

New Edinburgh Local Development Plan SEA Scoping Report

SEA Cover Note

SEA SCOPING REPORT – COVER NOTE

PART 1

To: SEA.gateway@scotland.gsi.gov.uk

PART 2

An SEA Scoping Report is attached for the plan, programme or strategy (PPS) entitled:

City Plan 2040 (Local Development Plan)

The Responsible Authority is:

The City of Edinburgh Council

PART 3

Please tick the appropriate box


- The PPS falls under the scope of Section 5(3) of the Act and requires an SEA under the Environmental Assessment (Scotland) Act 2005. ***or***
- The PPS falls under the scope of Section 5(4) of the Act and requires an SEA under the Environmental Assessment (Scotland) Act 2005. ***or***
- The PPS does not require an SEA under the Environmental Assessment (Scotland) Act 2005. However, we wish to carry out an SEA on a voluntary basis. We accept that, as this SEA is voluntary, the statutory 5 week timescale for views from the Consultation Authorities cannot be guaranteed.

SEA SCOPING REPORT – COVER NOTE

PART 4

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PART 5

Signature (electronic signature is acceptable)	
Date	10 March 2026

Contents

Introduction.....	4
Key Facts.....	4
Context.....	6
• Background	
• Scope of Main Issues Report	
• Scope of the Proposed Local Development Plan	
• Structure of the Environmental Report	
Relevant aspects of the current state of the Environment.....	9
• Relationship with other plans, programmes or strategies (PPS)	
• Environmental baseline information	
• Environmental problems	
Scope and level of detail proposed for strategic environmental assessment.....	25
• Alternatives	
• Scoping in/out of SEA issues	
• Framework for assessing environmental effects	
Next steps.....	32
• Proposed consultation timescales	
Appendix A: Relationship with other relevant Legislation, PPS and environmental objectives.....	33

Introduction

The purpose of this Strategic Environmental Assessment Scoping Report is to set out sufficient information on the new LDP to enable the Consultation Authorities to form a view on the scope/level of detail and consultation period that will be appropriate for the Environmental Report.

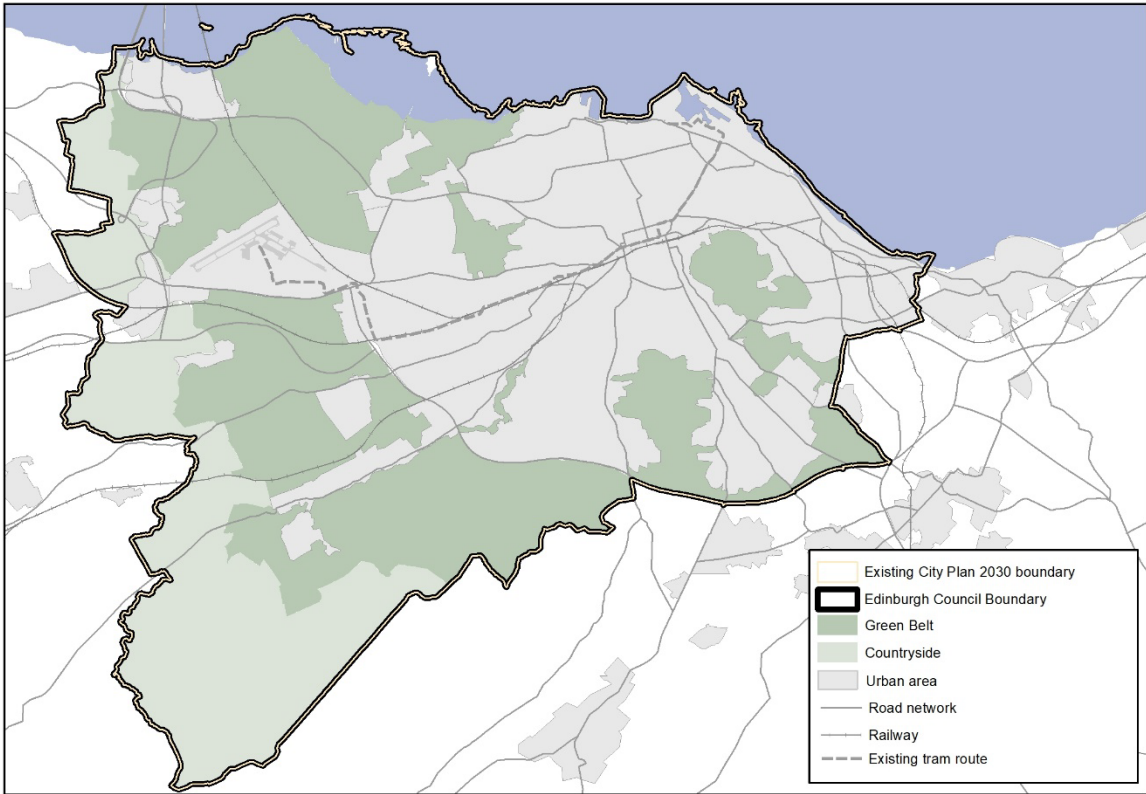
This report has been prepared in accordance with Section 15 of the Environmental Assessment (Scotland) Act 2005. The new LDP is a qualifying plan in accordance with Section 5(3) of the 2005 Act and therefore a SEA is required.

