

SEA Gateway
2H South
Victoria Quay
Edinburgh
EH6 6QQ

Date 05 May 2025

Your ref

Our ref WEPF/Screening

Dear Sir/Madam

Screening Determination – Seafield Masterplan and Place Brief

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

SEA Screening Process

The screening process involved consulting the Consultation Authorities on whether the above Supplementary Guidance is likely to have significant environmental effects. The responses are summarised as follows:

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

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

Yours sincerely,

Keith Miller

Senior Planner City Plan Team

Planning and Building Standards Service/ City Plan team

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Screening report

Responsible Authority:	City of Edinburgh Council
Title of the plan:	Seafield Masterplan and Place Brief
What prompted the plan: (e.g. a legislative, regulatory or administrative provision)	<p>Regulatory Provision. City Plan 2030 is the adopted Local Development Plan for Edinburgh. Place Policy 15 Seafield supports the creation of a housing –led mixed use urban extension provided it accords with a series of development principles set out in the Policy. The site is allocated for housing (reference H55).</p> <p>City Plan 2030 specifies that “...the Council will prepare a Place Brief for the site which will establish high level principles to inform future master planning and design processes. Once approved the Place Brief will become non-statutory planning guidance. Proposals for any part of this site in advance of an approved Place Brief will be considered as premature in line with Env 2.”</p> <p>The Council has commissioned the preparation of a Masterplan and Place Brief. This screening report relates to draft place brief and masterplan that has been prepared.</p>
Plan subject: (e.g. transport)	Town and Country Planning and Land Use
<p>Screening is required by the Environmental Assessment (Scotland) Act 2005.</p> <p>Based on Boxes 3 and 4, our view is that:</p>	<div> <input type="checkbox"/> <p>An SEA is required, as the environmental effects are likely to be significant: Please indicate below what Section of the 2005 Act this plan falls within</p> <div> <input type="checkbox"/> Section 5(3) <input type="checkbox"/> Section 5(4) </div> </div> <div> <input checked="" type="checkbox"/> <p>An SEA is <u>not</u> required, as the environmental effects are unlikely to be significant: Please indicate below what Section of the 2005 Act this plan falls within</p> <div> <input checked="" type="checkbox"/> Section 5(3) <input type="checkbox"/> Section 5(4) </div> </div>
Contact details:	Iain McFarlane City of Edinburgh Council Waverley Court 4 East Market Street Edinburgh EH8 8BG
Date:	10 April 2025

Context of the Plan:	City Plan 2030 (CP2030) sets out policies and proposals relating the development and use of land in the Edinburgh area. Policy Place 15 sets out a series of development principles to guide development of the land within the boundary of Seafield as defined by the proposal map. The policy requires that all development accord with a Place Brief, Flood Risk and coastal erosion appraisal, the Seafield Site Development Principles and an approved master plan.
Description of the Plan:	<p>The Seafield Place Brief and Masterplan will form place-based planning guidance to support the objectives of the CP2030 and accord with the requirements of Policy 15. It will steer the development of a housing-led mixed use urban extension that connects with the neighbouring areas and wider city.</p> <p>The Masterplan will set out the proposed level of development in the area, provide outline proposals on height, massing, etc of development, and set out outline proposals around infrastructure, school and healthcare, landscaping, waste management, and transport.</p> <p>The Masterplan will be informed by updated flood risk assessments and Coastal Change Adaptation Plan, which will set out the latest estimates of flood risk to the site and any proposed mitigation.</p>
What are the key components of the plan?	<p>The Framework consists of the following key components:</p> <p>Introduction and Background Sets out the context for Seafield, defines the role and scope of the planning guidance, and a defines a vision for Seafield.</p> <p>Site Context and Analysis Sets out the site context including history, landscape character and topography. Provides an overview of the key issues impacting the site including, coastal erosion and flood risk.</p> <p>Distinctive Sets out the requirements for creating a distinctive identity for Seafield. Set the requirements for Housing Typologies and Tenure and principles for Plot Development.</p> <p>Pleasant Sets out the requirements for development regarding these matters including Public Realm & Landscape Principles and view line corridors.</p> <p>Healthy Sets out the requirements for development regarding these matters including community facilities, open and green space in the masterplan.</p> <p>Connected Sets out the requirements for development regarding these matters including identifying key strategic transport interventions, parking strategy and how Seafield connects to adjacent communities through public transport and walking, wheeling and cycling links.</p> <p>Sustainable Sets out the requirements for development regarding these matters including renewable energy, biodiversity strategy, green blue infrastructure and land use. Sets out the requirement for net zero.</p> <p>Adaptable</p>

