

City Plan 2030 incorporation of Strategic Flood Risk Assessment

Consideration of flood risk has been considered in the evolution of Cityplan at the previous 'Choices for Cityplan' where data on flood risk was considered alongside other applicable considerations in a review of sites that may have had potential to be included Cityplan itself.

Following the Choices for Cityplan stage, further technical work was undertaken to inform the Cityplan. For Flood Risk this took the form of a Strategic Flood Risk Assessment (SFRA) undertaken for the Council by Atkins. This SFRA undertook an holistic assessment of different types of flood risk and how these may combine to give an overall risk of flooding for potential Cityplan sites, with this principally relating to new housing developments.

The assessment of sites in the SFRA has heavily informed the plan, in particular the identification of sites for inclusion in the Plan. This was based on a consideration of level of flood risk identified in the SFRA and the SFRA's recommendation about whether a site should be included. In summary, five sites were discounted from consideration in the Plan based on the SFRA recommendation. One further site was not recommended for inclusion and this was only included after the Plan stipulated a reduction in the site area. It should be noted the SFRA did consider other sites which have not been included the Proposed Plan for other reasons.

The SFRA also provided an assessment of which sites should be informed by a further, specific Flood Risk Assessment (FRA) that should inform and support individual planning applications for the sites included in City Plan. These recommendations were also taken into account and have informed the information requirements that City Plan 2030 sets out for development proposals in the Plan. City Plan has identified that FRAs will be required 37 of the *new* sites to be included in City Plan.

FID Site_ID Site	e no Site	name Tve	e Area Ha Curr	ent us Wa	rd East	North	ExistLandV Fluvial	RivArea Coastal	CoaArea Pi	luvial GroundWate	Riv_Future Coa_	Future S	16 S16F	future Erosio	n FloodDef	Canal Roads at Ris	k Flooding Comment	SEPA Comment	Flood Risk Assessment Required age/Surfa	ice Water Managemen Fluv Score Coa S	core Pluv Score	GW Score	divF Score CoaF Score	re S16 S16	SFuture Erosion	Def ScoreRoads at Ri	is TOTALSCORE	Total Risk Site Selection	n
			Emplo						Med	E								Review of the surface water 1 in 200 year flood map indicates that there may be											
112	112 Albert Stree	et HLS2018	0.19 indust		/alk 326	674952	Vulnerable No Risk	0 No Risk		lihood No Risk	No Risk No Risk	No Ris	sk No Ris	ik No	No	No No		flooding issues within/adjacent to the site. This should be investigated further	N Y	0	0 2	0	0	0 0	0 0	0	0	Low Yes	
141	141 Albion Stree	et HLS2018	0.04 Emplo		/alk 327	084 674949	3. Least Vulnerable No Risk	0 No Risk	0 No F	Risk No Risk	No Risk No Risk	No Ris	sk No Ris	ik No	No	No No	For all developments surface water management should be considered	and it is recommended that contact is made with the flood prevention officer. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to the site. This should be investigated further and it is	N Y	0	0 0	0	0	0 0	0 0	0	0	LOW YES	
36							1.Most										within the site design.	recommended that contact is made with the flood prevention officer. The watercourse identified as being adjacent to the site appears to have been Almvickhill Reservoir based on historic maps and now in-filled. There is no evidence that indicates a small watercourse within or immediately adjacent to the										No Risk Yes	
190	190 Alnwickhill	Road HLS2018	1.19 MOD	Liberto	n / 326	986 668966	Vulnerable No Risk Use	0 No Risk	0 Med Likel	lium lihood Low Likelihood	No Risk No Risk	No Ris	sk No Ris	ik No	No	Yes No		site but the surrounding area had numerous historic waterworks, reservoirs and filter beds. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood	N Y	0	0 2	1	L O	0 0	0 0	0	0		
47 49	Argyle Hous	Promote se nSites	lUrba		325	6085 673280	No Risk	0 No Risk	0 High	n No Risk	No Risk No Risk	No Ris	sk No Ris	ik No	No	Yes	1	prevention officer. Surface water flooding nearby reported in 2007. No FRA required but surface	N Y	0	0 3	0	0	0 0	0 0	0	0	Low Yes	
			0.71															water flood risk will need considered. In our Place Brief consultation we stated "In addition to the surface water flood									3	LOW YES	
259	259 Astley Ainsl	ie Hospital HLS2018	18.71 Healtř	ı Mornii	gside 325	671314	3. Least Vulnerable No Risk	0 No Risk	0 High Likel	Low Likelihood	No Risk No Risk	High	Mediu	ım No	No	No No		risk, the Jordan Burn Rows along the southern boundary of the site. The watercourse activitient are is claim? and referred nor included within the Road Map methodology. We do not hold any further information on the east location, condition and apparts of the durenter extension of the watercourse. Based on the CS Maps, the majority of the site is elevated above the watercourse so we the CS Maps, the majority of the site is elevated above the watercourse so we claim to the southern boundary of the site here we may require a detailed flood claim and the southern boundary of the site here we may require a detailed flood its assessment to better undestand the risk. "Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/adjuent to the site. This should be investigated further and it is recommended that contact in the site. This should be investigated further and it is recommended that contact in the site. This should be investigated further and it is recommended that contact in the site. This should be investigated further and it is recommended that contact in the site. This should be investigated further and it is recommended that contact in the site. This should be investigated further and it is recommended that contact in the site. This should be investigated further and it is recommended that contact in the site. This should be investigated further and it is recommended that contact in the site. This should be also should be also should be such as the site of the site of the site. The should be also should	Y	0	0 3	. 1	0	0 3	1 (0	0		
290	290 Balgreen	HLS2018	1.01 Empla	yment - Sighthi rial Gorgie		165 672428	Medium Likelihoo d	40.8 No Risk	0 Med Likel	lium lihood No Risk	Medium Likelihood No Risk	No Ris	sk No Ris	ik No	Yes	No No	Located within the Medium Likelihood of fluvial flooding, with a known history of fluvial flooding in this area. Flood	made with the flood prevention officer.	Y	12	0 2	. 0	3	0 0	0 0	-1	0	Medium Yes	Partial development, if safe access egress can be achieved. Site should be consider as part of a holistic flood risk
77	326 Baltic Stree	t (B) HLS2018	1.01 Emplo	yment - rial Leith	327:	7392 676503	3. Least Low Likelihoo	0.01 No Risk	ould be considere d within	lium Na Risk	Medium Medium Likelihood Likeliho	ı Medit	um Mediu	ım No	No	No No	risk assessment is required.	O Site Assessment does not request an FRA. Based on LIDAR, the site is 4.2- S.Bm.AOD. An FRA is required to assess the risk from the Water of Leith and coastal interaction, including the operation of the harbour. Site may be constrained. We would recommend the council take a holistic approach to development within the tidal reach of the Water of Leith and harbour area to inform development type, Location and miniglation. Accessigness will also require minimum development within the place of the water of Leith and harbour area to inform development type, Location and miniglation. Accessigness will also require.	v v	8	0 2	: 0	3	3 2	1 (0	0	Medium Yes	assessment of the Water of Leith,
84							d		the wider area.									consideration. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.									12	Medium Yes	Noted that future climate change predictions will present a challenge. FRA Unless confirmation from CEC flood
138	138 Bangor Roa Pringle)	d (James HLS2018	Emplo 0.92 indust Retail	yment - rial / Leith V	/alk 326-	676092	3. Least High Vulnerable d	Medium 85.16 Likelihoo d	3.03 Med Likel	lium lihood No Risk	Medium Medium Likelihood Likelihoo		um Mediu	ım No	Yes	No No	Adjacent to the Water of Leith.	0	Υ Υ	15	12 2	0	3	3 2	1 (-1	0 30	V.High No	team agree to be included due to WATER of Leith Modelling and ground elevation
10	Bangor Roa 10 (Swanfield I Estate)	d Industrial HLS2018	2.05 Emplo indust	yment - Leith	326	621 676112	3. Least High Likelihoo d	35.11 No Risk	0 Med Likel	lium lihood No Risk	Medium Likelihood No Risk	Mediu	um Mediu	ım No	Yes	No No	Adjacent to the Water of Leith and shown to be within the High Likelihood of fluvial flooding and there is surface water flooding adjacent to the site. An FRA is required to confirm the suitability of this site.		Y Y	15	0 2	. 0	3	0 2	1 (-1	0 21	High Yes	Partial site development.
389	389 Bath Road	HLS2018	3.69 Emplo Indust	yment - Leith	327	1804 676323	3. Least Vulnerable No Risk	0 No Risk	0 Med	iium No Risk	Medium Medium Likelihood Likeliho	h Dd High	Mediu	ım Yes	No	No No		Site Assessment does not request an FRA. Based on LDAN, the majority of site is below SmADD. An FRA is required to assess the risk from the Water of Leith and Local Interaction, Localized the operation of the harbour. Site may be constrained. We would recommend the council lake a holistic approach to be constrained. We would recommend the council lake a holistic approach to the constraints of the second recommendation of the constraints of the co	Y	0	0 2	o	3	3 3	1 (0	0	High Yes	
332	332 Beaverhall I	Road HLS2018	Emplo 0.58 indust Office	yment - rial / Leith V	/alk 325	615 675360	3. Least Low Vulnerable Likelihoo d	100 No Risk	o Med Likel	fium No Risk	No Risk No Risk	Mediu	um Mediu	ım No	Yes	No No	Site is known to be within the Low Likelihood of flooding, with historical reports of flooding within this area. A flood risk assessment is required to understand the risk and whether the site is developable.	0	v ,	8	0 2	: a	0	0 2	1 (-1	0	High Yes	
2	9 Bonnington	Road HLS2018	0.67 Emplo indust	yment - rial Leith V	/alk 326.	675740	3. Least Vulnerable No Risk	0 No Risk	0 No F	Risk No Risk	No Risk No Risk	No Ris	sk No Ris	k No	Yes	No No	within the site design. Historical flooding in the area from the	Site sufficiently elevated above/set back from Water of Leith. Aproximately 10 metres between site and Water of Leith	N Y	0	0 0	0	0	0 0	0 0	-1	0 -1	No Risk Yes	
23	Broadway P	Park South Promote nSites	2.70		318	924 671782	No Risk	0 No Risk	0 Med Likel	lium No Risk	No Risk No Risk	No Ris	sk No Ris	ik No	No	No	Water of Leith. Flood risk assessment is required to support any development in this area.	No FRA required but surface water flood risk will need considered.	N Y	0	0 2	0	0	0 0	0 0	0	0 2	Low Yes	
6	34 Broomhous	e Terrace HLS2018	3.95 Emplo office	yment - Sighthi Gorgie	310	0356 671603		O No Risk	0 Med Likel	lium Low Likelihood	No Risk No Risk	High	Mediu	ım No	No	Yes No	Water combine sewer. Consideration should be given to disconnection as part of this development. Consultation with Scottish Water will be required. Low likelihood of surface water	site. Review of historic maps does not indicate the presence of a watercourse close to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention	N Y	o	0 2	1	0	0 3	1 (0	0	Medium Yes	
132	399 Broughton	Market HLS2018	0.23 Emplo	yment City Ce	ntre 325	634 674485	3. Least Vulnerable No Risk	O No Risk	0 Likel	lihood No Risk	No Risk No Risk	No Ris	sk No Ris	ik No	No	Yes No	flooding on Barony Street. Surface Water Management should be considered within the site design.	N/A	N Y	0	0 1	. 0	0	0 0	0 0	0	0 1	Low Yes	
328	328 Broughton I	Road HLS2018		yment - rial		0 0	3. Least Vulnerable No Risk	0 No Risk	0 Low Likel	lihood No Risk	Medium Likelihood No Risk	No Ris	sk No Ris	ik No	Yes	Yes No	Shown to be adjacent to the Water of Leith. Although not shown on the SSP- flood maps consideration should be given to fluvial flood risk from the Water Leith. There is localised surface water flooding within the development site and this risk should be investigated further and any mitigation incorporated within the drainage strategy.	0	v v	0	0 1		3	0 0	0 (-1	0	Medium Yes	
230	230 Broughton	Road HLS2018	0.09 Emplo indust	yment - rial Leith V	/alk 326	675721	3. Least Vulnerable No Risk	O No Risk	0 Low Likel	No Risk	No Risk No Risk	No Ris	sk No Ris	ik No	Yes	Yes No		Site is suitably elevated above the Water of Leith (>5metres above). Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that the state of the site.	N Y	0	0 1	. 0	0	0 0	0 0	-1	0	No Piels Voc	
92	Burdiehous	e Crescent Promote	BUrba 0.75		327	834 667748	No Risk	0 No Risk	0 No F	Risk Low Likelihood	No Risk No Risk	No Ris	sk No Ris	ik No	No	No		that contact is made with the flood prevention officer. LiDAR indicates a sufficient height difference between site and Burdiehouse Burn. No FRA required.	Y Y	0	0 0	1	0	0 0	0 (0	2 ,	Medium Yes	1
244	244 Calder Estat	te (A) HLS2018	0.12 Vacan	t Pentla	d Hills 318	1897 670436	No Risk	0 No Risk	0 No F	Risk No Risk	No Risk No Risk	No Ris	sk No Ris	ik No	No	No Yes	For all developments surface water management should be considered		N Y	0	0 0	0	0	0 0	0 (0	0		
64																	within the site design. For all developments surface water	N/A					\vdash	+		-		No Risk Yes	+
245	245 Calder Estat	te (B,C,D) HLS2018	0.20 Vacan	t Pentla	nd Hills 318	897 670370	No Risk	0 No Risk	0 No F	Risk No Risk	No Risk No Risk	No Ris	sk No Ris	k No	No	No Yes	management should be considered within the site design.	N/A	N Y	0	0 0	0	0	0 0	0 0	0	0	No Risk Yee	
243	243 Calder Estat	te (G) HLS2018	0.43 Vacan	t Pentlar	d Hills 319	9181 670438	No Risk	0 No Risk	0 No F	Risk No Risk	No Risk No Risk	No Ris	sk No Ris	ik No	No	Yes Yes	Site is located adjacent to the Murrayburn. SEPA request that a holistic a approach to flood risk in this area is undertaken to understand the	No mention of flood risk within Site Assessment. We require an FRA which assesses the risk from the Murray Journ which is culverted beneath or adjacent to set let. There is inflined formation available on the location and flood risk associated with the Murray Burn and the site may be constrained due to flood risk. Due to the legal murray Burn and the site may be constrained we would recommend the council risks as habelied expensable and general more flood risk recommend the council risks as habelied expensable and general more than flood risk recommendation of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjustent to the st. This should be investigated further and in the size of the surface was the size of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjustent to the st. This should be investigated further and resignated resident and the size of the surface water 1 in 200 year flood map indicates that there may be flooding in the size of the surface water 1 in 200 year flood map indicates that there may be flooding to the surface water 1 in 200 year flood map indicates that there may be flooding to the surface water 1 in 200 year flood map indicates that there may be flooding to the surface water 1 in 200 year flood map indicates that there may be flooding to the surface water 1 in 200 year flood map indicates that there may be flooding to the surface water 1 in 200 year flood map indicates that there may be flooding to the surface water 1 in 200 year flood map indicates that there may be flooding to the surface water 1 in 200 year flood the surface water 1 in 200 year flood map indicates that the map in 200 year flood map indicates that the map in 200 year flood map indicates that the map in 200 year flood map indicates that the map in 200 year flood map indicates that the map in 200 year flood map indicates that the map in 200 year flood map indicates that the map in 200 year flood map indicates that the map in 200 year flood ma	Y	0	0 0	a	0	0 0	0 (0	0		
