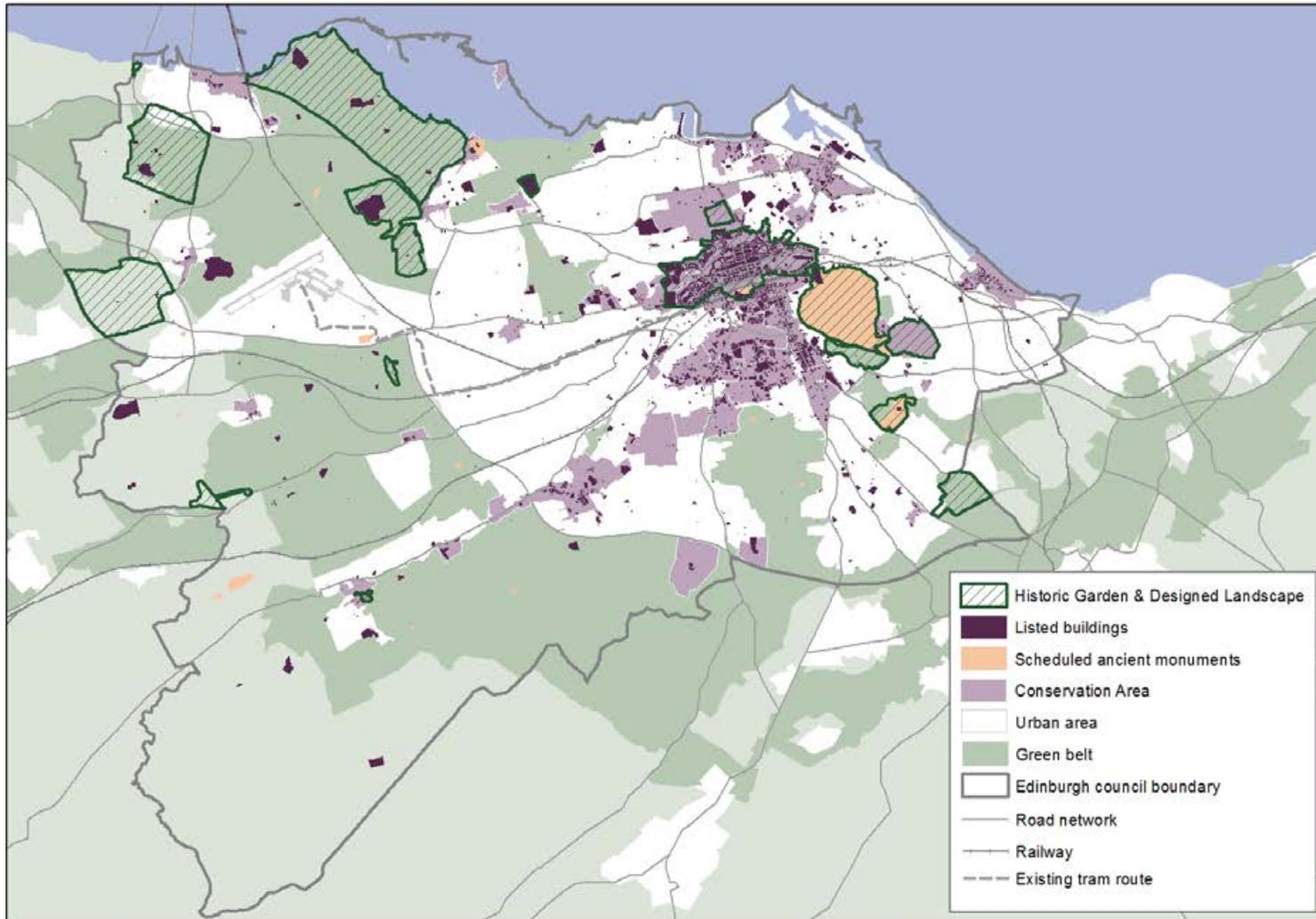
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Public transport accessibility



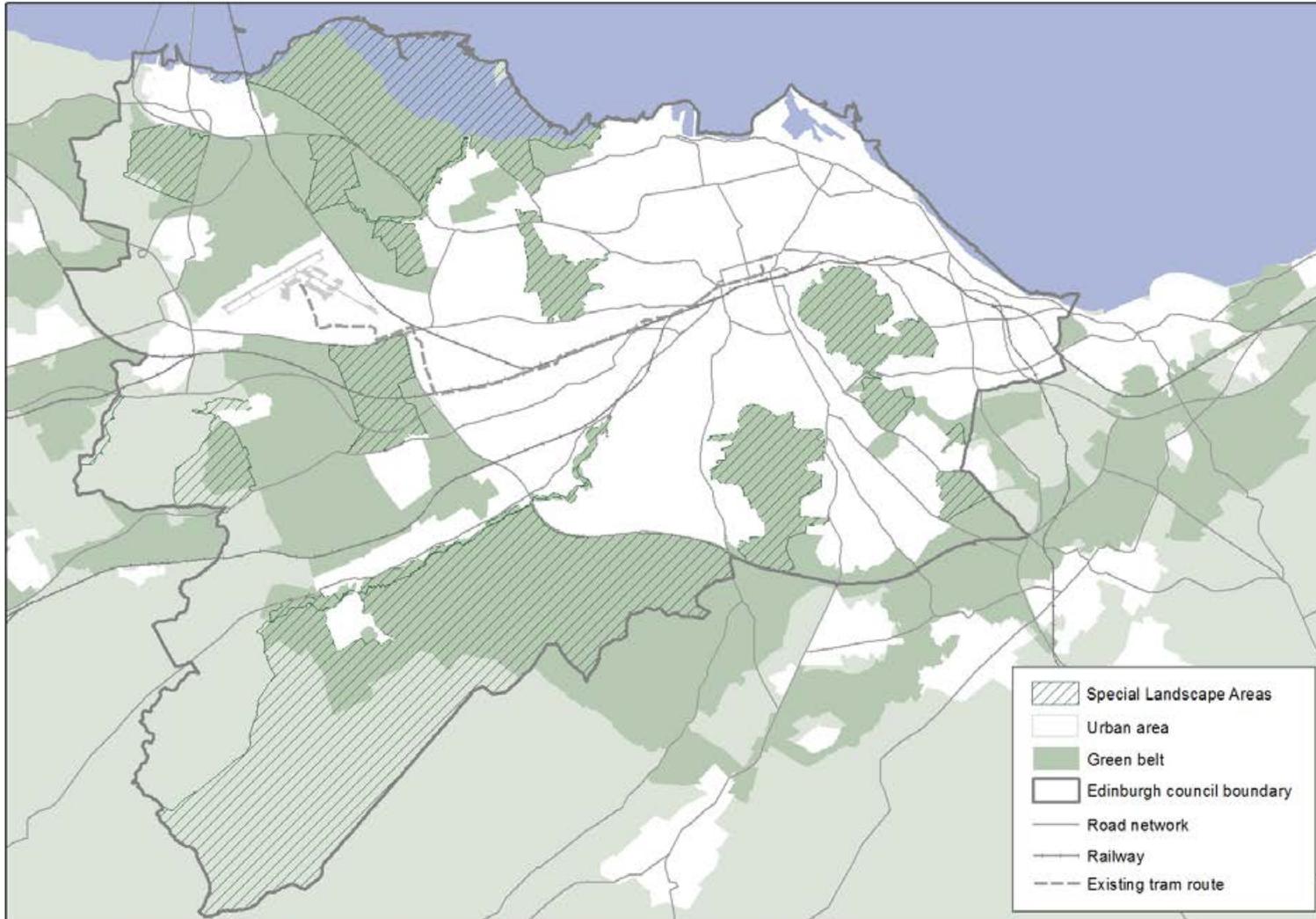
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Open Space



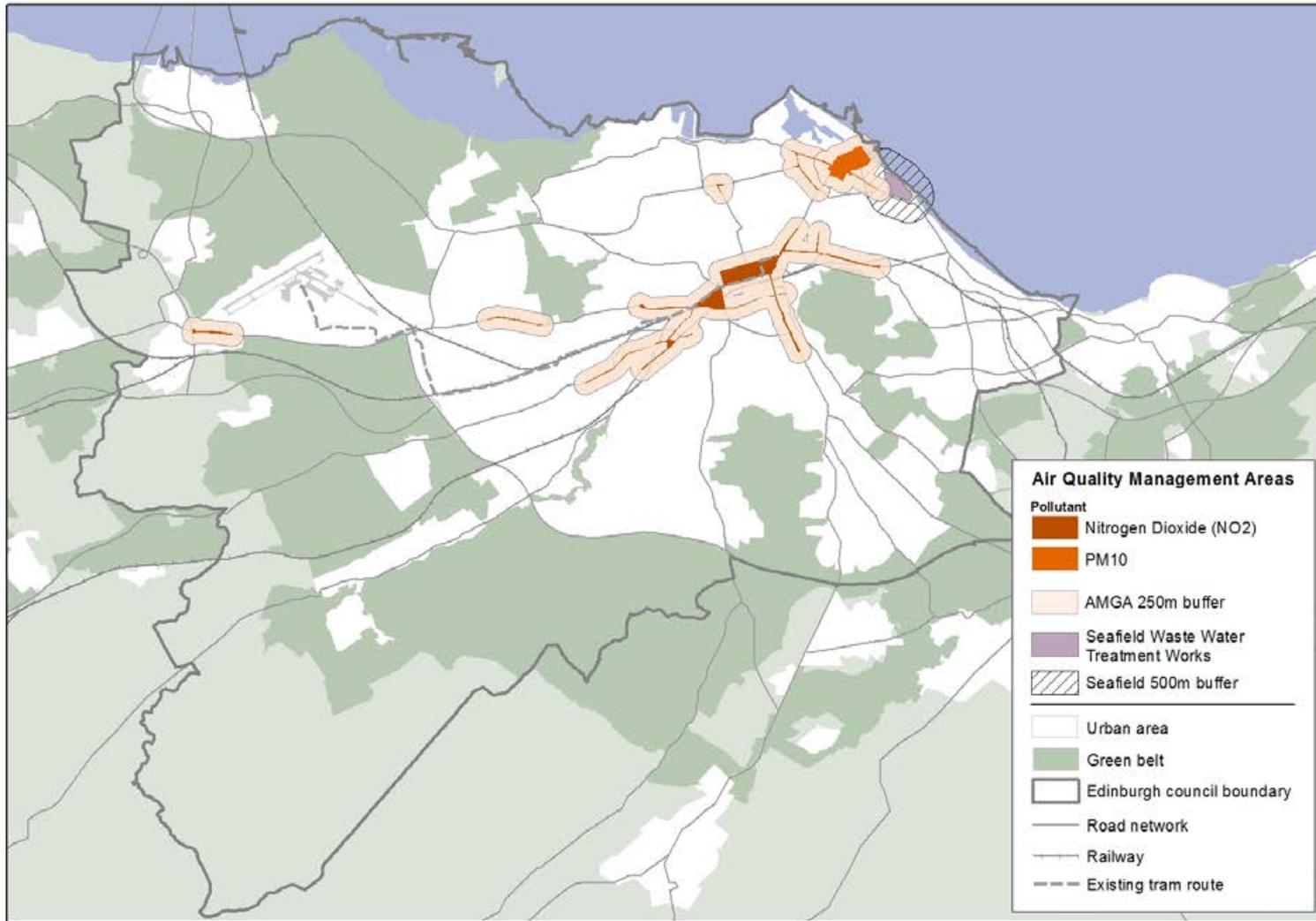
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Cultural heritage