	<p>Sets out the requirements for development regarding these matters, including responding to coastal flood risk, building lifespan and resilience to climate change.</p> <p>Design Guidance</p> <p>Sets out the design principles, character areas, plot parameters, appearance, materiality and public realm strategy for the masterplan.</p> <p>Delivery</p> <p>Sets out the requirements regarding infrastructure delivery including phasing strategy and coastal change adaptation plan.</p>
<p>Have any of the components of the plan been considered in previous SEA work?</p>	<p>The Seafeld Masterplan has been prepared in the context of the City Plan 2030. The area covered by the guidance comprises a site identified in City Plan 2030, H55.</p> <p>City Plan 2030 identified Seafeld as a housing led mixed use site, set out indicative capacity figures, and set out safeguards with regards to active travel and transport infrastructure. H55 has been subject to SEA as part of the process of preparing the City Plan 2030 Environmental Report in discussion with the three consultation authorities.</p> <p>It was identified as having a range of environmental effects some significant and some unknown. The SEA identified a number of mitigation measures to address these impacts. These measures are set out in Place Policy 15, and/or through the application of appropriate policies within City Plan 2030.</p>
<p>In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:</p>	<p>Site Context and Analysis</p> <p>The Masterplan</p> <p>Distinctive</p> <p>Pleasant</p> <p>Healthy</p> <p>Connected</p> <p>Sustainable</p> <p>Adaptable</p> <p>Design Guidance</p> <p>Delivery</p>

**Identifying interactions of the plan with the environment and
Considering the likely significance of any interactions (Error! Reference source not found.)**

Plan Components	Biodiversity, flora and fauna	Population and human health	Soil	Water	Air	Climatic factors	Material assets	Cultural heritage	Landscape	Inter-relationship issues	Explanation of Potential Environmental Effects	Explanation of Significance
Site Context											This component is factual and sets out the different land uses, the sites, and the key issues in Seafield. As a result, it does not have any environmental effects.	No significance
The Masterplan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<p>This component brings together the various requirements set out in the planning guidance in the form of a draft masterplan.</p> <p>The requirements set out under this component will not directly impact on the environmental topic areas, but they will indirectly impact by influencing the design and delivery of future development proposals which should generate positive impacts under certain topic areas.</p>	<p>There are no direct impacts from the supplementary guidance and therefore they have no significance.</p> <p>The planning guidance supports and further develops a number of CP2030 policies and proposals all of which have been subject to full SEA. Furthermore, one of the roles of the guidance is to deliver mitigation identified in the SEA of the CP2030.</p>
Distinctive	✓	✓					✓	✓	✓	✓	<p>This component sets out a strategic placemaking approach and establishes a series of design parameters as a foundation for creating a unique and distinctive place. This includes:</p> <ul style="list-style-type: none"> • A range of housing typologies and tenures 	<p>There are no direct impacts from the supplementary guidance and therefore they have no significance.</p> <p>The planning guidance supports and further develops a number of CP2030 policies and proposals all of which have been subject to full SEA.</p>