238	238 Calder Estat	te (H) HLS2018	0.15 Vacan	t Pentia	id Hills 319	9292 670241	No Risk	O No Risk	O No F	No Risk	No Risk No Risk	No Ris	sk No Ris	ik No	No	No Yes	Site is located adjacent to the Murrayburn. SEPA request that a holistic a approach to flood risk in this area is undertaken to understand the	meanmended that contact is made with the flood prevention officer. No mention of flood risk within Ste Assessment. We require an FRA which assesses then kits met Murray Burn which is culverted beneath or adjacent to the site. There is limited information available on the location and flood risk associated with the flormry Burn and the site may be constrained as the flood risk. Due to the large number of allocations along the Murray Burn we would reach mean the site of	v	0	0 0	a	0	0 0	0 0	0	0	weedium Yes	
237	237 Calder Estat	te (I) HLS2018	0.21 Vacan	t Pentia	d Hills 319.	9296 670183	No Risk	O No Risk	O No F	No Risk	No Risk No Risk	No Ris	sk No Ris	à No	No	No Yes	Site is located adjacent to the Murrayburn. SEPA request that a holistic a approach to flood risk in this	No mention of float with this float Assertant. We require an FRA which assesses the risk from the Murray floar which is culverted beneath or adjacent to see the. The risk from the Murray floar which is culverted beneath or adjacent to see the. There is milliared formation available on the location and flood risk associated with the Murray float man the site may be constrained due to flood associated with the Murray float man the site may be constrained who to float on the contract that a belief asportant and determine the flood risk recommend the countral take a heliotic approach and determine the flood risk recommended that or 200 year flood may indicate that there may be flooding issues adjacent to the site. This should be investigated writer and it is commended that contact is made with the flood prevention officer.	v	0	0 0	0	0	0 0	0 (0	2	Medium Yes	
239	239 Calder Estat	te (J) HLS2018	0.10 Vacan	t Pentia	id Hills 319.	9230 670181	No Risk	O No Risk	O No F	No Risk	No Risk No Risk	No Ris	sk No Ris	à No	No	No Yes	Site is located adjacent to the Murrayburn. SEPA request that a holistic a approach to flood risk in this area is undertaken to understand the	No mention of flood risk within Site Assessment. We require an FRA which sassess the risk from the Murray Burn which is culverted beneath or adjacent to set let. The site of the set is the resident of increase or washing to the location and flood risk sasociated with the Murray Burn and the site may be contained due to flood risk. Once to the legal number of allocations only the Murray Burn we would recommend to the council take a holistic approach and determine the flood risk recommends on the council take a holistic approach and set remine the flood risk remains the council take a holistic approach and set with the flood presention the council take a holistic approach and set with the flood present of the surface water 1 in 200 year flood map indicates that there may be flooding success adjustent to the site. This should be enveloped from the rate is it is recommended that contact is made with the flood prevention officer.	Y	0	0 0	o	0	0 0	0 (0	2	Medium Yes	

62	240	240 Calder Estate (K)	HLS2018	0.21 Vacant	Pentland Hills	319175 6	570134	fledium likelihoo !	59.38 No Risk	O No Risk		ium hood No Risk	Medium M	edium N	o No	Yes Yes		Agree with Site Assessment. We require an FRA which assesses the risk from the Murray Burn which is culverted beneath or adjacent to the site. There is limited information available on the location and flood risk associated with the Murray Burn and the site may be heavily contrained due to flood risk. Due to the large number of allocations along the Murray Burn we would recommend the council take a holistic apporant and determine the flood risk from this source to inform suitable development types and flocations. Neview of the surface water it in 200 This should be investigated further and it is recommended that contact is made 0 with the flood prevention offlicer.	V	12 0	0 0 2	3 0	2	1 0	0 1	20 Hig	gh Yes	Helistic flood risk assessment of the murraphum area required to confirm flood extents. 59% 2 within the medium flood zone.
	S	Calderwood	Greenfield	37.83		310275 6	1	to Risk	No Risk	High O Likelihood	No Risk Like	ium No Risk	No Risk N4	o Risk N	o Na	Yes	The proposed site contains a tributar to the River Almond and the Gogar Burn. A flood risk assessment will be required to assess the flood risk from both watercourse. These watercours have exchinent areas less than Burn and the search and the search areas less than Burn and the search and the search and seeder channels adjacent to the proposed site, it is undear whether the watercourse within the site com to the can affected channels of the River Almond. Scoring has been adjusted manually to effect the rick, this site. Future climate scenarios opages stignificant changes	e e se	v v	12 0	3 0 3	3 0	0	0 0	0 3	14 Me	edium Yes	
124	392	392 Carron Place	HL52018	3.87 Employmer Industrial	nt - Leith	327936 6	3. Least Vulnerable	lo Risk	0 No Risk	0 Medium 0 Likelihood	No Risk Mer Like	ium Medium ihood Likelihood	High M	edium Y	es No	No No		Agree with Site Assessment requiring an FRA. Based on LIDAR, parts of the site are below & SrAQD. An FRA or required to assess the risk from the Water of Teith and constall interaction, including the operation of the harbour. So thereally be constalled to the constant of the state of the state of the site of the development within the fall reach of the Water of Leith and harbour area to inform development type, location and mitigation. Accessive sex will also require consideration. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent the site. This should be investigated further and it is recommended that contact is made with the flood prevention of officer.	γ γ	0 0	2 0 3	3 3	3	1 0	0 0	17 Hig	gh Yes	Future flood risk from coastal and river sources and surface water
69	257	257 Chalmers Street (Eye Pavilion)	HLS2018	0.21 Health	City Centre	325266 6	572991 3. Least Vulnerable	lo Risk	0 No Risk	0 No Risk	No Risk No	isk No Risk	No Risk No	o Risk N	o No	No Yes	For all developments surface water management should be considered within the site design.	Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	N Y	0 0	0 0	0	0	0 0	0 0	0 No	Risk Yes	
73	280	280 Clovenstone House	HLS2018	0.68 Community	y Pentland Hills	320597 6	1.Most 569674 Vulnerable I Use	lo Risk	0 No Risk	0 No Risk	No Risk No	isk No Risk	No Risk No	o Risk N	o No	No Yes	For all developments surface water management should be considered within the site design.	N/A	N Y	0 0	0 0	0	0	0 0	0 0	0 No	Risk Yes	
33	136	136 Coburg Street	HL52018	1.02 Employmer industrial	nt - Leith	326712 6	3. Least Vulnerable	lo Risk	0 No Risk	0 Medium Likelihood	Na Risk Mer Like	ium No Risk	Medium M	edium N	o Na	No No		Agree with Site Assessment. An FRA is required to assess the risk from the Water of Leith and coastal interaction giving due consideration to predicted sea level risks. Site may be constrained. Accessing regions will also require consideration. As this area is identified for numerous development plots we would recommend the council consideration. As holitic approach and undertakes a wider FAM which will inform suitable development locations and land-sute types. Review of the surface water 1 in 200 years flood map indicates that there may be flooding issues within/dajcent to the site. This should be investigated further and it is recommended that 0 contact is made with the flood prevention officer.	v v	0 0	2 0 3	3 0	2	1 0	0 0	13 Me	edium Yes	
	92	Colinton Mains	PromotedUrba nSites	0.28		323269 6	569220	lo Risk	0 No Risk	0 No Risk	Low Likelihood No	isk No Risk	No Risk No	o Risk N	o Yes	No	Area is shown to be within the future	Surface water/sewer surcharge flooding nearby in 2000, 2008, 2009, and 2020. Flooding from the Braid Burn to nearby streets in 2007, 2011, and 2012. She is behind Braid Burn flood scheme. We have limited information on flood risk here as based on LIDAR, site is "3m above Braid Burn, maybe less. We would recommend an Fals submitted due to uncertain flood many in the area and uncertainties over the standard of protection the scheme provides.	Y	0 0	1 0	0	0	0 0	-1 0	5 Me	edium Yes	
119	386	386 Commercial Street	HLS2018	Employmer 0.16 industrial / Retail	nt - Leith	326845 6	576600 3. Least Vulnerable	lo Risk	O No Risk	O No Risk		ium No Risk	No Risk No	o Risk N	o No	Yes No	fluvial and coastal flood risk zones an uncertainties in flood mapping may mean this site is potentially vulnerab	d Based on LIDAB the site is approximately 4.8-5 8mA00. Unclear why this Site e. Assessment does not request an FRA but the adjacent site (136) does. An FRA is required to assess the risk from the Water of leth and coastain interaction. Access/geress will also require consideration. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood pervention officer.	Y	0 0	0 3	3 0	0	0 0	0 0	8 Me	edium Yes	
95	345	345 Corstorphine Road (A)) HLS2018	0.11 Retail	Corstorphine / Murrayfield	320917 6	572833 3. Least Vulnerable	lo Risk	0 No Risk	O No Risk	No Risk No	isk No Risk	No Risk No	o Risk N	o No	No No	For all developments surface water management should be considered within the site design. There is historical evidence of surface water issues on Corstorphine Road.	Although there is no surface water flooding indicated adjacent to the site, historic	N Y	0 0	0 0	0	0	0 0	0 0	0 No	o Risk Yes	
	346	346 Corstorphine Road (B)) HLS2018	0.05 Vacant	Corstorphine / Murrayfield	320994 6	3. Least Vulnerable	lo Risk	0 No Risk	0 No Risk	No Risk No	isk No Risk	No Risk No	o Risk N	o No	No No	evidence of surface water issues on	Although there is no surface water flooding indicated adjacent to the site, historic flooding suggests there is a potential surface water risk that should be	N Y	0 0	0 0	0	0	0 0	0 3			
96	385	385 Corunna Place	HLS2018	0.25 Employmer Industrial	nt - Leith	326723 6	3. Least Vulnerable	lo Risk	O No Risk	0 No Risk	No Risk No	isk No Risk	No Risk No	o Risk N	o No	No No	Corstorphine Road. For all developments surface water management should be considered within the site design.	investigated	N Y	0 0	0 0 0	0 0	0	0 0	0 2	3 Lov	w Yes	
110	371	371 Cowans Close	HLS2018	0.37 Mixed uses	Southside / Newington	326264 6	572875	lo Risk	0 No Risk	0 Medium Likelihood	No Risk No	isk No Risk	No Risk No	o Risk N	o No	No No		Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/adjacent to the site. This should be investigated further 0 and it is recommended that contact is made with the flood prevention officer.	N Y	0 0	2 0 0	0	0	0 0	0 0	210	w Yes	
	15	Craigentinny Depot	PromotedUrba nSites			330645 6	573459	lo Risk	0 No Risk	0 Medium Likelihood	Low Likelihood No	isk No Risk	No Risk No	o Risk N	o Yes	No	Surface water flooding on the surrounding access roads. With smal areas of surface water flooding on th		N Y	0 0	2 1 0	0	0	0 0	-1 0			
48	191	191 Craiglockhart Avenue	HL52018	0.23 Employmer office	nt - Fountainbrid ge / Craiglockhart	322332 6	3. Least Vulnerable	lo Risk	O No Risk	0 High Likelihood	Low Likelihood No	isk Na Risk	Medium M	edium N	o No	No Yes	be considered at this site due to the close proximity of the Union Canal. Contact should be made with Scottist Canals. Surface water flood risk to be considered as part of the re-	water flood risk will need considered. If lies is elevated above the Water of Leith. However, the site appears to be directly adjuncted and below the Canal. Consideration should be given to the risk the canal poses and contact should be made with Scottish Canals. Site layout and design should take account of this risk. Consider including this source of flooding within the Site Auessment. Review of the surface water 1 in 200 year flood may will contact the state free may be flooding uses within/diglacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.		0 0	3 1 6	0 0	2	1 0	0 0	2 Lov	w Yes	
21	95	95 Crewe Road South	HLS2018	6.32 Employmer mixed uses	nt - Inverleith	323553 6	1. Most 574823 Vulnerable Use	lo Risk	0 No Risk	0 High Likelihood	No Risk No	isk No Risk	High M	edium N	o No	No No		The possible presence of a culverted watercourse within the site should be investigated to inform development layout. There is a culverted watercourse to the south of the sixe our understanding is that is it culverted underneath Flora Stevenson's Primary School. Consider whether this should be included within the Bite Assessment. Review of the surface water in 200 year floor map indicates that there may be flooding issues within/adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood of prevention officer.	v v	0 0	3 0 0	0 0	3	1 0	0 0	12 Me	edium Yes	
	406	406 Crosswinds	HLS2018	50.23 airport runway	Almond	316709 6	4. Essential 573153 Infrastructur e	ligh likelihoo	9.16 No Risk	0 High Likelihood	Low Likelihood Like	ium No Risk	Medium M	edium N	o Na	Yes No		We agree with the Site Assessment which states that 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 one. If development is required in order to ensure that there is no associated increase in flood risk out with the site and to ensure that there is no associated increase in flood risk out with the site and to ensure that there is no associated increase in flood risk out with the site and to ensure that there is no associated increase in the format of the site of the site. This site could incorporate the Gogar Burn diversion scheme, which could have implications for the layout and design of the development." Should this development go ahead there is a risk that the Gogar Burn realignment, with would delien multiplic benefits, may be jeopardised. Review of the surface water 1 in 200 year flood may indicates that there may be Rooding issues within Jacknet to the site. This should be investigated further	v v	15 0	3 1 3	3 0	2	1 0	0 0			Development should consider the realignment of Gogar Burn and
102	356	356 Dalry Road	HLS2018	0.19 Vacant	Sighthill / Gorgie	323718 6	3. Least Vulnerable	lo Risk	0 No Risk	0 No Risk	No Risk No	isk No Risk	No Risk No	o Risk N	o No	No Yes		0 and it is recommended that contact is made with the flood prevention officer. The Union Canal is elevated above the site but is 350metres away from site. Streets nearby were effected during the 2002 canal breach. We would 0 recommend that conact is made with Scottish Canals.	N y	0 0	0 0	0	0	0 0	0 0	18 PHg	gh Yes o Risk Yes	providing flood buffer zone.