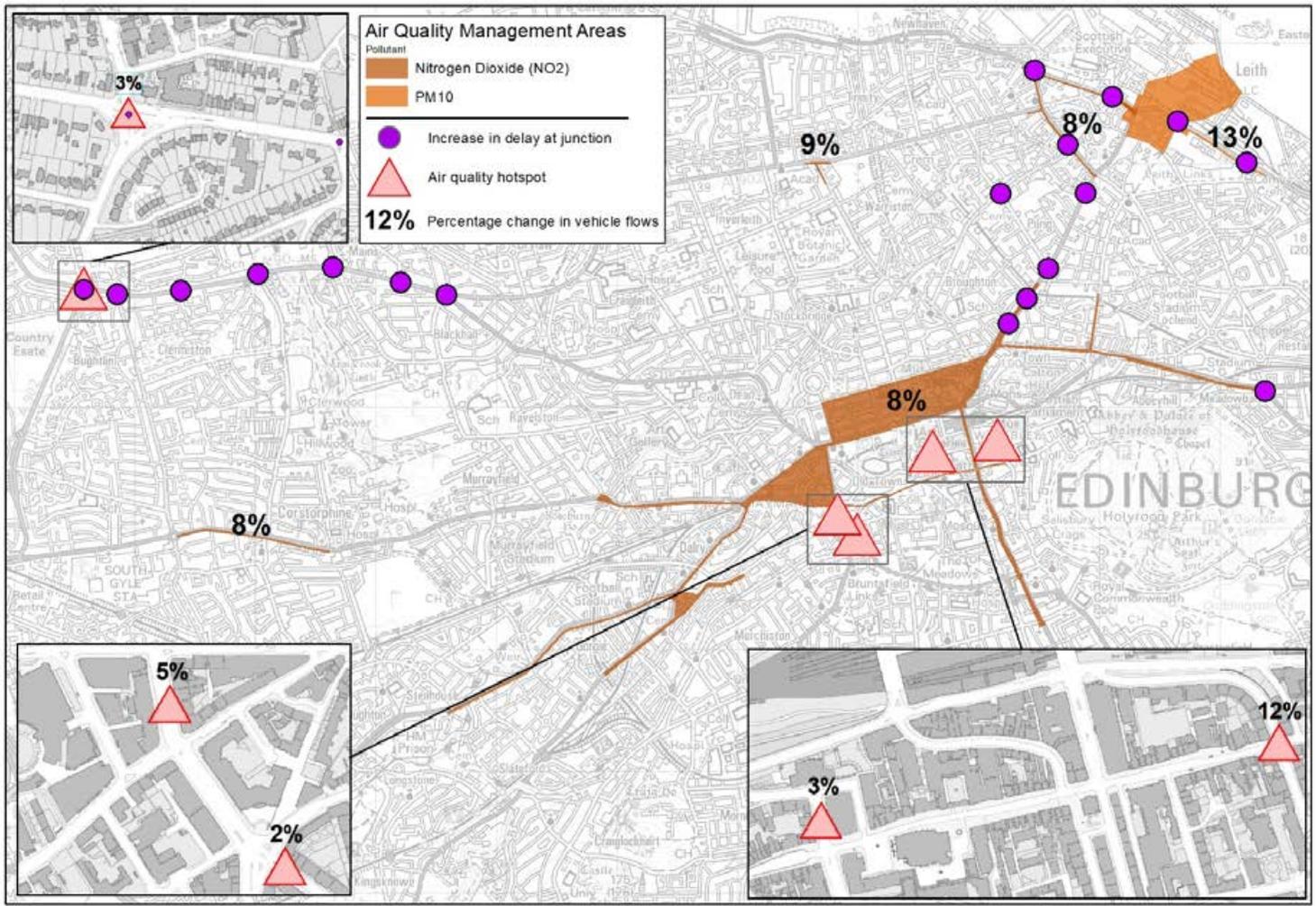
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- Edinburgh's landscape designations (special landscape areas)

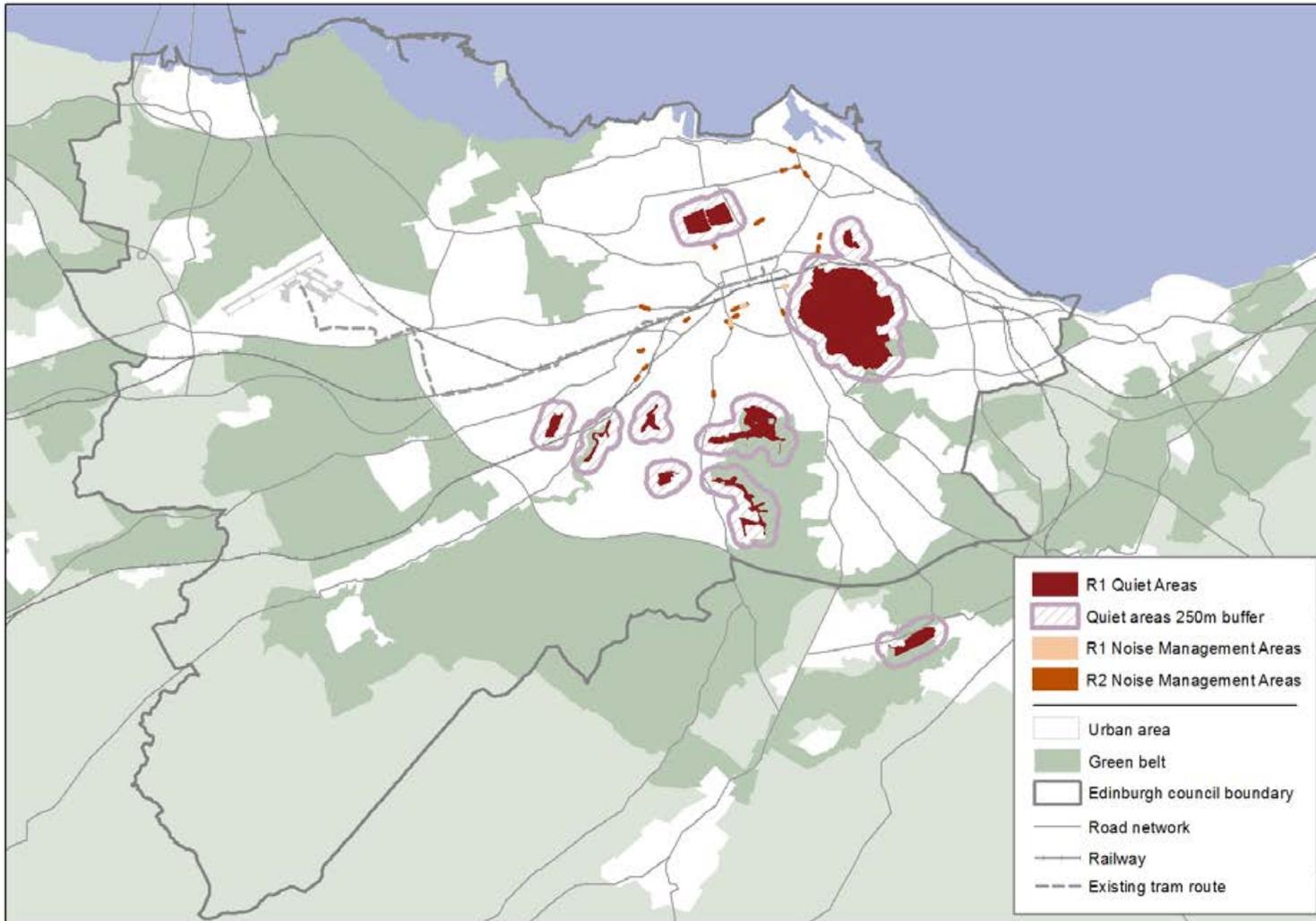


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Air quality management areas

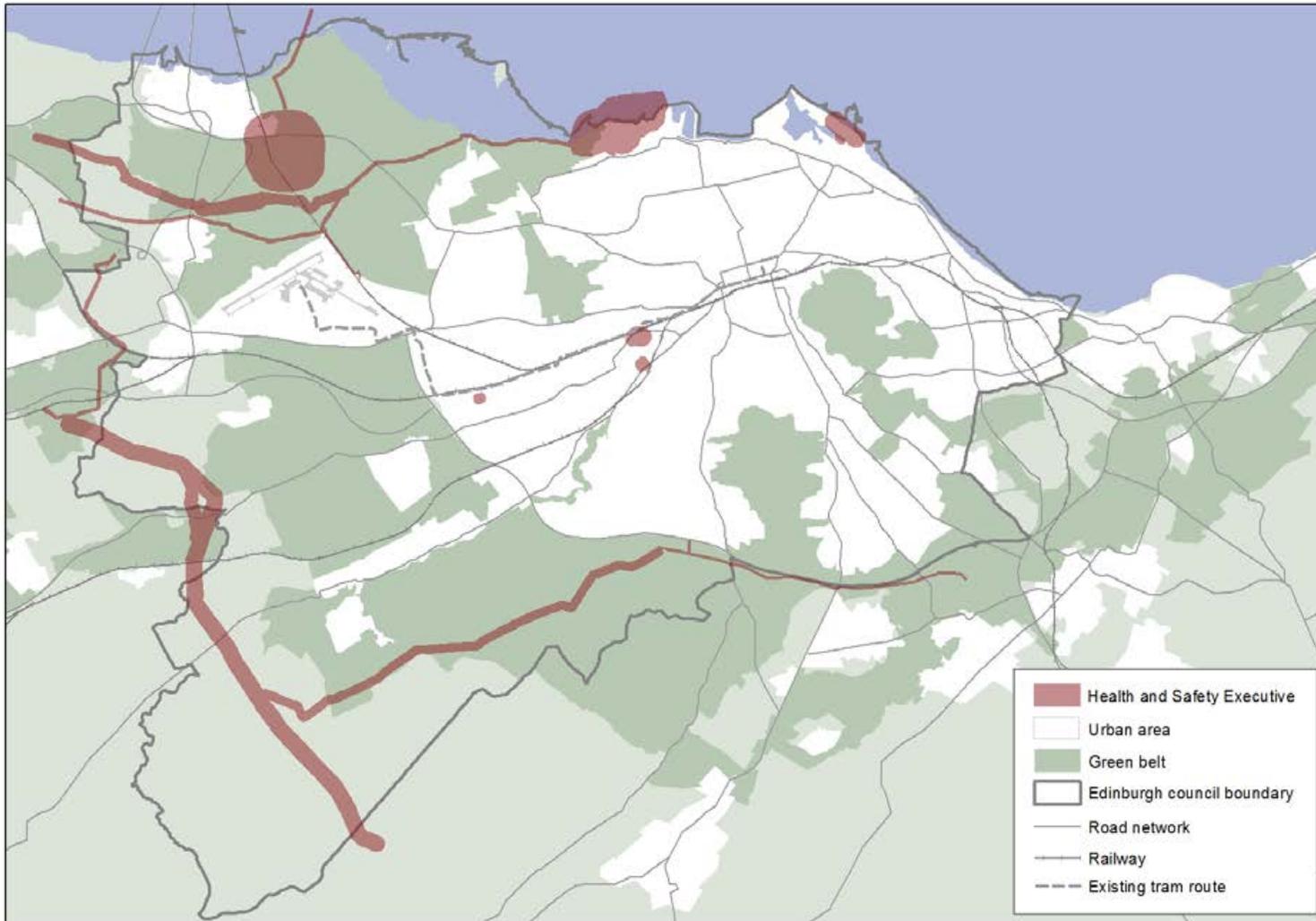


Air quality hot spots and increases in traffic delays/trip rates



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Noise management areas and quiet areas



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Health and safety executive

Appendix 7

Summary of Comments on City Plan 2030 MIR Environmental Report

Organisation	Issue/Comment	Implications
HES	The reference to HES Policy 2016 should be replaced with the Historic Environment Policy for Scotland (HEPS), which was adopted in 2019.	Reference in report updated.
HES	Choice 1 Making Edinburgh a sustainable, active and connected city: Options F (new allotments) and G (new cemeteries) would introduce new spatial allocations. The development types proposed have potential to affect historic environmental assets and any allocations should be subject to environmental assessment which should inform site selection.	Updated assessment includes all spatial allocations.
HES	Choice 2 Improving quality, density and accessibility of development. The assessment of this choice does not provide any commentary to explain why it is considered there will be no significant effects for the historic environment, i.e. increased densities could have negative effects on historic environments. These effects can be mitigated through relevant policies, place briefs and careful consideration of the historic environment when designating higher density sites.	Assessment updated
HES	Choice 5 Delivering Community Infrastructure. It is not clear if the proposed plan will set out spatial framework/allocations for the types of infrastructure development in options A-E. If so there should be subject to environmental assessment which should inform which sites are selected to go forward into the proposed plan and be reported in the ER.	Updated assessment includes all community infrastructure allocations that do not have consent.
HES	Choice 7 Supporting Reduction in Car Use. Option D appears to introduce the allocation of new safeguarded sites for Park and Ride facilities. Not clear if the selection of these sites has been subject to environmental assessment through another related PPS. If so should include summary of that assessment. If not this should form part of decision making process.	Updated assessment includes all transport allocations that do not have consent.