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											<ul style="list-style-type: none"> Setting the development principles. <p>The requirements set out under this component will not directly impact on the environmental topic areas, but they will indirectly impact by influencing the design and delivery of future development proposals which should generate positive impacts under certain topic areas.</p>	Furthermore, one of the roles of the guidance is to deliver mitigation identified in the SEA of the CP2030.
Pleasant	✓	✓	✓	✓	✓	✓			✓	✓	<p>This component sets out the requirement for:</p> <ul style="list-style-type: none"> Landscape and design principles for a network of green and open space. Landscape proposals for the redevelopment of the promenade to include to active travel green routes and open space. Protection of view line corridors within the city. <p>The requirements set out under this component will not directly impact on the environmental topic areas, but they will indirectly impact by influencing the design and delivery of future development</p>	<p>There are no direct impacts from the supplementary guidance and therefore they have no significance.</p> <p>The planning guidance supports and further develops a number of CP2030 policies and proposals all of which have been subject to full SEA. Furthermore, one of the roles of the guidance is to deliver mitigation identified in the SEA of the CP2030.</p>

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											proposals which should generate positive impacts under certain topic areas.	
Healthy	✓	✓	✓		✓			✓	✓		<p>This component includes the requirement for:</p> <ul style="list-style-type: none"> • Development to include open space that meets play access standards. • Development to include community facilities. • Provide a safe and accessible environment. <p>The requirements set out under this component will not directly impact on the environmental topic areas, but they will indirectly impact by influencing the design and delivery of future development proposals which should generate positive impacts under certain topic areas.</p>	<p>There are no direct impacts from the supplementary guidance and therefore they have no significance.</p> <p>The planning guidance supports and further develops a number of CP2030 policies and proposals all of which have been subject to full SEA. Furthermore, one of the roles of the guidance is to deliver mitigation identified in the SEA of the CP2030.</p>
Connected		✓			✓	✓				✓	<p>This component will set out a transport strategy for Seafeld including the requirement for better active travel connections both within the site and to the surrounding area.</p>	<p>This component is not expected to have significant environmental effects as the infrastructure provision is subordinate to the overall City Plan, which sets out a requirement for “<i>provision of sustainable travel infrastructure</i>”</p>

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											<p>This could have environmental effects, for example by influencing levels of private vehicle usage. The parameters for the production of the Masterplan set out that Seafield should include the <i>"Provision of sustainable travel infrastructure, including where possible use of existing rail infrastructure"</i>.</p> <p>The requirements set out under this component will not directly impact on the environmental topic areas, but they will indirectly impact by influencing the design and delivery of future development proposals, which should generate positive impacts under certain topic areas.</p>	<p><i>and "to shift car trips to more sustainable modes, in line with sustainable transport hierarchy"</i>.</p> <p>The planning guidance supports and further develops a number of CP2030 policies and proposals all of which have been subject to full SEA. Furthermore, one of the roles of the guidance is to deliver mitigation identified in the SEA of the CP2030.</p>
Sustainable	✓	✓	✓	✓	✓	✓	✓		✓	✓	<p>This component will set out the requirements for:</p> <ul style="list-style-type: none"> • A range of housing typologies and tenures • The development to provide a mix of uses including residential, retail, business, industrial uses, education, community facilities and, health care. • An effective parking strategy. 	<p>There are no direct impacts from the supplementary guidance and therefore they have no significance.</p> <p>The planning guidance supports and further develops a number of CP2030 policies and proposals all of which have been subject to full SEA. Furthermore, one of the roles of the guidance is to deliver mitigation identified in the SEA of the CP2030.</p>

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											<ul style="list-style-type: none"> Buildings to achieve net zero emissions and heating needs to be met via heat networks using renewable energy in according with CP2030 Policy. <p>The requirements set out under this component will not directly impact on the environmental topic areas, but they will indirectly impact by influencing the design and delivery of future development proposals which should generate positive impacts under certain topic areas.</p>	
Adaptable	✓	✓	✓	✓	✓	✓	✓		✓	✓	<p>This component requires that the masterplan responds to the coastal location and the impact of climate change and sea level rises.</p> <p>The requirements set out under this component will not directly impact on the environmental topic areas, but they will indirectly impact by influencing the design and delivery of future development proposals which should generate positive impacts under certain topic areas.</p>	<p>There are no direct impacts from the supplementary guidance and therefore they have no significance.</p> <p>The planning guidance supports and further develops a number of CP2030 policies and proposals all of which have been subject to full SEA. Furthermore, one of the roles of the guidance is to deliver mitigation identified in the SEA of the CP2030.</p>