93	340	340 Drumbrae Drive	HLS2018	0.45 Open space	Drum Brae / Gyle	320140 6	3. Least Vulnerable	lo Risk	0 No Risk	0 No Risk	No Risk No	isk No Risk	No Risk No	o Risk N	o No	No No	For all developments surface water management should be considered within the site design.	Due to the steep hill slope adjacent to the site consideration should be given to surface water runoff during site layout design	N Y	0 0	0 0	0	0	0 0	0 0	0 No	Risk Yes	
14	75	75 Duddingston Park South	HLS2018	0.22 Mixed uses	Portobello / Craigmillar	330414 6	572345 3. Least Vulnerable	lo Risk	0 No Risk	0 No Risk	No Risk No	isk No Risk	No Risk No	o Risk N	o No	Yes No	due the modelling approach and	We would note that the Site Assessment does not require an FRA. We require an FRA which assesses the risk from the Nddrie/Brunstane Burn. Consideration should be given to any cuberty. Indiges might may exace their Rood risk. As there is an increase in thank-sue volumerability the site may be constrained due to Rood risk. Review of the surface used = 1 in 50 year Rood may placted that there may be flooding issues adjuscent to this site. This should be investigated further and it or ecommended that contact is made with the Rood prevention officer.	Y	0 0	0 0	0	0	0 0	0 0	S Me	edium Yes	
5	16	Duddingston Park 16 South (Duddingston Yards)	HLS2018	0.46 Employmer industrial	nt - Portobello / Craigmillar	330407 6	572448 3. Least Vulnerable	ligh ikelihoo 2	20.33 No Risk	0 Medium Likelihood		ium No Risk	Medium M	edium N	o No	No No		We agree with the Site Assessment. We require an FRA which assesses the risk from the Neddrie/Brunstane Burn. Consideration should be given to any convertib/ridge grain they assessed belief out fix. As these is an increase in land-outer burning significant the state of the stat	Y	15 0	2 0 3	3 0	2	1 0	0 0	20 Hig	gh Yes	Development should consider providing flood protection buffer zone. Safe guarding the functional floodplain as defined by SEPA and considering future flood risk.
9	38	38 Dumbryden Drive	HLS2018	0.80 Employmer industrial	nt - Pentland Hills	320562 6	3. Least Vulnerable	lo Risk	O No Risk	0 Medium Likelihood	No Risk No	isk No Risk	No Risk No	o Risk N	o No	No Yes		adjacent Union Canal. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood 0 prevention officer.	N Y	0 0	2 0 0	0	0	0 0	0 0	2 Lov	w Yes	

	91 91 Dunc	dee Street HLS	1018	1.08 Employment - office / Retail	Fountainbrid ge / Craiglockhart	323901 672596	3. Least Vulnerable No Risk	0 No Risk	0 Medium Likelihood No	Risk No Risk	No Risk	No Risk	No Risk Ne	o No	No	Yes	be considered at this site due to the	The site is close to the Union Canal at a location which has experienced flooding from this source. Consideration should be given to the risk the canal poses and contact should be made with Scottish Canals. Site layout and design should take account of this risk. Consider including this source of flooding within the Site Assessment. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within Aglacent to the site. This should be		,	0 0	2	0 0	0 0 0	0 0	0			
19				Employment - I	Fountainbrid		2 least		Madium								Contact should be made with Scottish Canals.	user in your indooring issues winning application to ite size. This should be in- investigated further and it is recommended that contact is made with the flood prevention officer. The site is close to the Union Canal which has experienced flooding from this source. Consideration should be given to the risk the canal poses and contact should be made with Scottish Canals. The layout and design should take scotted.									2	Low Yes	
23			1018	Retail	Li algiockilai t	323782 672515	2.1	0 No Risk	Lixelinood	Risk No Risk		No Risk	No Risk Ne	o No	No	Yes	be considered at this site due to the close proximity of the Union Canal. Contact should be made with Scottish Canals. For all developments surface water	of this risk. Consider including this source of Booding within the Size Assessment Review of the surface water I in 200 year flood map indicates that there may be flooding issues within/adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	t. ^N ^T	'	0 0	2	0 0	0 0 0	0 0	0	2	Low Yes	
135	404 404 East	London Street HLS	1018	0.38 Employment (City Centre	326033 674791	Vulnerable No Risk	0 No Risk	0 No Risk No	Risk No Risk	No Risk	No Risk	No Risk No	o No	No	No	management should be considered within the site design.	N/A	N Y		0 0	0	0 0	0 0 0	0 0	0	C	No Risk Yes	
54	225 225 East	ield HLS	1018	0.63 Retail	Portobello / Craigmillar	332719 673139	3. Least High Likelihoo d	High 3.08 Likelihoo d	5.01 Medium S.01 Likelihood No	Risk Medium Likeliho	n Medium od Likelihood	Medium	Medium Ye	es No	No	No	Located on the Forth Estuary and adjacent to the Burns Tane Burn. The site is shown to be within the area of erosion susceptibility.	Agree with the Size Assessment that an Fib's is required. We require an Fib Awis success the his Size that Bernstrase them, consult flood risk, and the interaction between the two sources of flood risk. Consideration should be given to any convertify. Principe mility may searchest flood risk. The size will likely be constrained due to flood risk. Review of the surface water 1 in 200 year flood any indicates that there may be flooding in gouse within/displacent to the inter. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	,	1	5 15	2	0 3	3 2 1	. 0 0	0	27	High No	Consider removal
	91 Edinl	burgh 205 Pro nSit	notedUrba is	74.14		316144 672743	High Likelihoo d	5.76 No Risk	0 High Likelihood Low	r Likelihood Likelihoo	n No Risk	No Risk	No Risk N	o No	No			Rooding nearby from the Gogar Burn in 2000. Surface water flooding also cause problems in nearby infrastructure. As with alse 544, we recommend that the applicant understake a detailed FA with cassess the risk from the Gogar Burn taking into account any recent changes to the landscape, e.g. transway, and also any other small vastercourses that any pose a risk to the site. We would stress that any further development along the Gogar Burn corridor may prohibit future realignment, therefore we would be supported of a more holistic approach to flooding in West Edmburgh. This would ensure that the major expansion plane for this are will have place-making at the enter of its expansion, and would improve current environmental and flooding issues associated with the Gogar laum. This was also highlighted in our response in 2013 (1922-1936, G.B. Koping) in This was also highlighted in our response in 2013 (1922-1936, G.B. Koping).	, Y	1	5 0	3	1 3	0 0 0	0 0	0	15	Medium Yes	Partial areas of the site impacted. Consideration to be given to buffer zones around the Gogar Burn and te in with appration to realign the Gogar Burn.
	71 Edini Exch	burgh Corn Pro ange nSit	notedUrba es	2.99		322104 671118	B No Risk	O No Risk	0 Medium Likelihood Low	Likelihood No Risk	No Risk	No Risk	No Risk Ne	o No	Yes			LiDAR suggests 4.5m height difference between closest boundary of the site to the Water of Leith but area appears to have quite heavily modified ground level and raised ground between site and Water of Leith. Involute commend that an FRA is provided for the site just to make sure there is sufficient height difference Further information will be available from the Water of Leith study. Site not with the flood scheme area of benefit.	y	,	0 0	2	1 0	0 0 0	0 0	0	٤	Medium Yes	
2	t wa	ld Can	yOver	26.26		328281 676188	B No Risk	0 High Likeli	i 0.74 Medium LikiNo	Risk Medium	n Like Medium Likelih	High	Medium	es No	No		Small proportions of the site impacted by coastal flood risk, and future flood risk from the water of Leith. Flood risk assessment is required to confirm levels for the site and the risk.		v v		0 15	o	0 0	0 3 1		0	24	High Yes	
O	EW 1	ie Can		146.58		327103 677220	D High Likeli	37.67 High Likeli	i 46.62 Medium LikiNo	Risk Medium	n LikeMedium Likelih	No Risk	No Risk Ye	es No	No		Leith Docks has partial inundation from both fluvial and coastal sources. A flood risk assessment is required to consider and should be undertaken in conjunction with other areas at Leith Docks.		y y	1	5 15	0	0 0	0 0 0	0	0	23	High Yes	
												Medium	Medium				Small proportion of the site located within the Coastal flood outline. Flood risk assessment will be required to confirm development measures. Ther area number of locations of surface												
41	151 151 Eyre		yOver	0.41 Employment - mixed uses	Inverleith	322331 677295 325383 674948	B No Risk S. Least Vulnerable No Risk	0 High Likeli 0 No Risk	0 Medium Likelihood	Risk No Risk Risk No Risk		No Risk	No Risk No	o Yes	Yes	No	water flooding within this area.	Based on LIDAR, the site is elevated approximately 7 metres above the banks of the Water of Leith. Review of the surface water 1 in 200 year flood map indicate that there may be flooding issues within/adjacent to heise. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	s N Y		0 15	2	0 0	0 2 1	0 -1	0	23	High Yes	
30	128 128 Eyre	Terrace HLS	1018	2.40 Vacant	Inverleith	325264 674764	3. Least Vulnerable No Risk	0 No Risk	0 High Likelihood No	Risk No Risk	No Risk	No Risk	No Risk N	o Yes	No	No		Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	N Y		0 0	3	0 0	0 0 0	0 -1	0	2	Low Yes	
16	85 85 Falco	n Road West HLS	1018	0.19 Retail / Sorting office	Morningside	324588 671303	3. Least Vulnerable No Risk	0 No Risk	0 No Risk Low	Likelihood No Risk	No Risk	No Risk	No Risk No	o No	Yes	No	For all developments surface water management should be considered within the site design.	N/A	N y		0 0	0	1 0	0 0 0	0 0	0	,	Low Yes	
	330 330 Ferry	Road HLS	1018	0.08 Petrol station	Forth	323660 675881	3. Least Vulnerable	0 No Risk	0 No Risk No	Risk No Risk	No Risk	No Risk	No Risk No	o No	No	No	For all developments surface water management should be considered		N Y		0 0	0	0 0	0 0 0	0 0	0			
86	94 94 Gills	pie Crescent HLS	1018	1.17 Community	City Centre		Most Vulnerable No Risk Use	0 No Risk	0 No Risk No	Risk No Risk	No Risk	No Risk	No Risk No	o No	No	Yes	within the site design. For all developments surface water management should be considered within the site design.	N/A	N Y		0 0	0	0 0	0 0 0	0 0	0		No Risk Yes No Risk Yes	
45	187 187 Gilm	erton Dykes Street HLS	1018	0.26 Community	Liberton / Gilmerton	328750 668414	1.Most 4 Vulnerable No Risk Use	0 No Risk	O No Risk No	Risk No Risk	No Risk	No Risk	No Risk No	o No	No	No	For all developments surface water management should be considered within the site design. Fluvial flood risk along the northern	N/A	N Y		0 0	0	0 0	0 0 0	0 0	0	C	No Risk Yes	
	90 Gilm	erton Gateway Pro nSit	notedUrba is	3.79		329858 668225	S No Risk	0 No Risk	0 High Likelihood No	Risk No Risk	No Risk	No Risk	No Risk Ne	o No	No		and eastern boundary of the proposed development site. A flood risk assessment should be undertaken to	Commented on mixed use dev in 2018 (PCS158736, 18/01557/PPP). Identified it being surface water flood risk to the site only and we did not object. There is a small watercourse nearby but we do not hold any additional information to suggest site is at risk.	² N Y	,	0 0	3	0 0	0 0 0	0 0	0	3	Low Yes	
	26 Glen	ogle Road Pro nSit	notedUrba is	0.61		325023 674995	High Likelihoo d	54.79 No Risk	0 Medium Likelihood No	Risk Medium Likeliho	n No Risk	No Risk	No Risk Ne	o Yes	No		water. A flood risk assessment would	Records we hold indicate flooding to area in 2019. Unfortunately, I don't have access to the post-flood walkover information at this time. Scheme doesn't appear to extent along the site boundary. We would recommend an FRA but sit may not be suitable for housing and you may wish to consider removing or wait until further information is available from the Water of Leith study.	y y	1	5 0	2	0 3	0 0 0	0 -1	0	20	High Yes	Likely that flood mechanism is for out of bank flooding upstream of site, which will be conveyed through street. Largely inundated at the low likelihood event with flows in channel at the Medium event.