HES	<p>Choice 16 Delivering Office, Business and Industry Floorspace. Proposes to set a specific spatial framework/allocations for the types of development covered by option B (identify sites/locations within Edinburgh with potential for office development) and E (Identify proposals for business/industrial sites at; Leith Docks, Newbridge, Newcraighall Industrial Estate, Crosswinds runway). Several of these are identified spatially within the MIR. It is unclear why there has not been a site specific assessment. Any specific sites which are brought forward in the Proposed Plan should be subject to SEA which informs which sites are selected to go forward and included in the ER.</p>	<p>The Proposed Plan has not identified any specific sites for office development. Sites already identified in previous LDP which already have consent form part of the baseline and cumulative assessment.</p>
HES	<p>Choice 12 Building new homes and Infrastructure. Comments on site effects are restricted to a basic statement on the baseline and mitigation relies on generic policy requirements rather than site specific measures. Therefore it is difficult to ascertain how effective mitigation might be. Strongly supportive of place briefs for all site allocations which will offer a framework for ensuring mitigation/enhancement measures are delivered effectively. The findings of the SEA should form the basis of any place brief, however, the generic nature of the assessment/mitigation provided will limit the scope of the interaction between them. Recommend emerging Proposed Plan is informed by a second stage of assessment that explores the nature of likely effects and site specific mitigation required, and the residual effects post-mitigation.</p>	<p>Noted. Site assessments have been updated with more detailed information and place briefs prepared to mitigate impacts where required.</p>
HES	<p>The SEA mitigation provided for non-designated heritage assets is that decision makers should 'consider preserving and enhancing the assets, within an appropriate setting'. You should consider whether this adequately reflects national policy on non-designated historic environment assets, which seeks protection and preservation as far as possible, in situ where possible (SPP paragraphs 150 and 151).</p>	<p>Report updated.</p>
HES	<p>In the case of several brownfield sites the SEA has not captured the potential of positive effects, e.g. where a site is within a Conservation Area removal of a negative building and replacement with something</p>	<p>Some positive benefits are recognised. However, the emphasis of the SEA is on highlighting the significant impacts and in particular the sensitivity of relevant sites to existing conservation areas/listed buildings to ensure new</p>

	more in keeping, or re-use of an unused historic building. This limits ability to fully inform place briefs.	development is appropriately designed to prevent negative impacts.
HES	Existing sites carried forward into the Proposed Plan should be taken into account in the ER, either cumulatively and individually as appropriate.	Noted. Updated assessment includes all spatial allocations. Sites already identified in previous LDP which already have consent form part of the baseline and cumulative assessment.
HES	Some individual site assessment have not fully identified the historic environment baseline.	Site assessments have been updated.
HES	Welcome cumulative assessment of sites at this stage. As Proposed Plan develops it will be important to assess the cumulative effects of different site combinations, including rolled forward sites, in order to inform decision making on which sites are brought forward. This should be reported in the ER.	Noted. The site assessment and cumulative assessment have been updated to assess the combination of sites.
HES	Site 7, West Bowling Green Street. Assessment identifies listed building within site, but none shown on records.	Assessment updated.
HES	Site 38, Dumbryden Drive. Part of site within conservation area but not identified.	The site is not within a conservation area.
HES	Site 43, Stenhouse Road. Effects on setting of A listed building Stenhouse Mill recorded as uncertain but no explanation. There is potential for significant negative effects without mitigation but also potential for positive effects if enhancement measures identified	The site is not allocated within the proposed plan.
HES	Site 88, Temple Park Crescent. Location of site adjacent to SM Union Canal, not identified or assessed for effects/mitigation/enhancement.	Assessment updated.
HES	Site 89, Watson Crescent Land. Location of site adjacent to SM Union Canal, not identified or assessed for effects/mitigation/enhancement.	Assessment updated.
HES	Site 134, South Fort Street. Does not fully identify non-designated historic environment, particularly the streetscape, for instance the cobbled street or street furniture (lamp standard).	Assessment updated.
HES	Site 147, McDonald Road (A). B listed building occupies site. Potential for significant positive effect from sensitive re-use of building at risk not identified.	The site is not allocated within the proposed plan.

HES	Site 158 Pitt Street. H1, H2 and H3 effects identified but not relevant, non-designated elements such as gable sculptures, industrial buildings, streetscape e.g. cobbles) should be identified.	Assessment updated.
HES	Site 161, Leith Walk (depot). Baseline incorrect. H1, and H3 effects identified but not accurate (C listed LB and part of CA within site, not adjacent), Incorrect H6 sig effects and mitigation identified (depot demolished, site cleared)	Assessment updated.
HES	Site 188, Rae's Crescent. Potential for setting effects on B listed building (LB23121); not identified or assessed for effects and mitigation / enhancement	Assessment updated.
HES	Site 191, Craiglockhard Avenue. Potential for setting effects on SM 11097 Union Canal Fountainbridge to River Almond; not identified or assessed for effects and mitigation / enhancement.	Assessment updated.
HES	Site 192, Inglis Green Road. Potential for effects on non-designated historic building at 30 Inglis Green Road; not identified or assessed for effects and mitigation / enhancement	The site is not allocated within the proposed plan.
HES	Site 266, Niddrie Mains Road (A). incorrectly identifies H1 and H6 effects. Site appears to be totally cleared.	The site is not allocated within the proposed plan.
HES	Site 289, Liberton Hospital. Presence on site of non-designated HE asset Liberton Hospital; not identified or assessed for effects and mitigation / enhancement.	Assessment updated
HES	Site 335, Portobello Road. effects for H1 (setting of C listed buildings); not identified or assessed for effects and mitigation / enhancement.	Assessment updated
HES	Site 345, Corstorphine Road (A). C listed LB44761 (also a Building at Risk) on site but not identified or assessed for effects and mitigation / enhancement.	Assessment updated

HES	Site 369, Murrayburn Road. SM Union Canal partially within site. Potential for direct and setting effects not identified or assessed for effects and mitigation/enhancement.	Site is not allocated within the proposed plan.
HES	Site 372, Inch Nursery. B listed LB28080 Sundial on site, A listed LB28078 Inch House adjacent; not identified or assessed for effects and mitigation / enhancement	Site is not allocated within the proposed plan.
HES	Site 379, Lanark Road (D). Non-designated HE asset (telephone exchange building) on site; not identified or assessed for effects and mitigation / enhancement.	Assessment updated
HES	Site 382, Steads Place. Identifies site as being adjacent to Conservation Area, when partially within.	Assessment updated
HES	Site 386, Commercial Street. Adjacent to SM2993 Citadel Arch; not identified or assessed for effects and mitigation / enhancement.	Assessment updated
HES	Site 399, Broughton Market. Several non-designated HE assets (including streetscape) not identified or assessed for effects and mitigation / enhancement.	Assessment updated
HES	Site 404, East London Street. In vicinity of LB 29263 Gayfield House; not identified or assessed for effects and mitigation / enhancement	Assessment updated
HES	Site Craigbrae. In vicinity of Carlowrie House LB26879; not identified or assessed for effects and mitigation / enhancement.	Site has not been allocated in the Proposed Plan.
HES	Site Conifox. Incorrect effects for H1 identified. In vicinity of Carlowrie House LB26879; not identified or assessed for effects and mitigation / enhancement.	Site has not been allocated in the Proposed Plan.
SNH	Significant areas of vacant and derelict land should be considered in relation to other significant changes such as the redevelopment of	Noted. This land was taken into account in the brownfield housing site assessment process. However, there is very

	Seafield. Relocation of existing businesses should consider these sites eg Newbridge which may be more suited for business uses.	little vacant or derelict land available anymore in Edinburgh for relocation of businesses.
SNH	Choice 2 Improving the quality, density and accessibility of development. We generally agree with principle of higher density development but this won't reduce travel unless delivered alongside places of work, shopping and social activity, improved public transport and active travel. Proposed Plan should be directed by this positive effect and what is required to achieve it.	Noted. The CP2030 proposes a mixed-use housing led approach rather than identify sites specifically for housing. Place briefs have been prepared for sites to identify infrastructure requirements such as public transport and active travel.
SNH	Choice 7 Supporting the reduction in car use in Edinburgh. Unclear that " <i>protect against development of additional parking in the city centre</i> " is achievable when there are competing and conflicting proposals proceeding through Traffic Regulation Orders proposing creation of new through TROs. We understand that these changes were approved at the Transport and Environment Committee on 27 February. We agree with the predicted positive effect of Choice but consider it will be undermined by these actions.	The Council has approved the reallocation of parking spaces for shared use as a means of improving flexibility. The CP2030 seeks to address the impacts of development and does not extend to detailed management of parking spaces under other legislative controls. However, the Council has prepared the City Mobility Plan in parallel to the CP2030 to try to avoid inconsistencies in its policies and proposals.
SNH	Cumulative effects on population and human health focuses on impacts of developing in areas that already experience poor air quality. Too restrictive, health is affected by other factors eg development that leads to reliance on private car with lower levels of physical activity, in addition to access to open space etc.	Report updated.
SNH	Cumulative impact of development in SE Edinburgh balanced by retention of existing landscape character to south of A720. However, unclear that proposed balancing measure can be relied on as it includes land in Midlothian subject to development pressure.	Noted. The proposed Plan does not allocated land in South East Edinburgh.
SNH	Choice 1 Making Edinburgh a sustainable, active and connected city. Agree with assessment of preferred option but unclear as to why there would not be a positive effect for encourage the use of core paths, pedestrian walkways and cycle tracks	Assessment updated to include the positive effects.
SNH	Choice 2 Improving the quality, density and accessibility of development.	Assessment updated to show that the preferred option will have a positive effect on biodiversity, flora and fauna by

	We query whether the Preferred and Alternative Options both have neutral effect on Biodiversity, Flora and Fauna. Continuing using the current policy on density would lead to more extensive development which in itself is more likely to adversely affect habitats, species and habitat networks.	minimising the amount of greenfield land required for development.
SNH	Choice 4 Creating Place Briefs and supporting the use of Local Place Plans in our communities. Supportive of place briefs and consider they would have a number of benefits over the current approach including biodiversity, population and landscape.	Noted.
SNH	Choice 6 Creating places that focus on people, not cars. Unclear why this Choice isn't assessed as having a positive effect on Material Assets M1 as changes identified in the Preferred Option would contribute towards protection and enhancement of open space as part of a green active travel network.	Assessment updated to make reference to the positive effects.
SNH	Choice 12 Building our new homes and infrastructure. Assessment of Alternative Option 1 and 2 for Biodiversity, Flora and Fauna needs to be reconsidered as both blended and greenfield approaches could have significant effect on this Topic. At the very least, the effect would be uncertain until sites are chosen. We consider that Landscape assessment is perhaps inaccurate for the Preferred Option as some sites such as Seafield could lead to positive effects if redeveloped in an appropriate manner.	Choices assessment updated to make reference to the unknown effects on biodiversity, flora and fauna of the reasonable alternatives as it was uncertain at that time which sites would be brought forward. The updated site assessment looks at the impact of sites on protected viewcones across Edinburgh which influences the landscape assessment results. Whilst the site may have positive effects on local landscape it may have negative effects in the city context.
SNH	Choice 14 Delivering West Edinburgh. While the RHS allocation is an existing safeguard it is not brownfield and should not be assessed on that basis as part of the Preferred Option set out in Choice 12.	Reference to brownfield site assessment applies to the Crosswinds runway site not the Norton Park site which is considered a greenfield site.
SNH	The assessments of the potential allocations at East of Riccarton, Kirkliston and Calderwood note that they are distant from the other greenfield sites and so would not have a cumulative effect with them. That is a reasonable assessment but there does not appear to be consideration of impact in combination with existing development and therefore these sites should be reviewed.	These sites have not been included within the Proposed Plan.

SNH	Query the overall negative effect identified for soils. The cumulative loss of prime agricultural land across authorities would be an overall negative effect due to the irreplaceable nature of this resource.	Report updated.
SNH	Site 383 Seafield. We consider that this potential allocation raises issues of a strategic nature which if properly identified and set out in an area wide development framework could lead to protection or enhancement of the natural heritage. Our comments on this site highlight issues and opportunities that should be set out in the requirements for detailed design and consideration of natural heritage issues through individual site briefs and masterplans.	Noted. A site brief has been prepared for this site that identifies the strategic issues of concern and the mitigation required to address these issues.
SNH	Site 334 Westbank Street. We recommend that a site brief is produced to identify the key natural heritage assets of the site and the key opportunities for the integration of green infrastructure within future development. Our comments on this site highlight issues and opportunities that should be set out in the brief.	Noted. This site has not been allocated within the Proposed Plan.
SNH	Site 259 Astley Ainslie Hospital. We recommend that a site brief is produced to identify the key natural heritage assets of the site and the key opportunities for the integration of green infrastructure within future development. Our comments on this site highlight issues and opportunities that should be set out in the brief.	Noted. The assessment has been updated. A site brief has been prepared for this site which addresses these issues.
SNH	Site 367, Redford Barracks. We recommend that a site brief is produced to identify the key natural heritage assets of the site and the key opportunities for the integration of green infrastructure within future development. Our comments on this site highlight issues and opportunities that should be set out in the brief.	Noted. A site brief has been prepared for this site which addresses these issues. In addition, a place brief will also be prepared for this site which will become non-statutory planning guidance.
SNH	Site 281, Turnhouse Road. We consider that this potential allocation (along with sites 282, 406 and existing adjacent permissions) raises issues of a strategic nature which if properly identified and set out in	Noted. Site briefs have been prepared for these sites which addresses these issues.