Guidance

This scoping report has been prepared with reference to the following SEA legislation and the Scottish Government's Strategic Environmental Assessment Guidance August 2013.

Key Facts

Name of Responsible Authority	The City of Edinburgh Council
Title of PPS	City Plan 2040
Requirement for the PPS	The Planning Etc (Scotland) Act 2006
Subject of PPS	Land use planning
Period covered by PPS	Ten years from date of adoption
Frequency of Updates	At least every ten years
Area covered by PPS	The City of Edinburgh Council Area (see Figure 1)
Purpose of the PPS	<ul style="list-style-type: none">• Set out a clear spatial strategy for the Council area• Allocate land to meet the needs and targets set out in the NPF4• Provide a clear basis for determining planning applications
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Figure 1: The City of Edinburgh Council area, showing council boundary and matching LDP boundary

Context

Background

The Planning (Scotland) 2019 Act introduced significant changes to development planning. These Regulations make provision in connection with the preparation of Local Development Plans (LDPs) under Part 2 of the Town and Country Planning (Scotland) Act 1997. The Development Planning (Scotland) Regulations 2023 form part of a wider package of measures to improve development planning, both in terms of what constitutes the development plan, and the process of preparing it.

The Scottish Parliament published the fourth National Planning Framework (NPF4) on 13 February 2023. NPF4, along with the adopted (November 2024) City Plan 2030, now form the statutory development plan for Edinburgh.

NPF4 sets out the Government's vision, strategy and policies for land use and development in Scotland until 2045. It includes a collection of national planning policies, supersedes the previous Scottish Planning Policy (SPP 2014), and sets out a comprehensive land use policy framework, with the inclusion of wider environmental, economic, social, health and well being, and human rights and equal priorities. It also supersedes the strategic development plan for Edinburgh and South East Scotland. Under the 2019 Act spatial strategy, national developments and national planning policies have primacy in the determination of planning applications. It also influences the form and content of City Plan 2040.

New regional spatial strategies can identify areas for future population growth, align with regional economic strategies and identify key sectors and clusters for future development and investment. They are expected to set out a clear place-based spatial strategy that guides future development across different areas of Scotland. Although these regional spatial strategies are not part of the development plan, Local Development Plans must have regard to their contents. The interim Regional Spatial Strategy was approved in June 2021.

Local Development Plan

Local Development Plans prepared by local planning authorities set out detailed policies and proposals to guide development in the Council's area. The topics covered by a LDP usually include strategic issues such as housing, business, retail, transportation and other infrastructure. They also cover more site specific issues such as built and natural heritage, community facilities, recreation, health, local living, energy, waste management and utilities. The LDP when adopted must accord with NPF4. Both the LDP and NPF4 are accompanied by a Delivery Programme to ensure the necessary infrastructure is in place to deliver the policies and proposals contained in the Development Plan and the key agencies that help to provide the necessary infrastructure are required to be active partners in the preparation of the plan.

Changes introduced by the 2019 Act have amended the process the Council needs to follow when preparing an LDP. The previous requirement to produce a Main Issues Report has been revoked. The new process requires a local planning authority to first produce an Evidence Report, which is subject to a "gate check" process, followed by the production and publication of a Proposed Plan, a formal consultation on the Plan, submission to Scottish Ministers, and a subsequent Examination of unresolved objections to the plan. The process is completed once the Council has amended the plan (if required), post examination, through adoption of the finalised plan by the planning authority and notification to Scottish Ministers.

The process and timeframe for the preparation and adoption of the new LDP is currently set out in the Council's September 2025 [Development Plan scheme](#).

Key Issues for City Plan 2040

The 2019 Act requires that new LDPs be reviewed at intervals of no longer than ten years instead of the previous five. New style LDPs are expected to be place-based, with an increasing emphasis on maps and site briefs, rather than policy wording. The LDP should be used to coordinate development and service provision.

Key issues for City Plan 2040 are as follows:

- Providing sufficient land to meet the local housing land requirement
- Identifying infrastructure to deliver development in accordance with National Planning Framework's infrastructure first approach
- Reviewing land use policies to deliver mixed use, sustainable communities
- Reviewing other policies which need major or minor change as indicated by the evidence report, and change in national, regional or local policies and strategies taking into account that NPF4 is now part of the development plan.

Evidence Report

The first stage in preparing the replacement Local Development Plan is to prepare the Evidence Report. The Evidence Report is required to provide the evidence base for what to plan for in the Local Development Plan, which will be known as City Plan 2040. The Evidence Report is subject to an examination process known as a gate check, which is administered by the Scottish Government Directorate for Planning and Environmental Appeals (DPEA).