11	58 58 Gorg	ie Park Close HLS	1018	0.72 Sorting office	Fountainbrid ge / Craiglockhart	322792 671810	3. Least Vulnerable No Risk	0 No Risk	0 Medium Likelihood No	Risk No Risk	No Risk	No Risk	No Risk Ne	o No	No	Yes		Review of the surface water 1 in 200 year flood map indicates that there may by flooding issues within/adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Review of the information we hold, the surface water adjacent to the site is picking up the low point associated with the railway line.	N Y	,	0 0	2	0 0	0 0 0	0 0	0	2	Low Yes	
134		ie Road donian Packaging)	1018	0.93 Employment	Fountainbrid ge / Craiglockhart	322023 671651	3. Least Low Likelihoo d	19.25 No Risk	o Likelihood No	Risk Medium Likeliho		Medium	Medium No	o No	No	Yes	The site appears to be surrounded by the Low Likelihood fluvial flood outline A flood risk assessment is required to confirm flood extents including access/egress. Surface water flood risk is shown to be adjacent to the site this risk should be investigated.		y o	:	8 0	1	0 3	0 2 1	0 0	0	12	Medium Yes	
13	62 62 Gorg	ie Road (east) HLS	1018	3.36 Employment - 8	Fountainbrid ge / Craiglockhart	322549 671989	3. Least Vulnerable No Risk	0 No Risk	0 Medium Likelihood No	Risk No Risk	No Risk	Medium	Medium No	o No	Yes	Yes	Surface Water risk should be considered as part of any proposal to develop this site, taking account of climate change.		N Y		0 0	2	0 0	0 2 1	0 0	0	5	Medium Yes	
130	396 396 Gyle	muir Road HLS	1018	0.89 Vacant	Corstorphine / Murrayfield	319102 672708	3. Least Medium Vulnerable Likelihoo d	100 No Risk	0 Medium Likelihood Low	Likelihood Likelihoo	n No Risk	High	Medium N	o No	No	No		Agree with Site Assessment requiring an FRA. An FRA is required to assess the riftom the Gogar Burn and Stank Burn. Site may be constrained and housing may not be suitable here. Review of the surface water 1 in 20 year flood may indicates that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood perventilion offlicer.	Y	1	2 0	2	1 3	0 3 1	0 0	0	27	High No	
9	HSG	15 Can	yOver	3.09		329275 671271	1 No Risk	0 No Risk	0 High Likelih Low	Likelihood No Risk	No Risk	No Risk	No Risk	o No	No		Pluvial maps show clear flow pathways through the site. These should be considered as part of the drainage design.		N Y		0 0	0	1 0	0 0 0	0	0	1	Low Yes	
		28	vOver	4.04		328011 669159		Olak et a	Olution 12-12-12	Disk Pro no -	No Diek	High	Medium		B.L.		Pluvial maps show clear flow pathways through the site. These should be considered as part of the drainage design.		M. Lu									Iow No.	
8	HSG	30 Can	yOver yOver	5.41		328011 669159 328849 669828	No Risk Medium L	U NO RISK	0 High Likelih No		No Risk	No Risk	No Risk No Risk	o No	No		design. Pluvial maps show clear flow pathways through the site. These should be considered as part of the drainage design. Pluvial maps show clear flow pathways		Y Y	1	2 0	0	0 0	0 0 0	0	0	5	Medium Yes	
												No Risk	No Risk				through the site. These should be considered as part of the drainage												
6	HSG		yOver yOver	5.73 38.41		320330 669202 312052 677547	No Risk	0 No Risk	0 High LikelihoLow			No Risk	No Risk No	o No	No No	+-	design. No know sources of flood risk. A		N Y		0 0	0	0 0	0 0 0	0	0		Low Yes No Risk Yes	-
	HSG	Can				0//54/	INO NISK	U NO NOK	o ringii DikeliisiNO	IND RISK	reo relati	High	Medium	- INC	paro		surface water management Localised pockets of surface water flooding shown within the site. Drainage assessment to consider		1				-			Ü		10	
4	HSG	5 Can	yOver	5.01		313596 672475	S No Risk	0 No Risk	0 No Risk No	Risk No Risk	No Risk		No	o No	No	-	opportunities to alleviate this flooding within the site.		N Y		0 0	0	0 0	0 3 1	0	0	4	Low Yes	
												No Risk	No Risk				OS mapping shows there is waterbody/watercourse within the site Investigation and supporting flood risk												
5	HSG	7 Can	yOver	4.32		320638 673165	S No Risk	0 No Risk	0 Medium Lik Low	Likelihood No Risk	No Risk		Ne	o No	No		assessment is require to understand the potential risk in this area.		y		0 0	0	1 0	0 0 0	0	0	•	Medium Yes	

																	We agree with the Sie Assessment requirement for an FRA. There is uncertainty								
																	we agree will use all an Assessment requirement with a first street a uncertainty regarding the Braid Burn Flood Protection Scheme and is interaction with the Pow Burn. We require an FRA which assesses both the Braid Burn and the Pow Burn. Consideration should be given to any culterful ringsee might may be a supported to the protection of the prote								
372	372 lni	nch Nursery H	ILS2018	4.65 Employment industrial	t - Southside / Newington	327826	670853	High Likelihoo d	28.79 No Risk	0 High Likelihood Low Likelihoo	od Medium Likelihood No Risk	No Risk	No Risk	No Ye:	s Yes	No	is shown to be within both High leacerbate flood risk. As this are as i identified for numerous development pots illood flovial risk and surface water we would recommend the council consider a holistic approach and undertakle a N N N N N N N N N N N N N N N N N N	15 0	3 1	3 0 0	0	0 -1	0		Site on the boundary of the Medium
																	ovial flood risk and it is Development may be constrained here and we may not support and increase in mmended a detailed assessment is 'undereability of use. Review of the surface water 1 in 200 year flood map indicates strakes to confirm flood eatents in 1th at the ensure before looking issues within / discincent to the site. This should be								flood outline and partially covered at the low probability. This combined with surface water could make access
111							1.Most										area prior to the re-development of investigated further and it is recommended that contact is made with the flood prevention officer.							20 High Yes	egress and issue and this will need investigated.
31	130 Ini	ndia Place	ILS2018	0.06 Health	City Centre	324714	674439 Vulnerable Use	e No Risk	0 No Risk	0 No Risk No Risk	No Risk No Risk	No Risk	No Risk	No Ye:	s Yes	No	agement should be considered Due to the steep roads adjacent to the site consideration should be given to surface water runoff during site layout design	0 0	0 0	0 0 0	0	0 -1	0	-1 No Risk Yes	
84	In	nglis Green Road	romotedUrba			221904	670940	High Likelihoo	100 No Risk	0 Medium Likelihood	od Medium Likelihood No Risk	No Risk	No Risk	No. No.	Vac		Similar to my comments for other sites in this area. At least 50% of the site is within the 1:000 year flood extent. Surface water flood risk will also need considered. We would recommend an FARb ust it sens you the suitable for Y	15 0	2 1	3 0 0		0 0	0		
		n	Sites			321004	0,0340	d	100 100 1034	Likelihood	Likelihood	NO RISK	NO NIJA	110			housing and you may wish to consider removing or modifying allocation or wait unto further information is available from the Water of Leith study. Site not within								Partial development only, 50% with t Medium flood outline. With full site
				1.60													the flood scheme area of benefit. cent to the Water of Leith and							26 High No	within the Low Likelihood event.
192	192 ln	nglis Green Road (A)	LS2018	0.51 Retail / Mixe uses	ed Sighthill / Gorgie	321728	670907	High Likelihoo d	55.37 No Risk	0 Likelihood Low Likelihoo	od Medium Likelihood No Risk	No Risk	No Risk	No No	No No	Yes	win to be within the High Likelihood vivial Rooding and there is surface. Y Y Y Y	15 0	1 1	3 0 0	0	0 0	0		Partial site development. Based on
49																	is required to confirm the billity of this site.							21 High Yes	confirmation of Water of Leith flood study information.
297	297 lnj	nglis Green Road (B)	ILS2018	0.14 Retail	Sighthill /	321665	670951 3. Least Vulnerable	High Likelihoo	98 No Risk	0 Medium Likelihood	Medium od Likelihood	No Risk	No Risk	No No	n No	Yes	cent to the Water of Leith and on to be within the High Likelihood via Micoding and there is surface Y	15 0	2 1	3 0 0	0	0 0	0		Unless confirmation from CEC flood
79					Gorgie		vuinerable	d d		Likelinood	Lixelinood						or flooding adjacent to the site. An is required to confirm the bility of this site. potential removal							26 High No	team agree to be included due to WATER of Leith Modelling and ground elevation
142	142 lo	ona Street H	ILS2018	Employment 0.54 industrial /	t - Leith Walk	326720	675095 3. Least Vulnerable	No Risk	0 No Risk	0 Medium Likelihood No Risk	No Risk No Risk	Medium	Medium	No No	n No	No	Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within the site. This should be investigated further and it is	0 0	2 0	0 0 2	1	0 0	0		
37				Retail				-									0 recommended that contact is made with the flood prevention officer.							5 Medium Yes	
384	384 Ja	ane Street	ILS2018	4.18 Employment	t - Leith Walk	326704	675879 3. Least Vulnerable	No Risk	0 No Risk	0 High Likelihood No Risk	No Risk No Risk	Medium	Medium	No Ye:	s No	No	v there is a High Likiehood of sce water, within the development N	0 0	3 0	0 0 2	1	0 -1	0		
117																	Consideration should be given to kee water flooding within the lage strategy for the site. 0							5 Medium Yes	
210	210 Jo	oppa Road H	LS2018	0.10 Retail	Portobello / Craigmillar	331386	3. Least 673494 Vulnerable	No Risk	0 No Risk	0 Medium Likelihood No Risk	No Risk No Risk	No Risk	No Risk	No No	n No	No	The site is >10mA0D and therefore above coastal flood boundary level. Review of the surface water 1 in 200 year flood map indicates that there may be flooding N	0 0	2 0	0 0 0	0 0	0 0	0		
53							2 Loost										suces within/adjacent to the site. This should be investigated further and it is 0 recommended that contact is made with the flood prevention officer. all developments surface water				\vdash			2 Low Yes	
81	300 Ke	eir Street H	LS2018	0.15 Vacant	City Centre	325336	Vulnerable	No Risk	0 No Risk	0 No Risk No Risk	No Risk No Risk	No Risk	No Risk	No No	No No	Yes	agement should be considered IN Y In the site design. N/A	0 0	0 0	0 0 0	0	0 0	0	0 No Risk Yes	
397 131	397 Ki	irk Loan H	ILS2018	0.17 Employment office	t - Corstorphine / Murrayfield	320095	672859 3. Least Vulnerable	No Risk	0 No Risk	0 Likelihood Low Likelihoo	od No Risk No Risk	Medium	Medium	No No	Yes	No	Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/adjacent to the site. This should be investigated further gland it is recommended that contact is made with the flood prevention officer.	0 0	1 1	0 0 2	1	0 0	0	5 Medium Yes	
																	e is an unnamed drain/minor							1.03	
								Madium									crouse which flows from the least towards the River Almond. channel appears to be man mude								
3	Kir	irkiston	1	105.47		313274	675252	Likelihoo d	No Risk	0 High Likelihood No Risk	Medium Likelihood No Risk	Medium	Medium	No No	No		associated with the nearby Jential properties. Consideration	12 0	3 0	3 0 2	1	0 0	3		
																	did be give to the layout of the dopment with regards to flowial down and d								
		G	ireenfield		Enuntainhrid		1.Most		0								frisk assessment will be required apport the development proposal.							17 High Yes	
193 50	193 La	anark Road (A)	LS2018	0.82 MOD	ge / Craiglockhart	321913		e No Risk	O No Risk	0 No Risk Low Likelihoo	od No Risk No Risk	No Risk	No Risk	No No	No No	Yes	Review of LIDAR indicates a 10 metre difference between the Water of Leith and 0 the site.	0 0	0 1	0 0 0	0	0 0	0	1 Low Yes	
381	381 La	anark Road (B)	LS2018	0.16 MOD	Fountainbrid ge / Craiglockhart	322061	1.Most 670658 Vulnerable Use	High Likelihoo	100 No Risk	0 No Risk Low Likelihoo	od Medium Likelihood No Risk	No Risk	No Risk	No No	Yes	Yes	scent to the Water of Leibh. Rood	15 0	0 1	3 0 0	0	0 0	0		Primarily fluvial flood risk with the entire site within the Medium
115					craigiocknart		Use	a									Assessment required/ Site is elevated above the Water of Leith based on LIDAR the site has an 8 metre							24 High No	likelihood event.