	<p>an area wide development framework could lead to protection or enhancement of the natural heritage. Our comments on this site highlight issues and opportunities that should be set out in the requirements for detailed design and consideration of natural heritage issues through individual site briefs and masterplans.</p>	
SNH	<p>Site 282, Turnhouse Road. We consider that this potential allocation (along with sites 281, 406 and existing adjacent permissions) raises issues of a strategic nature which if properly identified and set out in an area wide development framework could lead to protection or enhancement of the natural heritage. Our comments on this site highlight issues and opportunities that should be set out in the requirements for detailed design and consideration of natural heritage issues through individual site briefs and masterplans.</p>	<p>Noted. Development in West Edinburgh will have to accord with the West Edinburgh Development Principles.</p>
SNH	<p>Site 406, Crosswinds. We consider that this potential allocation (along with sites 281, 282 and existing adjacent permissions) raises issues of a strategic nature which if properly identified and set out in an area wide development framework could lead to protection or enhancement of the natural heritage. Our comments on this site highlight issues and opportunities that should be set out in the requirements for detailed design and consideration of natural heritage issues through individual site briefs and masterplans.</p>	<p>Noted. Development in West Edinburgh will have to accord with the West Edinburgh Development Principles.</p>
SNH	<p>Site 225, Eastfield Road We recommend that a site brief is produced to identify the key natural heritage assets of the site and the key opportunities for the integration of green infrastructure within future development. Our comments on this site highlight issues and opportunities that should be set out in the brief.</p>	<p>Noted. Assessment has been updated with reference to SPA and HRA. Development will have to accord with development principles set out in the plan.</p>

SNH	<p>Greenfield Site, South East Edinburgh. If required to help deliver housing numbers, we note that allocation of sites in this location could help to assist with delivery of the Edinburgh City Orbital active travel and public transport route, as agreed during preparation of SESplan. There are a number of constraints and opportunities in this area, including a requirement for a robust landscape framework, and we emphasise that in addressing these further constraints for delivery of the City Orbital should not be introduced.</p>	<p>Site has not been allocated in Proposed Plan.</p>
SNH	<p>Greenfield Site, West Edinburgh. The main site, which occupies Easter and Middle Norton is largely flat with few existing features that could influence design or be retained in development. However, we note that some boundaries have tree / hedgerows which should be retained / enhanced if this site is allocated. Strongly recommend that routes within the site linked to existing and proposed active travel and public transport networks. Noise attenuation would be required to address the rail line and the M8. Screening from the A8 would be beneficial but not at the expense of integrating the road and development at place. The other small site rises more towards the south. If allocated the existing roadside planting along the A8 should be retained and enhanced. The railway would also require attenuation. Both sites are distance from existing town centres and therefore should be strong focus on creation of liveable neighbourhoods supported by local centres and green networks.</p>	<p>Site has not been allocated in the Proposed Plan.</p>
SNH	<p>Greenfield Site, Kirkliston. Sites around Almondhill, Almondhill Cottages and Foxhall could make a minor logical extension to Kirkliston. There sites are close to the existing town centres but existing facilities may not be sufficient to serve the extended settlement. The large northern site which lies between Almondhill and Carlowrie Cottages would represent a significant extension to Kirkliston, further reducing its separation from Dalmeny and South Queensferry. This site is more distant to the town centre and therefore if allocated we advise that a local centre, with direct legible walking and cycling links within the site and to the recent extensions</p>	<p>Site has not been allocated in the Proposed Plan.</p>

	on the east side of Kirkliston, should be a requirement of any allocation. Links to the nearby Dalmeny /Newbridge railway path should also be made from this allocation.	
SNH	Greenfield Site, East of Riccarton. Site is distant from existing town centres (Currie/Wester Hailes), both separated by strategic transport infrastructure. If required should be strong focus on creation of liveable neighbourhoods supported by local centres and multi functional green networks.	Site has not been allocated in the Proposed Plan.
SNH	Greenfield Site, Calderwood. This site appears in part to be a logical extension to the current Calderwood development in West Lothian. If required to help deliver required housing numbers, a limited allocation here would benefit from proximity to Calderwood town centre and we recommend that planned density should reflect this proximity. We do however query the eastward extension along the Cliftonhall Road to West Clifton. There is a partial field boundary running east-west here but otherwise no clear, robust boundaries at present. This part of the site may also lead to future allocations or proposals, introducing further development into this largely rural area with further loss of the green belt in an area that is currently underserved for both active travel and sustainable transport.	Site has not been allocated in the Proposed Plan.
SNH	Maps. We are unclear on what is meant by 'Potential Greenfield' in keys for maps on pages 197 and 198. These correlate with some of the potential greenfield allocations but others are missing and others not part of assessment are included, e.g. site to west of Riccarton/Heriot-Watt.	Noted. Map has been updated in report.
SEPA	Recommend a strategic flood risk assessment is carried out to support the next stages of the Edinburgh LDP to inform how Edinburgh can adapt to climate change and ensure new development does not increase flood risk now and in the future.	Noted. The Council commissioned consultants to prepare a strategic flood risk assessment. The results of the assessment have been incorporated into the SEA.
SEPA	To inform the LDP and strategic planning of flood risk management, SEPA and partners in CEC and Scottish Water need to bring together our different ways of mapping flood risk and different types of flooding,	Noted. CEC and partners worked together to bring different map data together in the context of the strategic flood risk assessment.

	water catchments, water bodies, flow paths, etc. to have a joined up and holistic understanding of flood risk in and around the city to be used to inform the identification of sites appropriate for development and the strategic interventions needed to avoid increased flood risk.	
SEPA	Edinburgh's waste water and water supply infrastructure will be placed under pressure by climate change and scale of development. SEPA will continue to support Edinburgh Council and Scottish Water to determine how impacts can be mitigated, in particular essential strategic approach to surface water drainage is taken to reduce impacts on sewer network and reduce risk of surface water flooding.	Noted.
SEPA	SEPA fully supports and endorses the holistic way the plans for the City are being developed in parallel, reinforcing each other, providing the opportunity to identify cumulative or in-combination effects at the earliest stage along with the opportunity to identify how these effects can best be remedied (or benefits maximised) across a range of initiatives.	Noted.
SEPA	SEPA agree dealing with poor air quality is a priority to be addressed in Edinburgh and is an important reason for a holistic approach to the development of the City Plan, the ECCT, the CMP and the Low Emissions Zone. One of the prime aims of these plans is to ensure improvement in air quality.	Noted
SEPA	Recommend a Strategic Flood Risk Assessment is carried out to determine areas of importance for flood management that also includes most up to date information on climate change. UK climate projections 2018 improves our understanding of the impacts of climate change for sea level rise, river flows, and rainfall intensity. Current SEPA flood maps are not suitable for this purpose. The assessment should inform other aspects of the plan, in particular, multifunctional green and blue network, locations of new development and its impact on flooding, inform strategic drainage requirements and work with Scottish Water.	Noted. CEC and partners worked together to bring different map data together in the context of the strategic flood risk assessment.

SEPA	Risk of flooding from the sea and sewers must be taken into account. Current risk of flooding and future risk due to climate change must be considered. Recommend that a Strategic Flood Risk Assessment is carried out to inform this. Sewer flooding should also be taken into account alongside Scottish Water's position of no longer accepting Surface Water from new development into the combined sewer.	Noted. CEC and partners worked together to bring different map data together in the context of the strategic flood risk assessment.
SEPA	Excluding surface water from combined sewers provides opportunities, e.g. green and blue infrastructure.	Noted.
SEPA	Impact of new development and climate change on water quality should also be assessed.	Noted. Water quality issues are associated with sewer flooding and lack of appropriate sustainable urban drainage being used on site. Scottish Water have provided data on sewer flooding which is being considered by looking at specific projects that will be promoted through the Greenblue network project and have been involved in the preparation of the SFRA. Updated policy will drive forward more favourable SUDS options which will allow better control on water quality issues.
SEPA	Edinburgh's waste water infrastructure will be placed under pressure due to development and climate change and could result in increased sewer flooding. SEPA will work with CEC and Scottish Water on how these impacts can be mitigated.	Noted.
SEPA	Taking water out of the sewer with blue/green infrastructure would help deliver safer bathing at Fisherrow and Portobello.	Noted. These issues will be taken into account in the green blue network project when looking for opportunities to make improvements in the water environment.
SEPA	Increased demand and climate change will put pressure on water supply to Edinburgh and its surrounding regions. Recommend SW is consulted on the resilience of the water supply	Noted. Scottish Water assesses the resilience of public water supplies using a 25 year demand projection. SW's view is that Edinburgh's water supply is currently drought resilient, but the combined pressure of forecast population growth and climate change may require SW intervention to ensure adequate supplies are available in the future. However, SW is confident that the projected growth identified within the Edinburgh City Plan to 2030 can be accommodated.

SEPA	Quality of water environment under pressure from growth and climate change. The scale of development may impact on access to the water environment for people to enjoy e.g. development could reduce access to river corridors.	Report updated with reference in Table 3.
SEPA	<p>Table 3 Environmental Issues. Add following text: Issue 3; <i>“Should highlight the main climate risks facing Edinburgh for example:</i></p> <p><i>Climate change is likely to result in increased frequency and magnitude of extreme weather events such as flooding, droughts and heatwaves.</i></p> <p><i>Should highlight climate change mitigation here also and reducing emissions.”</i></p> <p>Implications for Plan; <i>“Should highlight the main adaptation actions for the identified main climate risks e.g. for increased flooding and heatwaves the green and blue network that takes into account climate change.</i></p> <p><i>Should highlight mitigation here? E.g. goals for zero carbon and how this will be achieved?</i></p>	Report updated.
SEPA	<p>Table 3 Environmental Issues. Add following text. Issue 4; <i>“Should highlight that climate change is likely to result in increased flooding from rivers, the sea, surface water and sewer flooding.</i></p> <p><i>Waste water and water supply infrastructure are going to be placed under increasing pressure due to planned growth and climate change potentially impacting the water environment.”</i></p>	Report updated.