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Positive Public Space	✓	✓					✓	✓	✓	✓	<p>This component sets out a strategic placemaking approach and establishes a series of design parameters as a foundation for creating a unique and distinctive place. This includes:</p> <ul style="list-style-type: none"> • Landscape and design principles for a network of green and open space. • Landscape proposals for the redevelopment of the promenade to include to active travel green routes and open space. • The redevelopment of Seafield Road East. • Development to include open space that meets play access standards. <p>The requirements set out under this component will not directly impact on the environmental topic areas, but they will indirectly impact by influencing the design and delivery of future development proposals which should generate positive impacts under certain topic areas.</p>	<p>There are no direct impacts from the supplementary guidance and therefore they have no significance.</p> <p>The planning guidance supports and further develops a number of CP2030 policies and proposals all of which have been subject to full SEA. Furthermore, one of the roles of the guidance is to deliver mitigation identified in the SEA of the CP2030.</p>

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Design Guidance		✓					✓		✓		<p>This component sets out the key principles of the Masterplan including character areas, plot parameters and the indicative height, massing, etc of buildings. This could have positive environmental effects, for example by influencing the overall scale of development or by resulting in less or more green space being delivered.</p>	<p>This component is not expected to have significant environmental effects as the environmental impact of variations in height, massing, etc are subordinate to the overall City Plan designation of the land for a “housing-led mixed use urban extension,”. City Plan sets out that development in Seafield should have “appropriate mass, scale, height and layout”.</p>
Delivery		✓				✓	✓				<p>This component will set out the phased provision of infrastructure through coordinated delivery to deliver a cohesive and well-connected place, including the waste management and educational infrastructure strategy</p> <p>The requirements set out under this component will not directly impact on the environmental topic areas, but they will indirectly impact by influencing the design and delivery of future development proposals which should generate positive impacts under certain topic areas.</p>	<p>There are no direct impacts from the supplementary guidance and therefore they have no significance.</p> <p>The planning guidance supports and further develops a number of CP2030 policies and proposals all of which have been subject to full SEA. Furthermore, one of the roles of the guidance is to deliver mitigation identified in the SEA of the CP2030.</p>

<p>Summary of how environmental principles have been considered: (including an outline of how the guiding principles, as set out in section 13 of the Continuity Act, are relevant to the plan)</p>	<p>The guiding principles set out in section 13 of the Continuity Act are as follows:</p> <ul style="list-style-type: none"> • Protecting the environment should be integrated into the making of policies; • The precautionary principle; • The principle that preventive action should be taken; • The principle that environmental damage should as a priority be rectified at source; and • The principle that the polluter should pay. <p>As part of the process of preparing the City Plan 2030 the Council has carried out the SEA process in accord with the 2005 Act and prepared an Environmental Report. Although that assessment did not expressly refer to the guiding principles, due to it being prepared prior to the Continuity Act, the intent of the principles has been embodied within the SEA process itself, for example, through the identification of environmental mitigation requirements which have been set out as either policy requirements or included within the supplementary guidance.</p>
<p>Summary of interactions with the environment and statement of the findings of the Screening: (Including an outline of the likely significance of any interactions, positive or negative, and explanation of conclusion of the screening exercise.)</p>	<p>The Seafeld Masterplan sets out in further detail than the City Plan 2030 the design and delivery requirements for development in Seafeld. It is not in and of itself expected to have any direct significant environmental effects. Any environmental interactions are indirect and are associated with the formal allocation of Seafeld in the City Plan 2030, which has already been subject to the SEA process. Therefore, the conclusions of the screening are that a SEA is not required.</p>

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