					Fountainbrid					Medium							height difference compared with the Water of Leith. However, the site appears to be directly adjacent and below the Canal. Consideration should be given to the risk the canal poses and contact should be made with Sostitic Canals. Six Bel pyout,								
379	3/9 La	anark Road (D) H	LS2018	0.96 Vacant	ge / Craiglockhart	322238	670751	No Risk	0 No Risk	Likelihood Low Likelihoo	od No Risk No Risk	High	Medium	No No	Yes	Yes	risk of infrastructure failure should and design should take account of this risk. Consider including this source of Doublement at this size due to the Doublement and Doublement and Doublement Review of the surface water 1 in 200 year proximity of the Uniform Canual. Hot downs purp indicates that there may be Hooding issues within judgicent to the size.	0 0	2 1	0 0 3	1	0 0	0		
114																	act should be made with Scottish This should be investigated further and it is recommended that contact is made lis. With the flood prevention officer.							7 Medium Yes	
																	Commented on this site recently (pre-app, PCS173478). We recommended "that the applicant undertakes a detailed FRA which assesses the risk from the Gogar Burn, taking risk account any recent changes to the dankapae, e.g. transway, and								
87	La Ga	and adj. to Edinburgh Piateway	romotedUrba Sites			317014	672679	High Likelihoo	0.61 No Risk	High Likelihood Low Likelihoo	od Medium Likelihood No Risk	No Risk	No Risk	No No	No No		also any energy energy and the strain of the	15 0	3 1	3 0 0	0	0 0	0		
																	approach to flooding in West Edinburgh. This would ensure that the major expansion planned for this area will have place-making at the centre of its								
10	La	and at Burdiehouse P	romotedUrba	13.20		327494	667288	No Risk	O No Risk	O No Risk No Risk	No Risk No Risk	No Risk	No Risk	No No	n No		expansion, and would improve current environmental and flooding issues associated with the Gogar Burn." N	0 0	0 0	0 0 0	0 0	0 0	0	15 Medium Yes	Small proportion of the site impacted. Largely developable.
	Ro	oad n	Sites romoted Irba	0.26				Low		High	Madium						No FRA required. No FRA required. Lot of consultations for this general area over the years. Boundary along Little France Driver may be at risk of flooding from the Nddrie Burn. The Nddrie Burn							0 No Risk Yes	
48	La	and at Edmonstone	Sites	42.06		329613	670164	Likelihoo d	0.17 No Risk	0 Likelihood No Risk	Likelihood No Risk	Medium	Medium	No No	No No		Bood study should be used to inform the risk along the boundary. Surface water Y Bood risk should be considered. Majority of the site is developable from a SEPA Bood risk perspective.	8 0	3 0	3 0 2	1	0 0	0	10 Medium Yes	Spans the Niddrie Burn and flood extents in the area should be considered.
60	La	and at Ferrymuir n	romotedUrba Sites	1.06		312927	677469	No Risk	0 No Risk	0 Medium Likelihood No Risk	No Risk No Risk	No Risk	No Risk	No No) No		The Ferry Burn, based on historic maps, is to the north of the site. No FRA required but surface water flood risk will need considered.	0 0	2 0	0 0 0	0	0 0	0	2 Low Yes	
	La	and at	romoted isha							Mint							Historic flooding along the Magdalene Burn was in part attributed to water d risk from the Gogar Burn to the erin boundary, Consideration is to readingment to the Niddrie Burn. This risk should be mitigated by the erin boundary, Consideration is to readingment to the Niddrie Burn. The Magdalene Burn is colverted through the				ΙŢ				
85	Go W	ioodtrees/Land at The Nisp	Sites			330727	671415	No Risk	0 No Risk	0 High Likelihood No Risk	No Risk No Risk	Medium	Medium	No No	No No		ive to preservation of the green site and we therefore recommend an FRA to understand this risk and the location, Y condition and capacity of the cuivert. Although not within my remt an FRA genments and reduction of flood described for the adjacent site did also mention disturbed ground from oid	0 0	3 0	0 0 2	1	0 0	0		
		and then the	UC2018	7.61 1.09 Employment	t- _{1 all}	22077	ETERN 3. Least			Medium	No Birls No		M	No		No	within the catchment. mine workings on this site. Review of the surface water 1 in 200 year flood map indicates that there may be							11 Medium Yes	
44	161 Le	eith Walk (depot)	ILS2018	1.08 industrial	Leith Walk	326901	675583 3. Least Vulnerable	e No Risk	0 No Risk	0 Medium Likelihood No Risk	No Risk No Risk	Medium	Medium	NO NO	No	INO .	Another is the state of the sta	0	2 0	0 2	1	0	U	5 Medium Yes	
296	296 W St	eith Valk/Manderston H treet	ILS2018	0.58 Employment office	t - Leith Walk	326925	675647 3. Least Vulnerable	No Risk	0 No Risk	0 Medium Likelihood No Risk	No Risk No Risk	Medium	Medium	No No	No No	No	Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/adjacent to the site. This should be investigated further that the common of the	0 0	2 0	0 0 2	1	0 0	0	5 Marii	
/6																	Oland it is recommended that contact is made with the flood prevention officer. No mention of flood risk within 18 Assessment we require an FRA which assesses the risk from the Sterhbouse Burn along the boundary of the site and may be a small watercourse to the be partially culvered. Consideration should be given for any culverts/fringines							3 Iweulum Yes	
289	289 Lit	iberton Hospital H	ILS2018	6.71 Health	Liberton / Gilmerton	327955	668987 3. Least Vulnerable	No Risk	0 No Risk	O Likelihood No Risk	No Risk No Risk	High	Medium	No No	No	No	h of the development site, which is might may exacerbate flood risk. Review of the surface water 1 in 200 year flood Y Y inghted on the surface water maps. Implicates that there may be flooding issues within the site. This should be	0 0	3 0	0 0 3	1	0 0	0		
76																	investigated further and it is recommended that contact is made with the flood prevention officer.				\vdash			12 Medium Yes	
																	ted on the banks of the Water of potentially affecting the potential p								
146	146 Lo	ogie Green Road H	ILS2018	0.50 Employment industrial	t - Leith Walk	325320	675342 3. Least Vulnerable	High Likelihoo d	99.8 No Risk	0 Medium Likelihood No Risk	Medium Likelihood No Risk	No Risk	No Risk	No Ye	s Yes	No	pricel flooding in this serea from the er of Leith with flooding reported fet large proportion of the site. A	15 0	2 0	3 0 0	0	0 -1	0		
																	illed FRA will be required to fully restand the risk in this area and ultation required with SEPA over								Low likelihood flooding and within the CEC WoL FPS benefit area to be confirmed with CEC flood protection
39																	position on this site. 0 We cannot discount the potential for a culverted small watercourse within or							24 High Yes	team
115	115.2 Lo	ondon Road (B)	ILS2018	0.80 Mixed uses	Craigentinny /	327676	674236 3. Least Vulnerable	No Risk	0 No Risk	0 High Likelihood No Risk	No Risk No Risk	No Risk	No Risk	No No	n No	No	immediately adjacent to the site, however review of historic maps does not dearly identify any. This may require further ground investigation. Review of the surface was the site of the surface was the site of the surface was the site of the surface was the site.	0 0	3 0	0 0 0	0	0 0	0		
27					Duddingston		- aniei dülk										within/adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. The							Q Mandium	
21																	Surface water Flood Map is picking up low points associated with Clockmill Lane ted on the bank of the Water of Continues associated with Material Continues associated with Material							o iviculum Yes	
195	195 Lo	ongstone Road H	ILS2018	0.47 Employment industrial	t - Sighthill / Gorgie	321269	671027 3. Least Vulnerable	High Likelihoo d	42.25 No Risk	0 Medium Likelihood No Risk	Medium Likelihood No Risk	No Risk	No Risk	No No	Yes	Yes	(tributary) potentially affecting functional flower of the service	15 0	2 0	3 0 0	0	0 0	0		Partial development, if safe access
51																	illed FRA. will be required to fully stand the risk in the zero. ultation with SEPA is required. Potential removal							19 High Yes	egress can be achieved. Site should be consider as part of a holistic flood risk assessment of the Murray Burn,
144	144 M	McDonald Place H	ILS2018	1.03 Retail / Mixe	ed Leith Walk	326023	675107 3. Least Vulnerable	No Risk	0 No Risk	0 Medium Likelihood No Risk	No Risk No Risk	Medium	Medium	No Ye:	s No	No	Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/adjacent to the site. This should be investigated further	0 0	2 0	0 0 2	1	0 -1	0		
	1			- 1	1	1	1 1	1	1 1 1		1 1	- 1	1	1	1	1	0 and it is recommended that contact is made with the flood prevention officer.	1	1 1	1 1	1 1	1 1	1	4 Low Yes	II.

				1 1												-	1 1				_
147 1	147 McDonald Road (A) HLS2018	0.25 Employment - Leith Walk 326131 675	3. Least Vulnerable No Risk	0 No Risk	0 Likelihood No Risk	No Risk No Risk	No Risk	No Risk No	Yes No	No	Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues. within/adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	y 0	0 :	0	0 0	0 (0 0	-1	0	No Risk Yes	
255 2	255 McDonald Road (B) HLS2018	0.61 Community Leith Walk 326017 675	3. Least Vulnerable No Risk	0 No Risk	0 High Likelihood No Risk	No Risk No Risk	No Risk	No Risk No	Yes No	Site adjacent to Broughton Burn on the northern boundary. Surface water flooding is indicated within the site an No potential Scrotish Water flooding. A flood risk assessment is required to investigate the potential historical culvert and flood risk from the		Υ 0	0 3	o	0 0	0 (0 0	-1	0		
68	337 Montrose Terrace HLS2018	Craigentinny 0.08 Vacant / 326941 674	1393 3. Least No Risk	0 No Risk	O No Risk No Risk	No Risk No Risk	No Risk	No Risk No	No No	Broughton Burn. For all developments surface water	investigated fill rise and it is recommended that contact is made with the mood prevention officer.	v 0	0 0	0	0 0	0 4	0 0	0	7 1	Medium Yes	-
92	374 Moredun Park Loan HLS2018	Liberton /				No Risk No Risk		No Risk No	No No	management should be considered within the site design. For all developments surface water management should be considered	N/A N	v 0	0 0	0	0 0	0 (0 0	0	0	No Risk Yes	_
112	375 Moredun Park View HLS2018	0.23 Community Liberton / 329037 669	1.Most	O No Risk	Medium No Birk	No Risk No Risk		No Risk No	No No	within the site design.	N/A Review of the surface water 1 in 200 year flood map indicates that there may be		0	0			0 0	0	0	No Risk Yes	-
113	3.5 Morecon and view 11.51010	Gilmerton	Use	o no na	Likelihood NO KISK	NO HOLE	NO NO.	NO HIJA		Small area of surface water flooding or	flooding issues within/adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.								2 1	.ow Yes	_
19	Morrisons at Gilmerton PromotedUrba Road nSites	328779 669	No Risk	0 No Risk	0 High Likelihood No Risk	No Risk No Risk	Medium	Medium No	No No	the development site and flooding from the Scottish Water network at th 0.5% AEP event. Consideration should be given to surface water.	No FRA required but surface water flood risk will need considered.	у 0	0 3	0	0 0	2	1 0	0	0 6	vledium Yes	
394 3	394 Muirhouse Bank HLS2018	0.32 Open space Almond 321605 675	i518 3. Least Vulnerable No Risk	0 No Risk	0 Medium Likelihood No Risk	No Risk No Risk	No Risk	No Risk No	No No	No	Review of the surface water I in 200 year flood map indicates that there may be flooding issues within/dajacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Y 0	0 2	0	0 0	0 (0 0	0	0 2 l	.ow Yes	
99	99 Murieston Lane HLS2018	0.41 Employment - Sighthill / 323354 672	3. Least Vulnerable No Risk	0 No Risk	0 Medium Likelihood No Risk	No Risk No Risk	No Risk	No Risk No	No No	Yes	Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	ν ο	0	0	0 0	0 (0 0	0	0	ow Yes	
199 1	199 Murrayburn Drive HLS2018	0.41 Education Pentland Hills 319499 670	2009 3. Least Medium Vulnerable Likelihoo d	51.81 No Risk	0 Medium Likelihood No Risk	Medium No Risk	No Risk	No Risk No	No No	Yes	Agree with Site Assessment. We require an FRA which assesses the risk from the Mouray Burn which is culvered beneath or adjacent to the site. There is limited information available on the location and floor first associated with the Murray burn and the site may be heavily constrained due to floor risk and council may burn and the site may be heavily constrained due to floor risk and council may floor and the site may be heavily constrained due to floor risk and council may floor and the site may be heavily constrained due to floor risk and council aske a holitic aground and determine the flood risk from this source to inform suitable development types and locations. Review of the surface water in 200 year floor days principales that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contacts in sade with the floor flevertion	Y 12	0 2	0	3 0	0 (0 0	0	0		Holistic flood risk assessment of the murray-burn area required to confirm flood extents. 50% of the site with the Medium flood outline.
35	35 Murrayburn Gate HLS2018	0.54 Employment - Pentland Hills 319945 669	3. Least Vulnerable	0 No Risk	0 Low Likelihood No Risk	No Risk No Risk	No Risk	No Risk No	No No	Yes	omicer. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/adjacent to the site. This should be investigated further	γ ο	0 1	0	0 0	0 (0 0	0	0	iign řes	Medium flood outline.
7		Unice	vullet aute		LIKEHHOOD						and it is recommended that contact is made with the flood prevention officer. Agree with Site Assessment. We require an FRA which assesses the risk from the								11	ow Yes	-
37	37 Murrayburn Road (A) HIS2018	3.66 (mployment - Sighthill / 320682 670 mdustrial Gorgle	3. Least Medium Uninerable Likelihoo d	65.44 No Risk	0 Medium No Risk	Medium No Risk	Medium	Medium No	No No	Yes	Morary Burn which is culverted beneath or adjacent to the site. There is limited information available on the location and flood risk associated with the Murray Burn and the site may be heavily constrained due to flood risk and council may wish to remove this floacient. Due to the large number of allocations along the y Murray Burn we would recommend the council take a holitic approach and determine the flood risk from this source is from suitable development types and locations. Review of the surface water 1 in 200 year flood may indicates that there may be flooding issues adjacent to less. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	Y 12	0 2	0	3 0	2 :	1 0	0	21)	ligh Yes	But only developable with a holistic flood risk assessment which confirms flood extents and opportunities to reduce flood risk in this area.