	<p>Implications for Plan; <i>“Should consider the effects of climate change and flooding for all sites and cumulative impact of sites on flood risk.</i></p> <p><i>Consider requirements for strategic surface water drainage and waste water infrastructure and impacts on water quality.</i></p> <p><i>Consider requirements for water supply infrastructure.</i></p> <p><i>Should be part of multifunctional green and blue network.</i></p> <p><i>Strategic flood risk assessment required to inform”</i></p>	
SEPA	<p>Table 3 Environmental Issues. Add following text. Issue 6, Implications for plan; <i>“In addition to visual quality, etc. impacts on landscape and access to enjoy them, e.g. beaches and coast line and river corridors, should be assessed and considered.”</i></p>	Report updated
SEPA	<p>Table 3 Environmental Issues. Add following text. Issue 7, Implications for plan; <i>“Should add create communities that are ready for climate change and are resilient to extremes of weather including floods, droughts and heatwaves.</i></p> <p><i>And are mitigating climate change by reducing emissions and are zero carbon.”</i></p>	Report updated
SEPA	<p>Endorse the approach taken to new sites addressing the cumulative effects both internally and externally to Edinburgh.</p>	Noted
SEPA	<p>Support methodology for assessing choices. Other questions and criteria are linked to these issues, e.g. preventing soil sealing maintains soil for growing food but also ensures the soil can absorb and filter rain/surface water reducing flood risk. Consideration of climate change should be included, e.g. would the choice minimise flood risk now and in the future.</p> <p>Under landscape and townscape there should be an assessment on access.</p>	<p>Report updated to make reference to “both now and in the future” under flood risk.</p> <p>Noted, question added to methodology on access.</p>

SEPA	<p>Table 5, Methodology for Assessing Sites. Air and climatic factors should include an assessment of climate change mitigation and reducing CO2 emissions to achieve zero carbon.</p> <p>To address the impact of flood risk including climate change adequately on both individual sites and cumulatively, SEPA recommends a strategic flood risk assessment is carried out. The current SEPA maps are not suitable for this.</p>	<p>Noted. The environmental impacts of new sites on emissions and air quality has been assessed through the Transport Assessment. The results of that Assessment are included within the finalised Environmental Report.</p> <p>Noted. The Council commissioned consultants to prepare a strategic flood risk assessment. The results of the assessment have been incorporated into the ER.</p>
SEPA	<p>Brownfield sites. Agree that there is potential for improving elements of the environment. Connecting brownfield sites to a more strategic green and blue network has multiple benefits but may be more challenging than greenfield sites but SEPA will work with CEC and SW to support this. The strategic flood risk assessment will help support;</p> <ul style="list-style-type: none"> • Planning and implementation of a multifunctioning green and blue network • Informing locations for new development and where new development may have a cumulative impact on flooding, • Informing strategic drainage requirements and work with SW including identification of small urban watercourses that are at risk of flooding and where might be cumulative surface water discharges into these small watercourses and what mitigation can be taken. 	<p>Noted. The consultants commissioned to prepare the strategic flood risk assessment are also prepared the strategic green blue network project enabling the two matters to inform each other.</p>
SEPA	<p>Greenfield sites. Support approach to assessing these sites. Recommend a strategic flood risk assessment will help support;</p> <ul style="list-style-type: none"> • Planning and implementation of a multifunctioning green and blue network 	<p>Noted. The consultants commissioned to prepare the strategic flood risk assessment are also preparing the strategic green blue network project enabling the two matters to inform each other.</p>

	<ul style="list-style-type: none"> • Informing locations for new development and where new development may have a cumulative impact on flooding, • Informing strategic drainage requirements and work with SW including identification of small urban watercourses that are at risk of flooding and where might be cumulative surface water discharges into these small watercourses and what mitigation can be taken. 	
SEPA	SEA Choices Assessment. Support and endorse assessment criteria, how its applied and the outcomes. Seek clarification in rows were “none required” is identified for mitigation. While we support the choices we also accept that their success in terms of negative impacts and positive benefits to the environment are dependent on the holistic and joined up strategy developed for the CP2030, the CMP etc being applied in the integrated way proposed.	Report updated to give additional clarification.
SEPA	Choice 12 Building our new homes and infrastructure. Does recognise the need for mitigation but advise that this mitigation is set in the framework of the development of a wider more strategic assessment and the development of wider supporting infrastructure. A reference to the context in which mitigation is seen as being needed or not needed would be helpful.	Noted.
SEPA	Choice 14 Delivering West Edinburgh. SEPA has long supported the Gogar Burn diversion for improving water quality and the objectives of the River Basin Management Planning. Gogar Burn restoration will have multiple benefits. The river corridor and its flood plain (including consideration of climate change) is integral to addressing existing and future flood risk in this part of the city and providing access to an attractive green corridor with amenity value for new communities. SEPA is reviewing the reports and surveys that identified the options for the diversion including the route in the adopted LDP. Willing to share and discuss information and are not fixed on a particular option.	Noted.
SEPA	Cumulative effects Internal. Agree with the statement in the ER that it will be easier to establish the cumulative effects once final site selection etc is complete. SEPA recommends a strategic flood risk	Noted. The Council commissioned consultants to prepare a strategic flood risk assessment. The results of the assessment have been incorporated into the ER.

	<p>assessment is carried out to inform subsequent stages of the LDP. Consider the criteria and findings so far are sound with the qualification that the sites do need to be assessed to identify if they are in the same catchments for water course, have the potential to feed private cars into the same corridors or poor air quality or alternatively compliment each other in terms of support for public transport and active travel.</p>	
SEPA	<p>Cumulative effects external. A full understanding of these effects is only possible once final site selection process is complete, however, current work gives a sound framework for developing this fuller understanding.</p> <p>Edinburgh and surrounding regions waste water and water supply infrastructure will also be placed under pressure due to the impacts of climate change and the scale of development in the regions, this could result in increased sewer flooding and increase spills to the water environment and associated impact on water quality and stress on the ability of the environment to supply water. SEPA will continue to support work with councils and SW on how these impacts can be mitigated.</p>	<p>Noted. Report has been updated with final selection of sites and revised cumulative assessment.</p>
SEPA	<p>Brownfield site assessment. Support and endorse criteria used in assessment. But need individual assessments to be consider in the wider context of water catchments. In particular Leith harbour/tidal reach of Water of Leith, Braid Burn/Peffermill, Murray Burn culverted reach and West Edinburgh. SEPA recommends a strategic flood risk assessment is carried out.</p> <p>Other environmental factors also require a holistic approach. These factors include; air quality management areas, transport corridors, potential for green/blue networks.</p> <p>There is a reference in ER to proximity to SEPA regulated sites. For sites that are close to such sites that this issue must be critical issue to be identified in site briefs and addressed in planning applications through assessments that inform the layout/design of the development.</p>	<p>Noted. The Council commissioned consultants to prepare a strategic flood risk assessment. The results of the assessment have been incorporated into the ER. The consultant commissioned to prepare the SFRA are also preparing the strategic green blue network project enabling the two matters to inform each other.</p> <p>The impact of new sites on air quality has been assessed through the Transport Assessment. The results of that Assessment are included within the finalised Environmental Report.</p> <p>Site briefs address Health and Safety Executive issues where relevant.</p>

	<p>Draw attention to clustering of Waste Management Licences for activities in Forth Ports Control. Any possible implications from this should be addressed in the ER.</p>	<p>Noted. Cognisance has been taken of the clustering of licences, however, limited data on what activities are still operating in the area or the extent of impact means its contribution to the assessment is limited.</p>
SEPA	<p>Have submitted a spreadsheet with a flood risk assessment of brown and greenfield sites, which excludes an assessment of sites behind Leith flood risk defences. With regard to flood defences their purpose is to protect existing development and not to accommodate new development.</p> <p>Advise of the need for a holistic approach to development in Edinburgh that takes into account flooding in future due to climate change. The first principle is the avoidance of flood risk, by avoiding development in the functional flood plain, including allowance for climate change. Areas of importance for flood storage should be safeguarded for flood attenuation etc.</p> <p>Development should be located away from areas susceptible to surface water and groundwater flooding. Vulnerable uses should be located outwith 1:1000 year flood extent.</p> <p>Surface water should be managed by SUDs.</p> <p>Approaches to flood risk and green and blue infrastructure needs to be planned and implemented in a strategic and integrated manner, particular in West Edinburgh.</p>	<p>Noted.</p>

	<p>The National Flood Risk Assessment (NFRA) 2018 provides a summary of flood risk data and impacts of flooding. The data shows the West Edinburgh area as part of 2 Potentially Vulnerable Areas (Crammond Bridge and Outer Edinburgh, and Edinburgh Water of Leith. The area also lies within 3 proposed “Objective Target Areas” (Edinburgh Airport, Edinburgh Water of Leith and Edinburgh West)</p>	
SEPA	<p>Scotland’s River Basin Management Plan (2015-2021) has various statutory measures with deadlines. There are several measures ongoing to tackle water quality and remove fish barriers. Discussions are underway to remove the fish barriers from the Gogar Burn.</p>	Noted.
SEPA	<p>Air quality. SEPA commends the Council for strategically linking air pollution with the environmental considerations of the LDP.</p> <p>Transport emissions are the largest contributor to poor air quality in Edinburgh. The Council is currently developing plans and strategies to address air quality issues. Large scale development should not conflict with these plans but should instead compliment the Council’s vision for Edinburgh in terms of place making, climate change commitments and air quality.</p> <p>Effective planning can reduce the need to travel by carbon ensuring new dwellings are located in areas where facilities are readily available or alternative transport modes are available/can be made available.</p> <p>Policies that enforce high building standards can plan an important role in reducing emissions from heating and hot water. Incorporate good practice in all developments from the outset.</p>	Noted
SEPA	<p>Waste. New LDP should consider waste and the recycling and collection of waste from sites, minimise generation of waste to maximise</p>	Noted. The CP2030 continues to provide clear policy guidance with regard to waste.

	<p>opportunity to recycle. Existing policy DES 5 provides clear guidance on this matter.</p> <p>Encourage the consideration of circular places and circular use of materials to be incorporated into the very beginnings of the design concept.</p>	<p>This has been addressed in CP2030 policy requiring developers to demonstrate how their proposed buildings have been designed to be capable of adaption in future.</p>
SEPA	<p>Heat and energy. Consideration of heat and the impacts that heat demand and generation of heat to meet this demand have on climate change should inform the new plan. Incorporating renewable energy solutions, minimising energy demand and providing district heating within these sites would support delivery of the Scottish Government’s ambitions for renewable energy. The potential for decentralised low carbon heat sources should be considered at an early stage. With regard to energy generation recommend consider opportunity to develop energy storage.</p>	<p>Noted. The issue of heat demand and heat networks has been considered during the preparation of the site briefs and references included where relevant.</p>
SEPA	<p>Low Carbon Development. Low carbon SUDs are being proposed to meet PAS2080 standards. There is also PAS2060- carbon neutral specifications. Both of these may be useful for consideration in site briefs. Construction, operation and maintenance of infrastructure is responsible for 30% of greenhouse gas emissions.</p>	<p>Noted. Low carbon development is being considered in relation to policies and proposals as a whole and not just SUDs.</p>
J. Lawson, Archaeology, CEC	<p>Concerns regarding lack of consideration given to potential impact on historic environment, particularly archaeology and other non-designated assets.</p>	<p>The HES Canmore system was used to assess the impacts of potential development sites on non-designated heritage assets. Consultation with J Lawson during preparation of place briefs was carried out. This information has also informed the Environmental Report.</p>
J. Lawson, Archaeology, CEC	<p>Reference to “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</p>	<p>Report has been updated.</p>

	wider Edinburgh area” is meaningless and does not give an adequate statement as to the scale of the city’s archaeological resources.	
J. Lawson, Archaeology, CEC	ER refers to reduction in scheduled monuments. This is misleading as since 2011 have gained 5 new sites. The apparent reduction is due to HES getting rid of dual (listed/scheduled) designations.	Report has been updated to refer to five new sites.
J. Lawson, Archaeology, CEC	Not all historic buildings, eg those that are pre 1919 are listed or within a conservation area. These buildings are historic assets none the less and important in providing a sense of place. Furthermore the importance of their retention in terms of climate change objectives such as carbon capture is recognised by the Scottish Government and the ER should recognise this.	Report has been updated.
J. Lawson, Archaeology, CEC	Table 3 Issue 5, does not mention archaeology other than scheduled monuments, thus giving a false impression to potential scale of impacts. More important issue than pollution, and should refer to two World Heritage Sites.	Report has been updated.
J. Lawson, Archaeology, CEC	Table 4 and Table 5 have the correct criteria but it is not true that detailed assessments have been undertaken of brownfield sites. Lack of consultation with J. Lawson on such sites. Such sites have been occupied in the past and likely to have significant archaeological implications in terms of preservation, excavation and analysis. The same issue applies to greenfield sites. Agree that in most cases this can be dealt with by agreeing detailed design/development briefs.	All sites were initially assessed using the HES Canmore national record. Consultation with J Lawson during preparation of place briefs was carried out. This information has also informed the Environmental Report.
J. Lawson, Archaeology, CEC	Landscape and Visual assessment of Greenfield Sites report does not significantly take into consideration the potential impacts upon the setting of archaeological sites and monuments nor consider the impacts on the city’s relic archaeological/historic landscapes. Therefore, the ER does not significantly take into consideration the potential impact on Edinburgh’s Archaeology and Historic Environment.	All sites were initially assessed using the HES Canmore national record. Consultation with J Lawson during preparation of place briefs was carried out. This information has also informed the Environmental Report.
Heriot Watt University	Assessment of the Riccarton East site should include consistent analysis of previous studies and more reports including findings of reporter's at the previous LDP Examination and DPEA.	Noted. However, all sites have been subject to a more recent analysis, which has been applied consistently to all potential development sites. This has been done in the context of finding new development land to meet the