361 3	361 Murrayburn Road (8) NLS2018	1.60 Imployment - Sighthill / 320775 670 Gorgie	3. Least Likelihoo d	37.56 No Risk		Medium No Risk	No Risk	No Risk No	No Yes	Yes	Agree with See Assessment. We require an FRA which assesses the risk from the Marray Burn which is colvered beneath or adjacent to the site. There is limited information available on the location and flood risk associated with the Murray Burn and the item may be heavily constrained due to flood risk and council may wish to remove this allocation. Due to the large number of allocations along the Murray Burn we would recommend the council take a holitic approach and determine the flood risk from this source to inform suitable development types and locations. Review of the surface water in 200 year flood may indicates that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention	Y 12	0 3	0	3 0	0 (0 0	0	0		But only developable with a holistic flood risk assessment which confirms flood extents and opportunities to reduce flood risk in this area. 36% of the site is within the Medium flood
104	Murrayburn Road										omicer. Site adjacent to the Union Canal but elevated above it. We would recommend that contact is made with Scottish Canals to better understand the flood risk to the site. Review of the surface water in 10 200 year flood map indicates that there it.								1//	iign řes	extent.
369 3	(Murrayburn Motors) HLS2018	0.23 Retail Pentland Hills 319728 670	1060 No Risk	0 No Risk	0 No Risk No Risk	No Risk No Risk	No Risk	No Risk No	No No	Yes	may be flooding issues within/adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	0	0 0	0	0 0	0 (0 0	0	0	No Risk Yes	
8 1	8.1 Newhaven Road (A) HLS2018	0.52 Employment - Leith Walk 326338 675	3. Least High Vulnerable Likelihoo	0 No Risk	0 Medium Likelihood No Risk	Medium Medium Likelihood Likelihood	No Risk	No Risk No	Yes Yes	Located adjacent to the Water of Leith shown to be out with the flood extent. No Surface water flood risk is shown adjacent to the site and consideration	N	у О	0 2	0	0 0	0 (0 0	-1	0		
8 1	8.2 Newhaven Road (8) HIS2018	0.47 Employment leeth Walk 326191 676	5002 Vulnerable High Likelihoo d	4.87 No Risk 0.0	09 Medium Di Likelihood No Risk	Medium Medium Likelihood Likelihood	No Risk	No Risk No	Yes No	should be given to this as part of the drainage strategy. Located adjacent to the Water of Leith There are indications of low likelihood of flival flood risk, with the Water of Leith being potentially tidal at this location. A flood risk sessuement should be undertaken to confirm the flood risk at this location. Sufface water flood risk at this location. Sufface water flood risk is shown adjacent to the site and consideration should be	o Y	Υ 35	0 2	0	3 3	0 4	0 0	-1	0	.ow YES	No Fluvial, Coastal flood risk
136										given to this as part of the drainage strategy. Located adjacent to the Water of Leith There are indications of low likelihood of fluvial flood risk, with the Water of	0								15 (Vedium YES	
137	8.3 Newhaven Road (C) MLS2018	1.33 Employment - Leith Walk 326095 675	3. Least Vulnerable High Likelihoo d	0.1 No Risk	0 Medium Likelihood No Risk	Medium Likelihood	Medium	Medium No	Yes Yes	Leith being potentially tidal at this location. A flood risk assessment should be undertaken to confirm the flood risk at this location. Surface water flood risk is shown adjacent to the site and consideration should be given to this as part of the drainage strategy.	y 0	Y 15	0 2	0	3 3	2 :	1 0	-1	0 18)	ligh Yes	Site located on the edge of the floodplain.
266 2 71	266 Niddrie Mains Road (A) HLS2018	1.21 Vacant Portobello / Craigmillar 328971 671	3. Least Vulnerable No Risk	0 No Risk	0 No Risk Low Likelihood	No Risk No Risk	High	Medium No	Yes No	No	Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to the site. This should be investigated further and it is tercommended that contact is made with the flood prevention officer.	y 0	0 0	1	0 0	3 :	1 0	-1	0 4 1	.ow Yes	
352 3	352 Niddrie Mains Road (B) HLS2018	1.07 Vacant Portobello / 329125 671	1552 3. Least Vulnerable No Risk	0 No Risk	0 High Likelihood Low Likelihood	No Risk No Risk	No Risk	No Risk No	No Yes	No	I believe this is already being/been built. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within-diaglecent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	y 0	0	1	0 0	0 (0 0	0	0	.ow Yes	
157 1	157 North Fort Street HLS2018	0.05 Vacant Forth 326006 676	i914 No Risk	0 No Risk	O No Risk No Risk	No Risk No Risk	No Risk	No Risk No	No No	No For all developments surface water management should be considered within the size dastinn.	Mean of LIABA Revisions unknown as a second previous and therefore not considered to be at risk from the coast/harboar area. Review of the surface water 1 in 200 year food may indicate that there may be fooding issues adjacent the site. This should be investigated further and it is recommended that contact is made with the food prevention officer.	у 0	0	0	0 0	0 (0 0	0	0	No Risk Yes	
387 3	387 North Leith Sands HLS2018	1.77 Employment Leith 326221 676	.916 J. Least No Risk	D No Risk	0 Medium Likelihood No Risk	No Risk No Risk	Medium	Medium No	No No	flood risk from the coastal zone, as this	The fibroid prevention officer. See Assessment for no frequent an FRA, Based on IDAR, part of the site is approximately SmADO. An FRA is required to assess the risk from the Water of Lesth and coastal interaction, including the operation of the harbour. Site may be constrained. We would recommend the council take a holistic approach to development within the dialt reach of the Water of Lest hand abrotour area to a inform development type. Iteration and mitigation. Access/legress will also require the constrained by the constrained of the constraint of the constra	ν ο	0 :	0	0 0	2 :	1 0	0	0	Medium Yes	
336 3 91	336 Norton Park HLS2018	0.48 Retail Leith Walk 327191 674	3. Least Vulnerable No Risk	O No Risk	0 Medium Likelihood No Risk	No Risk No Risk	Medium	Medium No	No No	No	Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/adjacent to the site. This should be investigated further and it is recommended that contact in make with the flood prevention officer.	у 0	0 2	0	0 0	2	1 0	0	0	Medium Yes	
81	Ocean Drive PromotedUrba nSites	327421 676 0.49	5702 No Risk	0 No Risk 0.0	DS No Risk No Risk	No Risk Medium Likelihood	No Risk	No Risk Yes	No No		From LIDAR, most of the site is around 5-S.mAOD. We would recommend an FRA her to understand the interaction between the Water of their, beth docks, and coastal interaction. Would strongly recommend a holistic FRA for this area due to the amount of regeneration proposed around Leith Docks. Site may be constrained.	γ ο	0 (0	0 3	0 (0 0	0	0 81	Medium Yes	Holistic approach with other developments at Leith Dock and Water of Leith required.
23	Ocean Terminal PromotedUrba nSites	326627 677 5.22	High Likelihoo d	High 1.4 Likelihoo 0. d	.6 Likelihood Low Likelihood	Medium Medium Likelihood Likelihood	No Risk	No Risk Yes	Na Na	Flood risk from coastal, fluvial and surface water. A flood risk assessment would be required to support development in this area.	From LIDAR, most of the site is between 4.5-5.SmAOD. We would recommend an FRA here to understand the interaction between the Water of Leith, Leith docks, and coastal interaction. Would strongly recommend a holistic RFA of this area Y due to the amount of regeneration proposed around Leith Docks. Commented on size (PCSL47323, 16/02815/PPP) in 2016 for a hotel development. Site may be constrained.	у 15	15	1	3 3	0 (0 0	0	0 20	ligh Yes	FRA must consider access egress to the site. Small proportions within the flood zone. Consultation with SEPA will be required.

		т-		1			,			1	1													
364 108	364 Old Dalkeith Ro	oad HLS2018	0.28 Retail Southside Newington		3. Least Low Vulnerable d	v elihoo 19.8	.86 No Risk	O No Risk I	Low Likelihood No Risk	No Risk	No Risk No Risk	No Yes	es No	No	We agree with the Site Assessment requirement for an FRA. There is uncertainty regarding the Braid Burn Flood Protection Scheme and its interaction with the Pow Burn. We require an FRA which assesses both the Braid Burn and the Pow Burn. Consideration should be given to any cuberts flyinger night may put the state of the Braid Burn. Consideration should be given to any cuberts flyinger night may give the state of the Braid Burn. Consideration should be given to any cuberts flyinger night may give a we would recomment the counted conducted a holistic approach and understate a wider FRA which will inform suitable development to be a florities ground and understate a wider FRA which will inform suitable development to a florities and understate a wider FRA which will inform suitable development to a warm put on support and increase in valenching for use. Review of the surface water I in 200 year flood map indicate that there may be flooding issues withink algorient to the size. This should be investigated further and it is recommended that contact is made with the flood of prevention offlice.	, ,	0 0	1 0	0	0	0 0	-1 0	S Medium	Yes
320	320 Old Liston Road	d HLS2018	1.22 Vacant Almond	312071	. 672771 Like d	edium elihoo 1.4	.49 No Risk	0 No Risk	No Risk Medium Likelihoo	No Risk	No Risk No Risk	No No	o No	No	Site Assessment does not require the River Almond to be assessed. We require an FRA-which assesses the flood risk from the River Almond. Consideration should be given to any cuberthyridiges might may assecrabed flood risk. Review of the surface water. In 200 year flood map indicates that there may be flooding issue adjacent to/whith sets. This should be meetingsteff unther flood in a surface water.	Y 12	0 0	0 3	0	0	0 0	0 2		Buffer zone required to protect
107	107 Orchard Brae	HLS2018	0.83 Employment - Inverleith	323753	Vulnerable	Risk	0 No Risk	0 No Risk	No Risk No Risk	No Risk	No Risk No Risk	No No	o Yes	No	of recommended that contact is made with the flood prevention officer. For all developments surface water For all developments surface water management should be considered setep road adjucent to the size consideration should be given to surface water within the size feeding.	N Y 0	0 0	0 0	0	0	0 0	0 0	10 Medium 0 No Risk	Yes functional floodplain. Yes
106 24	106 Orchard Brae A	venue HLS2018	0.93 Employment - Inverleith	323696	674271 3. Least Vulnerable No	Risk	0 No Risk	O No Risk I	No Risk No Risk	No Risk	No Risk No Risk	No No	o No	No	For all developments surface water management should be considered within the site design.	N Y O	0 0	0 0	0	0	0 0	0 0	0 No Risk	Yes
368 108	368 Peatville Garde	ns HLS2018	0.13 Community Sighthill / Gorgie	321061	. 670357 3. Least Vulnerable No I	Risk	O No Risk	0 No Risk	No Risk No Risk	No Risk	No Risk No Risk	No No	o No	Yes	Site adjacent to the Union Canal. We would recommend that contact is made with Scottish Canals to better understand the flood risk to the Six. Review of this surface water 1 in 200 year flood map indicates that there may be flooding issue within/adjacent to the sixt. This should be investigated further and it is 0 recommended that contact is made with the flood prevention office:	N y o	0 0	0 0	0	0	0 0	0 0	0 No Risk	Yes
78 15	78 Peffer Bank	HLS2018	0.93 Employment - Portobello industrial Craigmillar	328692	671831 3. Least Vulnerable No	Risk	0 No Risk	0 High Likelihood	Low Likelihood No Risk	No Risk	High Medium	No Ye	es Yes	No	Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within the site. This should be investigated further and it is 0 recommended that contact is made with the flood prevention of	y o	0 3	1 0	0	3	1 0	1 0	7 Medium	Yes
353	353 Peffermill Road	HLS2018	0.20 Retail Southside Newington		671484 3. Least Like Vulnerable d	v elihoo 0.4	.49 No Risk	0 Low Likelihood	Low Likelihood No Risk	No Risk	No Risk No Risk	No Ye:	es Yes	No	No mestion of flood risk in Site Assessment. There is uncertainty regarding the brand shurn Flood Protection Scheme and its interaction with the Pow Burn. We require an FRA which assesses both the Braid shurn and the Pow Burn. Consideration should be given to any culterthrightings might may exactrisate flood risk. As this area is identified for numerous development plots we would recommend the country closelers a holder paper and underthrise a wider FRA which will inform suitable development factions and laund-use types. Which will inform suitable development factions and laund-use types. The protection of the protection of th	ır .	0 1	1 0	0	0	0 0	.1 0	2 Low	titut only developable with an appropriate flood risk assessment and constitution with CEC.
158	158 Pitt Street	HLS2018	0.58 Employment - Leith Walk	326201	. 676275 3. Least No l	Risk	0 No Risk	0 No Risk	No Risk No Risk	No Risk	No Risk No Risk	No Ye	es No	No	Based on LIDAR information, the site is approximately 10 meters above the Water of eith. Review of the surface water 1 mg/ oper mod map information that the For all developments surface water management about be considered within the site design.	e	0 0	0 0	0	0	0 0	1 0	-1 No Risk	Yes
90	335 Portobello Road	d HLS2018	Craigentinr 0.28 Retail / Duddingsto	ny 328588 on	Vulnerable	Risk	O No Risk	0 High Likelihood	No Risk No Risk	No Risk	Medium Medium	No No	o No	No	Review of historic maps does not indicate a small watercourse on site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/diplecent to the site. This should be investigated further and it is O recommended that contact is made with the flood prevention officer.	r Y	0 3	0 0	0	2	1 0	0 0	11 Medium	Yes
188 46	188 Rae's Crescent	HLS2018	0.84 Vacant Liberton / Gilmerton	327330	668475 3. Least Vulnerable No	Risk	0 No Risk	0 Low Likelihood	No Risk No Risk	No Risk	No Risk No Risk	No No	o No	No	The site is a minimum of 2.5 metres above the watercourse at the lowest point 0 and 75 metres away from the Stenhouse Burn	N Y O	0 1	0 0	0	0	0 0	0 0	1 Low	Yes
124 28	124 Ratcliffe Terrac	e HLS2018	0.66 Employment - Southside / Newington	326408	671901 3. Least Vulnerable No	Risk	0 No Risk	0 Medium Likelihood	Low Likelihood No Risk	No Risk	No Risk No Risk	No No	o No	No	Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within the site. This should be investigated further and it is 0 recommended that contact is made with the flood prevention offlicer.	N Y O	0 2	1 0	0	0	0 0	0 0	3 Low	Yes
367	367 Redford Barracl	ks HLS2018	31.99 MOD Colinton / Fairmlehei	ad 322374	1.Most Low 669330 Vulnerable Like Use d	v elihoo 42.1	.17 No Risk	0 High Likelihood	Low Likelihood No Risk	No Risk	High Medium	No Ye	es No	No	Agree with Sile Assessment requirement for an FRA. In our Place Brief consultation we stated "The Water of Leith to the west of the site is situated within a deep going and therefore there is little risk form his source of flooding. Due to the large area identified as potentially watersale to surface water flooding, this would require careful consideration to ensure any existing properties or infrastructure are not at increased risk of flooding, and no proposed property or infrastructure are at risk of flooding. We would note that development may be constrained at this location. Although there may be an apportunity here to reduce surface water flooding to existing parea." As the standard of protection offered by the Braid Burn Flood Protection Scheme is withnown we would be recommend an FRA is, undertaken to inform development type and layout.		0 3	1 0	0	3	1 0	.1 0	14 Medium	40% of the site is within the low likelihood event. O's within the Medium likelihood event. The flood risk assessment should confirm the risk and opportunities within the site to provide blue confators and aim reducing flood risk from 3 sources with particular floous on surface water flooding.
31	Rennie's Isle	PromotedUrl nSites	0.09	327017	High 676852 Like d	h elihoo	O No Risk	0 No Risk	No Risk Medium Likelihoo	No Risk	No Risk No Risk	Yes No	o No		Site has a small proportion of flooding within the low likelihood of fluvial flooding. Fig. And out of this terresulty (PCS173602, pre-app). From LIDAR, most of the late is a small small small small set let is the small sm	y y 15	0 0	0 3	0	0	0 0	0 0	11 Medium	Holistic approach with other developments at Leith Dock and Water of Leith required.
1	Riccarton	Grenfield	71.09	318535	Higgs 669684 Like d	h Elihoo	No Risk	0 High 0 Likelihood	No Risk Medium Likelihoo	g No Risk	No Risk No Risk	No No	o Yes		The Murray Burn flows between the two areas of land identified. Development should be located out with the functional floodplain and take account of future climate change scenarios. A flood risk assessment is required as part of the periorition of this list. The title is also appeared to the periorition of this list. The title is also appeared to be channels within a two locations appear to be channels within the existing field (possibly field dains). The flood risk assessment and drainage strategy should consideration these flow pathways as part of the development design and layout.	Y Y 15	0 3	0 3	0	0	0 0	0 3	17 High	Flood Risk should take into account opportunities to reduce flooding for downstream developments.
348	348 Roseburn Stree	et HLS2018	1.02 Mixed uses Corstorphii / Murrayfie		672895 3. Least Vulnerable No	Risk	0 No Risk	0 Medium Likelihood	No Risk Medium Likelihoo	No Risk	No Risk No Risk	No Yes	es No	Yes	Surface water flooding is reported along Roseburn Street and surface water flooding should be investigated	N Y 0	0 2	0 3	0	0	0 0	1 0		
299	299 Roseburn Terra	ice HLS2018	0.69 Vacant Corstorphii / Murrayfie		673236 3. Least Vulnerable No I	Risk	0 No Risk	0 No Risk	No Risk No Risk	No Risk	No Risk No Risk	No Yes	es No	No	at this site. Based on LIDAR, the site is >10 metres above the Water of Leith. Review of the surface water imanagement should be considered within the site design. Based on LIDAR, the site is >10 metres above the Water of Leith. Review of the surface water. In 200 year flood map indicates that there may be flooding issue management should be considered within the site design.	0 5 N Y 0	0 0	0 0	0	0	0 0	1 0	-1 No Risk	Yes
302	302 Royal Victoria H	Hospital HLS2018	6.05 Health Inverleith	323163	1.Most Vulnerable No l Use	Risk	0 No Risk	0 High Likelihood	No Risk No Risk	No Risk	Medium Medium	No No	o No	No	There are small, culverted watercourses adjacent to the site but review of histori maps does not indicate any small watercourses in proximity to the site. Review or the surface water 1 no 200 year floor map indicates that there may be flooding issues adjacent to/within the site. This should be investigated further and it is 0 recommended that contact is made with the flood prevention office.	с ⁶ Y	0 3	0 0	0	2	1 0	0 0	11 Medium	Yes
226	226 Royston Terraco	e HLS2018	0.15 Employment - Inverleith industrial	324786	675926 3. Least Vulnerable No	Risk	0 No Risk	0 No Risk	No Risk No Risk	No Risk	No Risk No Risk	No No	o Yes	No	For all developments surface water management should be considered within the site design. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	N Y 0	0 0	0 0	0	0	0 0	0 0	O No Risk	Yes
378	378.1 Russell Road	HLS2018	1.28 Employment - Sighthill / Gorgie	323295	672800 3. Least Vulnerable No	Risk	0 No Risk	0 Low Likelihood	No Risk No Risk	No Risk	Medium Medium	No Ye	es No	Yes	Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/doll-acent to the site. This should be investigated further 0 and it is recommended that contact is made with the flood prevention of the 0.	N Y 0	0 1	0 0	0	2	1 0	1 0	3100	Vac
378	378.2 Russell Road	HLS2018	1.25 Employment - Sighthill / Gorgie	323463	672907 3. Least Vulnerable No	Risk	0 No Risk	0 Low Likelihood	No Risk No Risk	No Risk	No Risk No Risk	No No	o No	Yes	Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/adjacent to the site. This should be investigated further 0 and it is recommended that contact is made with the flood prevention officer.	N Y 0	0 1	0 0	0	0	0 0	0 0	1 Low	Yes
349 98	349 Russell Road (R Mail)	oyal HLS2018	0.41 Sorting office Corstorphia / Murrayfie	ne 323097 eld	672937 3. Least Vulnerable No I	Risk	0 No Risk	0 Medium Likelihood	No Risk No Risk	No Risk	No Risk No Risk	No Ye	es Yes	Yes	There is shown to be a surface water floor fix on bussel Road. The risk should be investigated further, and consideration taken within the drainage strategy for the size.	N Y O	0 2	0 0	0	0	0 0	1 0	1 000	Yes
393	393 Salamander Pla	oce HLS2018	0.49 Employment Leith Industrial	327682	: 676283 3. Least No I	Risk	O No Risk	0 Medium Likelihood	No Risk Medium Likelihoo	Medium d Likelihood	Medium Medium	Yes No	o No	No	Site Assessment does not request an FRA. Based on LIDAR, part of the site is below AnAIOD. An FRA is required to assess the risk from the Water of Leith, coastal interaction, including the operation of the harbour. Site may be constrained. We would recommend the council taxe a holitic spapers to to development within the tidal reach of the Water of Leith and harbour area to inform development type, location and migration. Accessigeres will also require consideration. Review of the surface water 1 in 200 year flood may indicate the them may be flooding issue adjuscent to the site. This should be investigated further and its recommended that contact is made with the flood prevention of officer.		0 2	0 3	3	2	1 0	0 0	16 High	Yes
137	137 Sandport Place	HLS2018	Employment - 0.26 industrial / Leith Retail	326887	676472 3. Least High Like Uke d	h elihoo 54.9	.97 No Risk	O No Risk I	No Risk Medium Likelihoo		No Risk No Risk	Yes No	o No	No	Agree with Sile Assessment. An FRA is required to assess the risk from the Wate of Leith and coastal interaction giving due consideration to predicted sea level rises. Site may be constrained. Access/grees will also require consideration. As this are is identified for numerous development plots we would recommend it council considera shottless approach and understake a wheel FRA which will inform the contract of the size. This should be investigated them and it is recommended that 0 contact is made with the flood prevention officer.	e y y 15	0 0	0 3	0	0	0 0	0 2	21 High	Confirmation of elevations, and flood modeling output from CEC Water of Lesh Study

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116	383	383 Seafield	HLS2018	Employment 34.68 industrial / Retail	t - Craigentinny / Duddingston	329485	675104 3. Least Vulnerable	No Risk	0 No Risk	0 Medium Likelihood	No Risk	No Risk Medium Likelihood	High	Medium Yes	Yes No	No		No mention of flood risk in Site Assessment. Historic maps indicate the presence of numerous small subset course to frough the site which may be cuberted. We also should also be plant to any other than the site of the site	ne s y y arr s	o o :	2 0 0	3 :	a 1 0	-1 0	13 Mer	dium Yes	
56	227	227 Seafield Road	HLS2018	0.39 Employment industrial	t - Leith	328571	675770 3. Least Vulnerable	No Risk	O No Risk	0 No Risk	No Risk	No Risk No Risk	No Risk	No Risk No	No Yes	No	For all developments surface water management should be considered within the site design.	Site is surfably elevated above coastal flood risk with JUDAR indicating site levels >TMROD. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	N	0 0	0 0	0 0	0 0	0 0	0 No	Risk Yes	
72	277	277 Silverlea	HLS2018	1.43 Community	Almond	321365	1.Most 676476 Vulnerable Use	No Risk	0 No Risk	0 No Risk	No Risk	No Risk No Risk	No Risk	No Risk No	No No	No	For all developments surface water management should be considered within the site design.	Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.		0 0	0 0	0 0	0 0	0 0	0 No	Risk Yes	
133	400	400 Sir Harry Lauder Road	HLS2018	1.23 Employment	Portobello / Craigmillar	330039	674032 3. Least Vulnerable	No Risk	O No Risk	0 No Risk	Low Likelihood	No Risk No Risk	No Risk	No Risk No	Yes No	No		The Site Assessment does not request an FRA. There is uncertainty regarding the Braid/Figgate Brun Flood Protection Scheme. We require an FRA which assesses the Figgate Brun. Food Protection Scheme. We require an FRA which assesses may exacerbate flood risk. Review of the surface water I in 200 year flood may succeed that the protection of the state of the state of the state of the state of the indicates that there may be flooding issues within judgacent to the site. This should be investigated further and it is recommended that contact is made with blue flood prevention officer.	v v	0 0	1 0	0 (0 0	-1 0	S Mei	dium Yes	
	4	South East	Greenfield	216.00		329978	667963	No Risk	No Risk	0 High Likelihood	No Risk	No Risk No Risk	High	Medium No	No No		There are a number of pockets of surface water flooding within the proposed site location. Consideration should be given to these within the drainage strategy		٧	0 0	8 0 0	0 3	3 1 0	0 3	15 Mei	dium Yes	
32	134	134 South Fort Street	HLS2018	2.93 Employment industrial	t - Leith Walk	326167	3. Least Vulnerable	High Likelihoo 3 d	J.13 No Risk	0 No Risk	No Risk	Medium No Risk Likelihood	No Risk	No Risk No	Yes No	No	Located on the banks of the Water of Leith. The site is elevated above the Water of Leith. Flood Risk Assessmen is required to confirm the developmen site is free from flood risk. Surface water flooding should be considered as part of the drainage strategy.		y 0	15 0	0 3	0 (0 0	-1 2	12 Me	dium Yes	
4	12	12 St Clair Street	HLS2018	2.66 Employment industrial	t - Leith Walk	327321	675155 3. Least Vulnerable	No Risk	0 No Risk	0 High Likelihood	No Risk	No Risk No Risk	High	Medium No	No No	No		Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/adjacent to this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	e Y	0 0 :	0 0	0 :	3 1 0	0 0	12 Mer	dium Yes	
94	342	342 St John's Road (A)	HLS2018	0.09 Employment industrial	t - Corstorphine / Murrayfield		672948 3. Least Vulnerable	No Risk	0 No Risk	0 Medium Likelihood	Low Likelihood	No Risk No Risk	High	Medium No	No No	No		Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	e N Y	0 0	2 1 0	0 :	1 0	0 0	7 Mei	dium Yes	
125	391	391 St John's Road (B)	HLS2018	0.82 Employment Industrial	t - Corstorphine / Murrayfield		673048 3. Least Vulnerable	No Risk	0 No Risk	0 Medium Likelihood	Low Likelihood	No Risk No Risk	Medium	Medium No	No Yes	No		Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	e N Y	0 0	1 0	0 :	1 0	0 0	6 Mer	dium Yes	
29	126	126 park)	ar HLS2018	0.20 Vacant	Southside / Newington	326561	672727 3. Least Vulnerable	No Risk	0 No Risk	0 No Risk	No Risk	No Risk No Risk	No Risk	No Risk No	No Yes	No	For all developments surface water management should be considered within the site design.	N/A	N Y	0 0	0 0	0 0	0 0	0 0	0 No	Risk Yes	_
129	382	382 Steads Place	HLS2018	Employment 1.30 Industrial / Retail	Leith Walk	326769	675714 3. Least Vulnerable	No Risk	0 No Risk	0 No Risk	No Risk	No Risk No Risk	Medium	Medium No	No No	No		Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	e N Y	0 0	0 0	0 :	1 0	0 2	5 Mer	dium Yes	
10	43	43 Stenhouse Road	HLS2018	3.57 Employment industrial	t - Sighthill / Gorgie	321699	671379 3. Least Vulnerable	High Likelihoo 91 d	I.78 No Risk	0 Medium Likelihood	No Risk	Medium No Risk	No Risk	No Risk No	No No	Yes	Located on the banks of the Water of Leith potentially affecting the functional floodplain. There is known historical flooding in this area from the Water of Leith with flooding reported to affect large proportion of the site. Jed tellade FRA will be required to detailed FRA will be required to this area and consultation required with SEPA over their position on this site.		v	15 0 :	0 3	0 (0 0	0 0	25 High	n No	Confirmation of elevations, and flood modelling output from CEC Water of Leith Study
12	61	61 Stevenson Road	HLS2018	2.04 Employment industrial	t - Sighthill / Gorgie	322407	672114 3. Least Vulnerable	Low Likelihoo 39 d	9.48 No Risk	0 Medium Likelihood	No Risk	Medium Likelihood No Risk	High	Medium No	No Yes	No	Part of the development site is shown to be within the Low Likelihood of fluvial flood risk with surface water flooding within or adjacent to the site. Future climate change flood extents show that the site maybe susceptible to flooding in the future. A flood risk assessment is required.		v v	s 0	0 3	0 :	3 1 0	0 0	16 Hg	n Yes	
85	329	329 Stewartfield	HLS2018	1.45 Employment industrial	t - Leith Walk	325934	675884 3. Least Vulnerable	Low Likelihoo 7 d	7.64 No Risk	0 No Risk	No Risk	No Risk No Risk	No Risk	No Risk No	Yes Yes	No	Located within close proximity to low likelihood fluvial flood extent. It is recommended an FRA is completed.		Y Y	8 0	0 0	0 0	0 0	-1 2	2 Low	yes Yes	
17	88	88 Temple Park Crescent	t HLS2018	0.17 Employment industrial	t - Morningside	323766	3. Least Vulnerable	No Risk	O No Risk	0 Medium Likelihood	No Risk	No Risk No Risk	No Risk	No Risk No	No No	Yes		The site is directly adjacent to the Union Canal. Consideration should be given the risk the canal poses and contact should be made with Scottish Canals. Site layout and design should take account of this risk. Consider indiring this source of flooding within the Site Assessment. Review of the surface water 1 in 200ya end food map indicates that there may be flooding issues within 3placent to the site This should be investigated further and it is recommended that contact is made with the flood prevention officer.	e ir N Y	o o :	2 0 0	0 (0 0	0 0	2 Low	y Yes	
123	390	390 Timberbush	HLS2018	0.12 Employment Industrial	t - Leith	327192	676645 3. Least Vulnerable	Low Likelihoo : d	100 No Risk	0 No Risk	No Risk	Medium Medium Likelihood Likelihood	No Risk	No Risk No	No Yes	No		Agree with Site Associated requiring an FRA. Based on LDAR, the majority of sit is below & AFMOO, An FRA is required to assess the risk from the Water of Leibi. In the Common of the Co	Y Y	a 0 (0 3	3 (0 0	0 2	21 Higi	n Yes	Located within the Low likelihood of fluvial flooding and it maybe suitable for development, but a flood risk assessment is required.