		future needs of a growing Edinburgh to cover the period of the City Plan 2030.
7N Architects	It is clear that the council's preferred approach prioritises policies that aim to have a positive environmental and social impact. It also acknowledges that simply continuing the status quo is not an option if we are to address the challenges we face. We generally agree with the council's assessment of these impacts and support the drive to create a more inclusive, equitable and sustainable city.	Noted
Hallam Land Management	<p>The ER assesses the 3 Options identified in Choice 12. There is no real conclusive evidence as to what option would have less impact on the environment, the Council stating that most impacts are uncertain at this time. The Council considers that, by implementing Place Briefs and further assessment, the potential impacts of brownfield sites can mostly be mitigated. It goes on to say that 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. We do not consider that this is a balanced or accurate reflection of the potential or likely impacts of each option. There appears to be no option that is better than the other in environmental terms.</p> <p>The Council's Site Assessment is limited in its use as it ignores the benefits which are delivered by the proposal on the site. The Council's approach is only focused on the environmental and other characteristics of the site and not how a potential proposal can mitigate or avoid impacts on the site's intrinsic characteristics. The Council's approach can be improved to assist its use as a validation tool for selecting a site for future development.</p> <p>Following the submission of representations to the Choices document,</p>	<p>Noted. However, the Council has chosen to pursue a brownfield strategy in the Proposed Plan.</p> <p>Noted. The purpose of the ER is to assess the strategic environmental effects of the various choices and site options, to inform decision making and to identify the mitigation required to remove or reduce the environmental impacts. The assessment was used to inform the preparation of proposed plan/place briefs.</p>

	the Council will be in a position to have objective and comprehensive assessments prepared for each site.	
Jupiter Art Land	<p>Stress the importance of protecting that ‘essential setting’, the panoramic views and the unique cultural attraction of Jupiter Art Land.</p> <p>The allocation of housing land will impact significantly on Jupiter Artland’s operation, due to impacts on the important views out from the Park and also in terms of the surrounding landscape which is of huge importance to the setting and which is one of the main attractions for artists exhibiting their works at the site. Maintaining the important views which are afforded from the site are vital to its success and function. The information presented to date in the ER does not go far enough to mitigate the impacts to Jupiter.</p> <p>Further analysis of potential greenfield sites has been done as part of a Landscape and Visual Impact Assessment background paper and the Environmental Report, which have concluded that in terms of the landscape impacts, Overshiel and Bonnington (which Calderwood has been formed from) have no capacity for development.</p> <p>These assessments appear to have been disregarded in the identification of Calderwood as a ‘reasonable alternative’ for delivering the necessary housing land within Edinburgh. If the sites were to come forward, there is significant likelihood that it will impact upon Jupiter Artland.</p>	The site has not been included in the Proposed Plan.
Wallace Land Investments	The Council’s Site Assessment is limited in its use as it ignores the benefits which are delivered by the proposal on the site. The Council’s approach is only focused on the environmental and other characteristics of the site and not how a potential proposal can mitigate or avoid impacts on the site’s intrinsic characteristics. The Council’s approach can be improved to assist its use as a validation tool for selecting a site for future development.	Noted. The purpose of the ER is to assess the significant environmental impacts of the choices and site options within the Main Issues Report and to inform decision making. It also suggests mitigation measures to address the impacts in part or full and if impacts cannot be mitigated this is recognised in the report. The information was used to inform the preparation of the Proposed Plan.

	<p>Following the submission of representations to the Choices document, the Council will be in a position to have objective and comprehensive assessments prepared for each site.</p>	<p>The Finalised ER will be updated to take cognisance of any further information available as part of the process of preparing the Proposed Plan.</p>
<p>Miller Homes and Wheatlands Farming Partnership</p>	<p>The Council's ER Site Assessment is limited in its use as it ignores the benefits which are delivered by the proposal on the site. The Council's approach is only focused on the environmental and other characteristics of the site and not how a potential proposal can mitigate or avoid impacts on the site's intrinsic characteristics. The Council's approach can be improved to assist its use as a validation tool for selecting a site for future development.</p> <p>Following the submission of representations to the Choices document, the Council will be in a position to have objective and comprehensive assessments prepared for each site.</p>	<p>Noted. The purpose of the ER is to assess the significant environmental impacts of the choices and site options within the Main Issues Report. It also suggests mitigation measures to address the impacts in part or full and if impacts cannot be mitigated this is recognised in the report. The information will be used to inform the preparation of the Proposed Plan. The Finalised ER will be updated to take cognisance of any further information available as part of the process of preparing the Proposed Plan.</p>
<p>Association for the Protection of Rural Scotland</p>	<p>ER does not give sufficient weight to the multifunctional values provided by the Green Belt, as well as the importance of landscape and prime agricultural land for home food production to reduce reliance on food imports vulnerable to adverse climate change effects.</p> <p>There is no mention of the 2008/9 Landscape character assessment of the Edinburgh Green Belt by Land Use Consultants.</p> <p>For example:</p> <ul style="list-style-type: none"> * Table 3 Relevant Environmental Issues (p.15) does not mention Green Belts * Table 4 Methodology for Assessing Choices does not include Green Belt or green networks * Table 5 Methodology for Assessing Sites only considers 'defensible boundaries' for Green Belts and not their continued loss to development 	<p>Noted. The purpose of the ER is to assess the significant environmental impacts of the choices and site options within the Main Issues Report under a series of environmental topics. The impact of the development of a site on the Edinburgh greenbelt is just one consideration amongst many other equally important and relevant considerations. A new landscape assessment was carried out by consultants to give an up to date picture.</p> <p>It is not the role of the ER to consider the impact of Covid-19 although it was considered in the preparation of the development strategy in the proposed plan.</p>

	Should the ER seek to assess the effects of Covid-19?	
Inch Community Education Centre Association	The 'Cultural Heritage Plan' of Edinburgh included in the Environmental Report does not include any mention of Inch House or Park. Given that Inch House is an A-listed historic 16th/17th Century tower house and along with its adjacent walled garden ,is of significant historic and cultural value and interest, this is a significant omission from the CityPlan 2030 supporting documents that should be corrected.	Noted. The ER makes reference to the importance of listed buildings in the baseline information. It is not practical to include specific references to all the listed buildings in Edinburgh, nor would it be balanced to make specific references to particular A listed buildings.
Friends of Midmar Paddock	Welcome the reference to the Braid Hills in the ER as one of the outstanding features of Edinburgh within easy reach of the City Centre and the statement that Edinburgh has open spaces of world class value. These include topographic and natural features that define the City, such as the Braid Burn river valley. We very much agree that these spaces “connect with footpaths, green corridors and water courses to form a strong green and blue infrastructure within the urban area”. Midmar Paddock is a prime example.	Noted.
Scottish Wildlife Trust	As this report lists the Local Biodiversity Sites - which are crucial to the green network for people and nature and ecosystem services of the whole of Edinburgh - but does NOT mention any impact on them - I must presume that all proposed 'change of landuse/development sites proposed or inferred by policy changes in this plan do not impact them - if they did you would also have had to be proposing a change in the local plan policies currently protecting them.	Noted. The impacts on Local Biodiversity Sites are considered under question B2 of the site assessment.
Old Town Community Council	On the environment, the 'curve' is now so tight that it is impossible not to be behind before the ink has dried on whatever proposals you have. So on the environment we will need to keep a constant review and upscaling of response just to keep up with new thinking.	Noted. The ER will be updated to assess the contents of the Proposed Plan.
Murrayfield Community Council	Flood prevention should be uppermost in all choices.	Noted. Flooding was a key consideration in the SEA of the sites within the MIR. A strategic flood risk assessment was commissioned and the results of the assessment have been included within the ER.

<p>Trinity Community Council</p>	<p>There isn't enough about trade-offs and priorities. The most important goal is carbon neutrality, but it's mentioned almost in passing. I can see nothing in the report telling the reader what the greenhouse gas impact of current developments is expected to be, or (a) how we're going to get to carbon neutrality, or (b) when, or (c) what the costs of achieving it will be. What are builders of houses, offices and other structures being told to do? And what about atmospheric pollution? As I understand it, Edinburgh (and lots of other cities) is at times in breach of the law. What's it going to about that, and when? We don't want to have to wait until 2032 for an improvement.</p>	<p>Noted. The role of the ER is to assess the significant environment impacts of the proposals and proposed policy choices contained within the MIR. Existing committed development with consent form part of the baseline of the report and as a result are not assessed in the SEA. Developers are required to meet the latest building standards, although the MIR under Choice 2 proposes that all buildings and conversions meet the zero carbon/platinum standards.</p>
<p>Liberton and District Community Council</p>	<p>Note the detail in the ER particularly with regard to the assessment of the potential development sites.</p> <p>Note the concerns raised over surface water and landscaping with regard to sites 188 (Rae's Crescent), 190 (Alnwickhill Road TA Centre) and 289 (Liberton Hospital). We also note the negative assessment afforded to potential development of sites 127 (East of Burdiehouse Road) and 11 (South of Lamg Loan).</p> <p>Elsewhere in the report we note the negative assessments of potential development on greenfield sites, particularly regarding the five sites at Gilmerton.</p> <p>We are not convinced that high density developments minimise the need to travel.</p>	<p>Noted.</p>
<p>New Town and Broughton Community Council</p>	<p>The environmental issues most relevant to our area are those concerned with the protection of the city centre environment and heritage, particularly in relation to the large residential population. Most of the comments are sensible, albeit lacking in detail as to how they might be implemented, which will be an important factor in how effective and acceptable the policies are.</p> <p>The high residential function of the centre, above any other British</p>	<p>Noted. The impact on Cultural Heritage is considered under questions H1-6 of the Strategic Environmental Assessment. Any mitigation required to address these impacts is set out in the mitigation section of the individual site assessments and identified in the place briefs where relevant.</p>

	<p>city, is a valuable asset that often feels threatened by other activities – excess traffic, licensed premises, noise, over-tourism etc. – and each activity and new development must be assessed against its impact on the environment and quality of life of the existing residential population.</p> <p>Cultural Heritage is also a major component of Edinburgh’s environment. The New Town is part of the World Heritage Site and is also protected by Conservation Area and Listed Building legislation. It is also under significant development pressure. The Statement recognises in part the need to protect the cultural heritage from the negative impacts of development. However, there is scant mention in the documentation of the importance of ensuring townscape and urban design quality in new buildings; a major omission is any reference to architectural quality, and developments of inappropriate massing, scale, skyline and materials continue to be allowed by a reactive planning system which sometimes capitulates in the face of developer pressure. High quality urban environments have been demonstrated as having a beneficial effect on the health and well-being of individuals and of societies.</p> <p>In terms of new development, the Statement aims for carbon neutral buildings. This is commendable but it must be genuine and not simply offsetting in third world countries. It should also acknowledge that existing buildings – which will continue to comprise the mass of properties in the NTBCC area – may not meet the highest standards of insulation and energy saving, but have already paid off their carbon footprint many years ago, more than compensating.</p>	
Crosswinds Development Limited	The Landscape (L1) statement contradicts the comment that the Crosswind site is likely to have a low risk affect on any city protected views. The site will instead deliver a visible landscape as its current	Noted. Landscape assessment corrected. Site is large and a lot of the site currently has poor access to existing public transport services, and therefore mitigation identifies

	use is secure and inaccessible. We also disagree with status given at A1 - the Crosswind site is the largest new brownfield development which is right next to a tram stop and a railway station, the public transport accessibility is very strong in this location.	need to address this in the context of redevelopment to ensure better mode share.
Stirling Developments Limited	The comments raised within the Environmental Report in relation to the West Overshiel and West Bonnington sites can be adequately mitigated through the sensitive masterplanning of Calderwood Edinburgh.	Noted.
HF	It appears that overall there are less negative environmental impacts foreseen than positive/neutral ones, although this will depend very much on individual circumstances.	Noted.
J M Gillies	Environmental goals need to be carefully balanced against growth, housing, and quality of life.	Noted.
R MacRae	Denser living does have an impact on air pollution (more of everything, cars, delivery vehicles, buses), and on other services such as waste removal, which is always a problem in our area, and roads and pavements (more use).	Noted.
G Clapton	Any aspect of the Choices Plan that goes ahead should have a specific and focused environmental report available for the residents/community that will be impacted by the changes.	Noted. The finalised ER includes a detailed assessment of all of the Proposed Plan policies and development proposals.
J Bryant	Higher density housing will lead to more concentrated impacts from more unpredictable or more extreme weather, it might be worth considering learning from nations with greater provision for dealing with city (or higher) level emergencies (e.g. Japan, Chile, the Netherlands) to start working out how to put these ideas into practice in Edinburgh as some of them are likely to impact infrastructure and new developments and including them now would likely save younger generations paying the price in the future.	Noted. The various requirements set out in the plan in terms of policies and the place briefs will address impacts of climate change including more extreme weather.
J Faulkner	It is long overdue that the environmental cost of projects is factored into decisions.	Noted.
G Checkley	It's clear from the report that there could be a lot of habitat loss and negative effect on the environment if any development outside of	Noted. The purpose of the ER is to identify the significant environmental impacts of the various choices set out in the Main Issues Report, and the results of this analysis has

	<p>brownfield sites is allowed. This cannot be allowed to happen, zero carbon by 2030 will require restricted growth.</p>	<p>informed the preparation of the Proposed Plan and the preparation of its strategy, its policies and its proposals.</p>
J M Reed	<p>I believe that the report could make more of the public health impacts of moving towards a zero carbon economy. More attention to the current health impacts/death toll of urban emissions/excessive private vehicle use, and the possibility the plan holds for negating these.</p>	<p>Noted. The purpose of the ER is to identify the significant environmental impacts of the various choices set out in the Main Issues Report, and the results of this analysis will inform the preparation of the Proposed Plan and the preparation of its strategy, its policies and its proposals.</p>
M Ravilious	<p>The Air and Climatic factors (A1-A4) cover air pollution, minimising travel distances, and the provision of low/zero carbon technologies. I would like to see additional category's, as I feel these criteria are inadequate and miss out on some impacts. My proposals would be: A5: "supports/encourages personal lifestyle changes which are likely to have positive environmental impact" A6: "supports green recovery" A7: "reduces air travel to/from Edinburgh"</p> <p>Criteria in this section should be weighted, so that these factors become more significant than others, because they are: we are in a global state of climate emergency, the impact of which will be far more severe than COVID-19.</p> <ul style="list-style-type: none"> - The UN recognises climate change as the defining issue of our time, and the greatest threat to global security we have ever faced. - The world bank has warned "if we don't do something immediately, climate change could push 100 million more people into poverty by 2030." <p>In this context, decisions which for example "encourage the provision of low/zero carbon technologies" cannot be considered as having equal importance to "Does the choice enhance the landscape setting of the city?"</p> <p>In general I think the plans are heading in the right direction, but need to be more ambitious. I think the plans must be centred around</p>	<p>The questions in the ER are considered sufficient to identify the significant environmental impacts of the various choices and proposals as required by the Environmental (Scotland) Act 2005.</p> <p>The SEA guidance does not currently require the criteria within the assessment to be weighted with respect to the various environmental topics. Instead the SEA is required to identify the significant environmental impacts under the various topics.</p>

	<p>reaching net zero (carbon), and all decisions should reference back to this one core criteria. When it comes to climate change, I believe the vast majority of Edinburgh residents would get behind ambitious, progressive plans.</p> <p>I would propose doing this by:</p> <ul style="list-style-type: none"> - Commissioning a transparent independent assessment of GHG impact of different sectors, by a university with expertise in this area. Set this up so that no input is allowed by any commercial sectors, or the council themselves, to avoid bias through vested interests. - Prioritise changes which have climatic impact above other factors (Since the climate emergency poses the greatest threat we have ever collectively faced). 	<p>Noted. However, the approach adopted in the ER meets the requirements of the Environment (Scotland) Act 2005 and the SEA guidance.</p>
P Barnes	<p>In the light of the present pandemic, the environmental impact of policy is even more important. Much thought has gone into the ER and it is important that we support policies that protect the environment and do not allow panic over the effects of the pandemic on economies to reduce them.</p>	<p>Noted.</p>
N Tulloch	<p>Whilst the report is detailed and comprehensive, given that Edinburgh is a coastal city, I would like to have seen more on the issue and potential impact of global warming and rising sea water levels. Clearly rising sea water levels could impact on any proposed development around the coast.</p>	<p>Noted. The Council commissioned consultants to prepare a strategic flood risk assessment which includes all sources of flood risk. The results of the assessment have been incorporated into the ER.</p>
R Nealon	<p>Accessing the strategic flood prevention reports appears impossible. This information is needed urgently to inform this plan and should also be made available to public in as accessible a way as possible.</p>	<p>The Council commissioned consultants to prepare a strategic flood risk assessment. The results of the assessment have been incorporated into the ER.</p>
G Drummond	<p>The council preferences seem least harmful. By far the most important environmental concern must be the reduction of CO2 emission and atmospheric pollution.</p>	<p>Noted.</p>

A Woodgate	<p>Appendix 2 is clear but seems overwhelmingly positive! I think it could provide better critique.</p> <p>Choice 2 doesn't seem 'neutral' across the board - surely there will be impacts</p> <p>Choice 13 growth of universities and business surely will have an impact on air quality just through the nature of more people being in a given area.</p> <p>Choice 14 is likely to have biodiversity impacts, although with good design this could be positive.</p> <p>I think the 'effect reasonable' analyses suggest doing nothing (using existing policies) will have no impact and I am not sure this is true.</p>	<p>Noted. The assessment for Choice 2 has been updated and records a range of positive impacts but also a negative impact on cultural heritage.</p> <p>Choice 13 is not expected to have direct significant environmental impacts.</p> <p>The environmental impacts from Choice 14 were uncertain at the time of analysis. The west Edinburgh allocations in the proposed plan have been assessed.</p> <p>The SEA has been prepared in line with the SEA guidance.</p>
G Russell	<p>As is often the case, the ER seems to be a stand-alone document. There should be a close relationship between it and the city plan with appropriate cross references.</p>	<p>Noted. Although the ER is a stand alone document, it is intended to inform the preparation of the City Plan 2030, by identifying significant environmental effects and potential mitigation to address these effects in part or whole.</p>
J Carothers	<p>All I can say is that that the protection and enhancement of the natural environment within the City is of utmost importance. We have to take the Climate Emergency seriously.</p>	<p>Noted</p>
M Lemery	<p>In general, please consider environmental impacts beyond the local ones (for instance from importing goods and materials and promoting businesses and industries that do), and please consider environmental impact beyond carbon: biodiversity, ecosystems, soils, water...</p>	<p>Noted. The ER looks at the cumulative environmental impacts within Edinburgh and outwith Edinburgh.</p>
P Brown	<p>I'm surprised that so many answers consider that existing Policy would be "net neutral". I would have thought that much of existing Policy would lead to environmental deterioration as population expands over the 10 years of the plan.</p>	<p>Noted. Existing policy already seeks to mitigate the environmental impacts of growth, however, the preferred choices seek to mitigate the effects further.</p>

<p>A Clark</p>	<p>Data is mostly for the period up to 2018 so belongs to the pre-Brexit economic era.</p> <p>I note (page 8) that Noise is seen as a problem for people living in urban areas. Lanark Road/Lanark Road West from Juniper Green to Balerno experiences significant traffic noise between about 6.30am and 9 am and from mid-afternoon to about 7.00pm. Associated with that is air quality and the single air quality monitor at 610 Lanark Road is both insufficient and at the wrong height to pick up low level particulates. There need to be more monitors with publicly visible indicators to assess air quality at Gillespie Crossroads, Blinkbonny Road/LRW, Currie Post Office/LRW. More assessment is needed within these villages both on the main road and heavily trafficked routes near schools. (Page 14(2) also refers.)</p> <p>Covid-19 outbreak is likely to discourage the use of mass transport systems in line with Government advice to distance oneself.</p> <p>I note (p9) that the majority of farmland in the area is classified as prime quality. (Note the Scottish Land Use Strategy ('Getting the best from our land') contains 13 Principles. Principle C reads: 'Where land is highly suitable for a primary use (for example food production, flood management, water catchment management and carbon storage) this value should be recognised in decision-making.' Section 2.1 states: 'in support of our goals on food security, we should continue to ensure that our prime agricultural land retains its capacity for food production.' I object to the suggestion (p13) that more prime quality agricultural land should be released – land beyond the 'Robust Green Belt Edge' formed by the Outer City Bypass must be retained for agricultural purposes until government has defined how much cultivatable land can be lost to other purposes, in the face of Climate Change. It is not just prime quality land that is at stake – lesser quality farmland is an increasingly scarce commodity – all productive</p>	<p>Noted. However, the ER can only use the most recent available data.</p> <p>Noted. The ER recognising the existing problems associated with noise and air quality as part of the base line.</p> <p>Noted. However, this is likely to be a short term impact. No change to ER required.</p> <p>Noted. However, comment relates to the MIR 'Choices' and not the content of the ER.</p>
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	<p>farmland needs protection. One day someone is going to discover we're short of sufficient cultivatable land.</p> <p>Pages 25 and 54 and Appendix 4 (p 190) refer to a greenfield site 'East of Riccarton'. The analysis states the site is 'within 10 minutes walking distance of local convenience services' which is hard to comprehend as Currie's shops are well beyond that timeframe. It appears the site has been assessed, on plan, as though Wester Hailes is the focal point and is 10 minutes' from a point on the east boundary, which is a fundamentally flawed approach when the Bypass is in the way!</p> <p>The statement that 'Development of the site would result in an urban extension to link to the existing university campus' is sadly only too correct – but it is green campuses like this that are attractive to university-related clean industries and their setting is therefore important.</p> <p>I disagree with the assessment that the 'East of Riccarton' site should be considered as 'a single site to the East of the existing Heriot-Watt University'. It is in fact part of a much larger landscape of which the Riccarton Estate (the previous site owner) was a fragment as will be seen when surveying the landscape. It cannot therefore be treated in isolation. I disagree that its loss to development 'would not have a cumulative visual impact'. It is currently protected by the Outer City Bypass which like a city wall forms a Robust Green Belt Edge – an essential defence against sprawl into the countryside. The statement that 'development of the site would result in further loss of rolling farmland' is correct but saying 'the site is reasonably well contained and a significant amount of rolling farmland would be retained in this part of the city' is pure semantics – it is clearly visible from various elevations.</p>	<p>Noted. However, site has not been included in the proposed plan.</p> <p>Noted</p> <p>Noted. However, site has not been included in the proposed plan.</p>
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Local people have tried very hard for many years to retain this fertile land for cultivation – most recently respecting application 16/05217/PPP (refused by the Council) followed by appeal PPA-230-2246 (refused by DPEA) for fields at the south edge of the site. The reporter concluded that ‘the proposals would detract from the landscape quality and rural character of the area’...[and that development there]... ‘would create a less robust green belt boundary, as there is no real distinction in landscape ... between the appeal site and the neighbouring fields to the north. The existing strong green belt boundary on the east side of the wooded Riccarton Campus and Murray Burn would be replaced by a weak one’. The reporter observed that building on these fields would make it difficult to resist building on adjacent fields to the north – the East of Riccarton proposal - and one might add to the west where developers have already pressed their interests.

This assessment is further flawed in that it fails to consider the viability of remaining farmland should this site be reallocated to the built environment.

It is fields such as these that give Edinburgh its much appreciated setting. As LDP2016 states (para.34), one of the purposes of the Green Belt is to ‘protect and enhance the quality, character, landscape setting and identity of the city and neighbouring towns.’ That is worth restating. As CEC planners refused part of this site for development within the last two years, one has to ask how the Council was persuaded to change its mind so soon thereafter.

Reading the cumulative effects on the Landscape (pp27/28 and Appendix 3) reveal how much Edinburgh’s setting would be damaged by continued urban sprawl. It is also clear that adjacent authorities are now creeping so close to the City boundary, that cross border sprawl is becoming inevitable. The fact that an adjacent authority hasn’t

Noted. However, site has not been included in the Proposed Plan.

Noted. However, assessing the viability of the remaining farmland is beyond the scope of the SEA.