	388	388 Tower Street	HLS2018	1.35 Employment Industrial	t - Leith	327491	3. Least Vulnerable	No Risk	0 No Risk	0 Medium Likelihood	No Risk	Medium Medium Likelihood Likelihood	Medium	Medium No	No No	No		Site Assessment does not request an FRA. Based on LIDAR, the majority of site is below SmADD. An FRA is required to assess the risk from the Water of Leth and coastal interaction, building the operation of the harbour. See the risk from the Water of Leth and Coastal interaction, the would recommend the council table habitis, approach. We would recommend the council table habitis, approach of the control of the habitis, approach of the control of the habitis, approach with the control of the habitis, approach with the control of the habitis, and the control of the control of the habitis, and the control of the control of the habitis, and the control of the co	y re	o o :	2 0 3	з з :	1 0	0 0	16 Higi	n Yes	
75	282	282 Turnhouse Road	HLS2018	3.25 Employment industrial	t - Almond	317761	3. Least 673112 Vulnerable	No Risk	0 No Risk	0 High Likelihood	Low Likelihood	No Risk No Risk	No Risk	No Risk No	No No	No		As stated in planning applications for this area, the council should be minded the development here without a strategic and holitic approach may affect the actuality of the Goag but nestignment. If development take place the council property of t		0 0 :	1 0	0 0	0 0	0 0	9 Mei	dium Yes	
74	281	281 Turnhouse Road (SAICA)	HLS2018	6.27 Employment industrial	t - Drum Brae / Gyle	317714	672849 3. Least Vulnerable	No Risk	0 No Risk	0 High Likelihood	Low Likelihood	No Risk No Risk	High	Medium No	No No	No		As stated in planning applications for this area, the count'd should be midsed to development here without a strategic and shottles approach may affect the valability of the Gogar Burn realignment. If development takes places in a posecential approach here in any prohibit here perferent adaptions that is a proposed and infrastructure. Review of the surface would be entire the perferent realignment route which would benefit existing development and infrastructure. Review of the surface subject in 100 years and the surface of the surface adaption to the control of the surface adaption to the surface and the surface a		0 0	1 0	0 :	1 0	0 0	13 Mer	dium Yes	
66	249	249 Watertoun Road	HLS2018	0.85 Education	Southside / Newington	326304	1.Most 671080 Vulnerable Use	No Risk	0 No Risk	0 No Risk	Low Likelihood	No Risk No Risk	No Risk	No Risk No	No No	No		Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	1	0 0	1 0	0 0	0 0	0 0	1 Low	Yes	
18	89	89 Watson Crescent Lane	e HLS2018	0.09 Employment industrial	Fountainbrid ge / Craiglockhart	323719 t	672186 3. Least Vulnerable	No Risk	0 No Risk	0 No Risk	No Risk	No Risk No Risk	No Risk	No Risk No	No Yes	Yes	For all developments surface water management should be considered within the site design.	The site is directly adjacent to the Union Canal. Consideration should be given the risk the canal poses and contact should be made with Scottish Canals. Site layout and design should take account of this risk. Consider including this source of flooding within the Site Assessment.		0 0	0 0	0 0	0 0	0 0	0 No	Risk Yes	_
	2	West	Greenfield	87.18		314745	672203	High Likelihoo d	No Risk	0 High Likelihood	Low Likelihood	Medium No Risk Likelihood	High	Medium No	No Yes		A tributary to the Cogar Burn Tools between the burnding of the Good Burn of the Good Burn of the Good. This is highlighting the site as high risk from fluvial flooding. Allood risk assessment will be required to support the development with regards to sale access and orgens. There are pockets of surface water flooding well of the control of the con		v	15 o	1 3	0 :	3 1 0	0 3	22 High	n Yes	-
0	7	7 West Bowling Green Street	HLS2018	0.58 Employment industrial	t - Leith Walk	326331	676209 3. Least Vulnerable	No Risk	0 No Risk	0 Medium Likelihood	No Risk	No Risk No Risk	High	Medium No	Yes Yes	No	The site is adjacent to the Water of Leith and is elevated above the watercouse with no know fluvial floor risk. The site is shown to be adjacent to surface water flooding which is like to be located on the footpath below the site. Surface water risk should be considered as part of any proposal to develop this site.	1	N v	0 0	2 0 0	0 :	3 1 0	-1 0	5 Mer	dium Yes	

																						,		,	-
1	West Croft, Ratho PromotedUrba	314031 6	70884 No Risk	0 No Risk	0 No Risk	Low Likelihood No Risk	No Risk Mei	dium #	Medium No	No	Yes		Surface water flooding to West Croft and Ratho Park Road reported in 2019 and 2020. No FRA required but surface water flood risk will need considered. Canal is below site.	N	Υ 0	0	0 1	0	0 2	1	0 0	2	6 Medium	Yes	
363 3 105	363 West Gorgie Park HLS2018	0.79 Employment - Fountainbrid ge / 322340 6	71519 3. Least Vulnerable No Risk	0 No Risk	0 High Likelihood	No Risk No Risk	No Risk Mei	dium I	Medium No	No	Yes Yes		Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	N	Υ 0	0	3 0	0	0 2	1	0 0	0	6 Medium	Yes	
233 2	233 West Pilton Grove HLS2018	0.42 Community Forth 322386 6	1.Most 76100 Vulnerable No Risk Use	0 No Risk	0 No Risk	No Risk No Risk	No Risk No	Risk M	No Risk No	No	Yes No	For all developments surface water management should be considered within the site design.	N/A	N	Υ 0	0	0 0	0	0 0	0	0 0	0	O No Risk	Yes	
395 3	395 West Pilton Lea HLS2018	0.29 Open space Forth 322303 6	76308 3. Least Vulnerable No Risk	0 No Risk	0 No Risk	No Risk No Risk	No Risk No	Risk M	No Risk No	No	No No	For all developments surface water management should be considered within the site design.	N/A	N	γ 0	0	0 0	0	0 0	0	0 0	0	O No Risk	Yes	
331 3	331 West Pilton Place HLS2018	0.06 Employment - Forth 322689 6	76151 No Risk	0 No Risk	0 No Risk	No Risk No Risk	No Risk No	Risk M	No Risk No	No	No No	For all developments surface water management should be considered within the site design.	N/Δ	N	Υ 0	0	0 0	0	0 0	0	0 0	0	O No Risk	Yes	
334 3	334 Westbank Street HIS3018	1.76 Community Portobello / 330298 6	74270 J. Least High Like those of the control of th	High 21.54 (Bellhoo d	0.03 High Likelihood	Low Ukelihood (Ukelihoo	Medium d Ukelihood Piigi	h 9	Medium Yes	Yes	No No	Site in close proximity to Frigate Burn and Coast. Flood risk assessment will	Agree with Site Assessment. In the Place Bird we state "Based on Lidar information, the majority of the site sits around 5-5 mixADO. For information, an approximate 1 in 200 year water fewel for the area is 3.77mADO based on externed and the site of the site	Y	γ 15	15	3 1	3	3 3	1	0 -1	o	28 High	Мо	Consider removal
253 2 67	253 Westfield Road (A) HLS2018	0.15 Retail / Mixed Sighthill / uses Gorgie 322520 6	72326 3. Least Low Likelihoo d	85.4 No Risk	0 High Likelihood	No Risk Medium Likelihoo	d Na Risk Mer	dium N	Medium No	No	No No	Located within the low likelihood area of flooding for the Water of Leith. There is also known surface water flood risk within the site. Flood risk assessment is required. Surface water should be considered as part of the drainage strategy.	0	A	Υ 8	0	3 0	3	0 2	1	0 0	0	22 High	Yes	Low likelihood flooding and future flood risk.
357 3	357 Westfield Road (B) HLS2018	0.31 Retail Sighthill / Gorgie 322487 6	72431 3. Least Medium Vulnerable Likelihoo d	100 No Risk	0 High Likelihood	No Risk Medium Likelihoo	d No Risk Mei	dium I	Medium No	Yes	Yes No	Located within the Medium Likelihood of fluvial flooding, with a known histor of fluvial flooding in this area. Flood risk assessment is required.	0	Y	Y 12	0	3 0	3	0 2	1	0 -1	0	25 High	Yes	Partial. Full inundated at the low likelihood event. Greater than 50% available at the medium. A buffer is required.
350 3	350 Willowbrae Road HLS2018	0.28 Retail / 329158 6	73202 3. Least Vulnerable No Risk	0 No Risk	0 No Risk	Low Likelihood No Risk	No Risk Mei	dium P	Medium No	No	No No		Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/adjacent to the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	N	Υ 0	0	0 1	0	0 2	1	0 0	0	41000	Vac	
50							No I	Risk M	No Risk			Gogar Burn flows through the site at two locations. Review of the flood maps indicate a high likelihood of rive flooding from the Gogar Burn. A floo risk assessment is required. The site is also shown to have large areas of											4 100	165	
1 0	Garden District (East of Milburn Tower)	62.87 317383 6 30.80 315438 6	72717 Medium	32.36 NO RISK	U High	Low Medium	No Risk	Risk M	No Risk No	No No	No No	potential surface water flooding. Part of the site is within the high likitehood of river flooding from the Gogar Burn. There are a number of drains which flow to the Gogar Burn within the development site. A flood risk assessment is required.		Y	Y 15	0	3 1	3	0 0	0	0 0	2	24 High	Yes	Partial Development Partial Development. Floodplain to be safegaurded.
2 0	Newbridge Industry Estate Extension	40.24 331159 6	71504 Medium	6.51 No Rick	Q Hish	No Risk Adection	No I	Risk M	No Risk	No	Yes	The site is bounded by the River Almond to the north and east and an unamed tributary of the River Almon to the west. The site in snarpally encearching on the floodplains along the northen boundary and all food areas of surface water flooding within areas of surface water flooding within the site. The AZI was reported to be impassable from surface water floodin in December 2019.		Y	, ,	0	3 0	3	0 0		0 4	3	14 Medium	, , , , , , , , , , , , , , , , , , ,	
3 0	Brunstane Business Industry Area	8.96 331419 6	72122 No Risk	O No Risk	0 Medium	No Risk No Risk	No Risk	Risk M	No Risk No	No	No	There are very small localised pockets of surface water flooding on the boundary edge. For all developments surface water management should be considered within the site design.		N	Y 0	0	2 0	0	0 0	0	0 0	2	4 Low	Y	
4 0	Newcraighall Industrial Estate	1.93 331249 6 9.44 312354 6	71552 No Risk 71711 No Risk	0 No Risk 0 No Risk	0 Low	No Risk No Risk No Risk No Risk	No Risk Mei	dium M	Medium No	No No	No	There is a small localised pocket of floo	ling within the site. Surface water management should be considered within the si	te design.	0	0	1 0	0	0 2	1	0 0	0	4 Low	Y	1
5 0	Newbridge Industry Estate Allocation	9.44 312354 6	/1/11 No Risk	d No Risk	U[High	INO KISK NO Risk	INO RISK NO	Risk 1	NO KISK NO	No	res	There is a small unnamed watercourse	waterbody which flows by Claylands Road. Surface water flood maps show flooding	Įr	т 0	0	3 0	0	U 0	0	U 0	3	11 Medium	Iγ	_1

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