	<p>proposed development up to its boundary is not a reason why Edinburgh should get there first! It will then be impossible to determine what is Edinburgh and what is a neighbour – a bit like trying to identify the towns that make up London from an aeroplane.</p> <p>I note (page 53) that CEC has yet to produce a surface water management plan for Edinburgh. This is critical in order to ensure that developments do not discharge excess water into watercourses that are near their capacity. What will this management plan look like – will new ponds be created within developments to take say ‘SUDS + 10%’?</p> <p>Appendix 4 (Brownfield Site Assessment) – Redford Barracks (pp117/118). Noted that a Place Brief is being prepared however it would have been helpful to know what this may contain.</p> <p>Page 207 is a drawing annotated “Health & Safety Executive”. The significant elements appear to be outlined in red however there is no description as to what these are. I assume that those on the bottom left of the plan refer to national gas transmission lines, described in the 2006 RWELP as “Hazard Consultation Zones”. Is that correct? These lines should be included in the 2030LDP.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. A surface water management plan is not currently available. However, a strategic Flood risk assessment has been commissioned to inform the SEA.</p> <p>Noted. The place brief was not available at the time of the assessment.</p>
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		<p>Noted. The plan identifies the gas pipelines. The hazard consultation zones are not included within the Proposed Plan as they are considered sensitive data.</p>
L Gunsteneen	<p>Whilst the Environmental Report states that there is no impact from the City Plan MIR on Fife, the potential for a second runway (or other expansion) at the airport has the potential to negatively impact communities in several neighbouring authorities including Fife. To date, Edinburgh Airport have largely failed to assess these impacts, focussing assessment on the City of Edinburgh, despite also generating high noise levels and other environmental impacts elsewhere. Whilst the addition of new flight paths is not controlled by the planning system, support for additional infrastructure at the airport supports further growth and the environmental impacts on neighbouring authorities must therefore be taken into account.</p>	<p>Noted. The purpose of the ER is to assess the significant environmental effects of the various choices set out in the Main Issues Report/Proposed Plan. The second runway at the airport does not form part of the MIR/Proposed Plan. However, the ER does consider the impact of the airport on any potential development sites under the site assessment.</p>
A Thomson	<p>As far as am concerned, the Environmental Report will take precedence over all the decisions made in connection with the City Plan 2030.</p>	<p>Noted. The ER has informed the preparation of the Proposed Plan.</p>
Dr L Naylor and Dr J Hansom	<p>Coastal flooding and sea level rise are only mentioned once in the ER. We recommend that this assessment uses coastal and pluvial as well as fluvial flood risk maps from SEPA, and also that the most recent 1:200 year sea level rise projections from UKCP18 are used to inform the coastal land use decisions in the CityPlan.</p> <p>Coastal erosion risks are not mentioned the CityPlan Environmental Report. We recommend that these risks are added to the report. Due</p>	<p>Noted. The Council commissioned consultants to prepare a strategic flood risk assessment. The results of the assessment have been incorporated into the ER. Cognisance has been taken of coastal erosion in the assessment.</p>

to the historic reclamation of land along much of the built up section of Edinburgh's coast from Silverknowles to Joppa, there is a need to assess both the measured erosion rates (using Dynamic Coast, www.dynamiccoast.com) and the natural erosion susceptibility of these areas using the SEPA Coastal Erosion Susceptibility Maps (<https://www.sepa.org.uk/media/163411/natural-susceptibility-to-coastal-erosion-summary.pdf> and the maps via: <https://map.sepa.org.uk/floodmap/map.htm>). These maps show the potential erosion risks if the current standard of coastal protection (e.g. seawalls) were not present. Much of the coast along this stretch is comprised of unconsolidated and thus erodible reclaimed land. We also recommend the CityPlan team looks at, and acts on, the forthcoming Coastal erosion assessment for Edinburgh prepared by the University of Glasgow in mid 2020 and the Dynamic Coast 2 datasets (late 2020).

Mitigation of flood risk is identified as on-site measures as part of the development process. This type of statement has been used around Scotland in the recent past to allow on-site measures such as land raising as part of site redevelopment. These measures, whilst they may be suitable for managing some flood risks, they are not recommended where there is a risk of coastal erosion as the raising of land levels typically involves adding soft, soil-based sediments which are easily eroded.

These changes need to sit alongside changes to the CityPlan document itself to help address key environmental areas that need strengthening. These include:

More substantive recommended changes to the CityPlan document: Coastal flooding, coastal erosion, storm and sea level rise risks are not mentioned in the current CityPlan document. This is a major flaw and points to lack of awareness of the import of key Committee on Climate Change Risk Assessment (CCCRA reports) and planning

Noted. Reference to coastal erosion has been added to the report in the table on environment issues.

Noted. Land raising is not being supported as part of the mitigation measures identified in the assessment.

	<p>guidance.....without major investment, in 30 yrs time the coast will not be where it is now....and maintaining defences in perpetuity may not be sustainable apart from key assets (e.g. Leith port).</p> <p>Flood risks are mentioned in the report on page 45. We recommend that an additional statement is made that mirrors this statement for coastal flood and erosion risks, as follows, <i>“Protect and restore the coastal environment to create a clean and natural coastal corridor restored to good ecological status. Where sufficient space is safeguarded from development on land in the CityPlan to provide a multi-use corridor that can help buffer people and assets from extreme flood, sea level rise, storm surge and erosion events. This would improve the climate resilience of future property and assets near the coast: if the multi-use corridor were nature-based then a recreational asset is created and a public engagement message successfully delivered.”</i></p>	<p>Comment on the plan content is noted. Coastal erosion and flooding has been addressed in the Proposed Plan.</p> <p>Noted. A reference to coastal flood risk and erosion has been added to Table 3: Relevant Environmental Issues.</p>
S Hawkins	The assessment of the Sir Harry Lauder Road site (Evans Halshaw) is out of date and takes no account of the consented development in course of construction.	Site under construction does not include former Evans Halshaw site.
G Cantley	<p>Welcome:</p> <p>1) The reference to the Braid Hills as one of the outstanding features of Edinburgh within easy reach of the City Centre. This term is understood to cover Blackford Hill, the Hermitage of Braid and Midmar Paddock. These are designated as Green Belt, Open Space, Local Nature Conservation Site and as Special Landscape Areas.</p>	Noted.

2) The statement that Edinburgh has open spaces of world class value. These include topographic and natural features that define the City, such as the Braid Burn river valley. We very much agree that these spaces “connect with footpaths, green corridors and water courses to form a strong green and blue infrastructure within the urban area”. Midmar Paddock is a prime example.

3) The statement that City Plan 2030 should support the overall protection of the landscape character of areas as well as their visual quality and that it will protect where appropriate, designated areas from inappropriate development and ensure new developments are designed and sited to minimise landscape/visual impacts.

4) The statement that you want to create a new policy which will help connect our places, parks and greenspaces together as part of a multifunctional, local, citywide, regional, and national green network.

5) The statement that you 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 (Midmar Paddock is 4.17ha.).

6) The emphasis on developing local walking and cycling links around the city. I believe that Midmar Paddock has a major and continuing role to play in this.

I do not welcome:

The possible release of Green Belt for future housing needs and the statement that there may still be a need to identify greenfield sites to meet development requirements.

M Forrest	I expect the environmental impacts of the plan to be much more positive than the status quo.	Noted.
H Soutar	<p>It underestimates the threat of the loss of our WHO World Heritage status due to some of the developments that have already occurred in the city centre. Tourists come to see the historic city and if that history is overshadowed due to modern developments tourists won't come.</p> <p>We are at the tipping point of risking the historic value of the city.</p> <p>I think ALL new plans needs to have that considered and include requirement of materials used in new developments to fit with the historic nature/materials of the city - this seems to work well in some developments, but not others.</p>	<p>Noted. However, the ER purpose is to identify the significant environmental impacts of the choices set out in the Main Issues Report/Proposed Plan, and not the impacts of existing or previous consented developments.</p> <p>Comment on plan content is noted.</p>
J Hudson	I think that your entire City Plan 2030 is thorough, well thought out and well-produced. This therefore applies to the Environmental Report also.	Noted.
S Munro	Carbon accounting inadequate	Noted. However, the ER purpose is to identify the significant environmental impacts of the choices set out in the Main Issues Report/Proposed Plan.
C Judson	Group 11 (Astlie Ainslie) (no. 259). While this may technically count as brownfield it is, or has the potential to be, different in character from many other such sites which are assessed. Even with the existing health service structures it remains a large and relatively open site. With the health service structures due to become redundant there is potential for significant public greenspace with attendant benefits for biodiversity, wildlife, recreation and community amenity and wellbeing. The assessment itself also identifies actual or potential constraints on development such as the site's location within the Grange Conservation Area, the presence of at least one listed building and problems with surface water. I note the 'Mitigation' possibilities identified in the assessment, and I agree that 'comprehensive visual and landscape appraisals' would be required. But I think the Council should start from a presumption of little or no	Noted.

	housing development here in order to deliver the environmental benefits I have mentioned.	
J Outterson	I would like it to show what changes to the plan are need to ensure a net zero outcome can be achieved. I would like that the results and recommendations of this environmental report are to be enforced into the city plan to ensure that the plan is environmentally led. The plan has a lot of ambition but sometimes focuses on the wrong thing. A report to show how to amend the plan to strengthen its environmental credentials is important, but it must be listened to.	Noted. However, the purpose of the ER is to identify the significant environmental impacts of the choices set out in the Main Issues Report/Proposed Plan. It is also required to identify mitigation required to address these impacts. Where it is not possible to address these impacts in full, this is identified in the ER. The recommendations in the ER are intended to inform the preparation of the Proposed Plan but they are not required to be enforced or binding.
M Sommerville	The adverse effects of the loss of prime agricultural land seem to have been completely ignored in SE Edinburgh.	The impacts on prime agricultural land have been identified in the assessment.
Davidson's Mains and Silverknowes Association	Much of the planned development has a significant traffic impacts on the existing roads structure leading to congestion and pollution with nothing in the plan to mitigate any of the effects.	Noted. The purpose of the ER is to identify the significant environmental effects of the choices within the Main Issues Report/Proposed Plan and to identify mitigation to address these impacts where feasible. Existing consented developments are not required to be assessed and form part of the baseline.

Appendix 8: Site Reference Numbers Table

Reference	SEA Reference	Site Name
H1	91	Dundee Street
H2	100	Dundee Terrace
H3	257	Chalmers Street (Eye Pavilion)
H4	356	Dalry Road
H5	348	Roseburn Street
H6	349	Russell Road (Royal Mail)
H7	99	Murieston Lane
H8	259	Astley Ainslie Hospital
H9	85	Falcon Road West
H10	249	Watertoun Road
H11	89	Watson Crescent Lane
H12	88	Temple Park Crescent

H13	94	Gillespie Crescent
H14	124	Ratcliffe Terrace
H15	126	St Leonard's Street (car park)
H16	128	Eyre Terrace
H17	151	Eyre Place
H18	226	Royston Terrace
H19	328	Broughton Road
H20	399	Broughton Market
H21	404	East London Street
H22	255	McDonald Road (B)
H23	144	McDonald Place
H24	336	Norton Park
H25	115	London Road (B)
H26	335	Portobello Road
H27	350	Willowbrae Road

H28	371	Cowans Close
H29	277	Silverlea
H30	330	Ferry Road
H31	302	Royal Victoria Hospital
H32	95	Crewe Road South
H33	106	Orchard Brae Avenue
H34	107	Orchard Brae
H35	393	Salamander Place
H36	157	North Fort Street
H37	136	Coburg Street
H38	386	Commercial Street
H39	158	Pitt Street
H40	382	Steads Place
H41	384	Jane Street
H42	161	Leith Walk /Manderston Street

H43	7	West Bowling Green Street
H44	8.2	Newhaven Road 1
H45	8.3	Newhaven Road 2
H46	10	Bangor Road
H47	134	South Fort Street
H48	329	Stewartfield
H49	385	Corunna Place
H50	9	Bonnington Road
H51	230	Broughton Road
H52	142	Iona Street
H53	112	Albert Street
H54	12	St Clair Street
H55	383	Seafield
H56	400	Sir Harry Lauder Road
H57	210	Joppa Road

H58	225	Eastfield
H59	281	Land at Turnhouse Road (SAICA)
H60	282	Turnhouse Road
H61	406	Crosswinds
H62	514	Land adjacent to Edinburgh Gateway
H63	516	Edinburgh 205
H64	509	Land at Ferrymuir
H65	320	Old Liston Road
H66	342	St John's Road (A)
H67	391	St John's Road (B)
H68	397	Kirk Loan
H69	345	Corstorphine Road (A)
H70	346	Corstorphine Road (B)
H71	58	Gorgie Park Close
H72	363	West Gorgie Park

H73	401	Gorgie Road (Caledonian Packaging)
H74	191	Craiglockhart Avenue
H75	379	Lanark Road
H76	368	Peatville Gardens
H77	62	Gorgie Road (east)
H78	61	Stevenson Road
H79	34	Broomhouse Terrace
H80	37	Murrayburn Road
H81	38	Dumbryden Drive
H82	35	Murrayburn Gate
H83	280	Clovenstone House
H84	238	Calder Estate
H85	367	Redford Barracks
H86	NA	Edinburgh Bioquarter (Consented site, part of baseline)
H87	75	Duddingston Park South

H88	374	Moredun Park Loan
H89	375	Moredun Park View
H90	503	Morrisons at Gilmerton Road
H91	289	Liberton Hospital/Ellen's Glen Road
H92	187	Gilmerton Dykes Street
H93	188	Rae's Crescent
H94	364	Old Dalkeith Road
H95	353	Peffermill Road

City Plan 2030

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