The Evidence Report is not required to provide all the information collected, but should provide a summary and analysis of what the evidence means for the Local Development Plan and its preparation. The 2019 Act places requirements on the planning authority to engage with a wide range of groups when preparing the Evidence Report including elected members, local communities, private sector organisations, landowners, and the development industry. The Evidence Report must set out a statement of how it has sought to include the views of these stakeholders in the preparation process and any matters of dispute. The Evidence Report does not contain details of possible future development sites. Detailed site and location considerations occur at the Proposed Plan preparation stage. The Evidence Report only contains information to inform preparation of the strategy and the policy framework of the Proposed Plan.

Scope of the Proposed Local Development Plan

Once the Evidence Report process has been completed, work on a Proposed Plan will be progressed. The Proposed Plan will set out the Council's position on how to address the matters raised in the Evidence Report. The proposed Edinburgh LDP will follow from NPF4 and include a spatial strategy, land allocations to meet the housing needs and requirements, and a series of local based policies, to guide future development.

Structure of the Environmental Report

The environmental report will contain all the environmental assessment work that will inform the Proposed Plan. In addition to the SEA criteria, there will be an assessment of potential urban brownfield housing sites, which will be assessed against an additional set of determining housing site criteria and an assessment of potential greenfield sites.

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

Relationships with other plans, programmes or strategies (PPS)

Figure 2 below demonstrates NPF4 and the LDP together form the Development Plan. It also shows the relationship between the Development Plan and other relevant plans and strategies. The Development Plan is influenced by a hierarchy of International, European, National and Local PPS which must be taken into account.

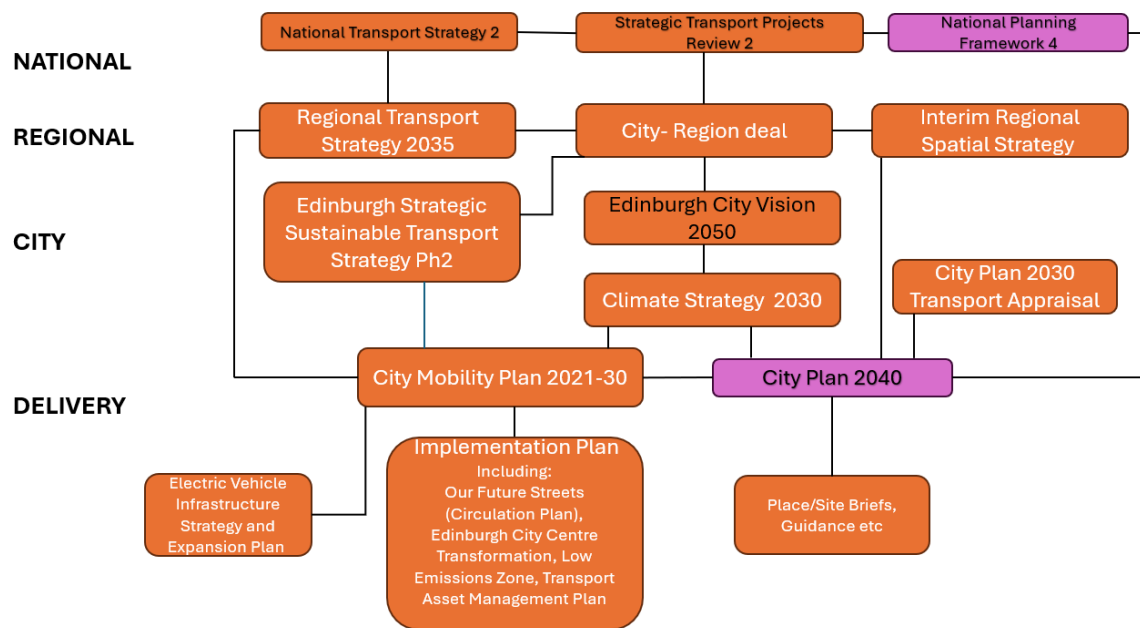


Figure 2: Relationship with other relevant PPS

Note this diagram only lists key documents as it is a conceptual diagram. Appendix 1 gives a full list of the relevant PPS to be considered in the Environmental Report with regard to their relationship with the Local Development Plan (City Plan 2040). PPS above the national level have not been considered in detail primarily because it is assumed the environmental protection framework provided by European legislation has been transposed into national and regional plans, policies and guidance.

Environmental Protection Objectives

The environmental protection objectives established at international, UK, national, regional and local level remain those set out in the Environmental Reports for the relevant documents including NPF4. It is not intended to-iterate these objectives in this report, but to direct the reader to the relevant environmental reports outlined above. The relevant Environmental Reports will explain that consideration of those objectives is inherent in statutory plans and documents that the LDP is required to be consistent with and take account of. As a result, the environmental objectives identified in the integrated Impact Assessment Screening and Scoping reports for NPF4 are also found imbedded within the SEA objectives for the Local Development Plan. The Council considers it is unlikely that NPF4 will give rise to additional significant effects at the local level, i.e. the Council's area, which have not already been fully assessed in the SEA for NPF4. Therefore, the NPF4 policies will not be subject to SEA in the City Plan 2040 Environmental Report.

Baseline Information

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

Biodiversity, Flora and Fauna

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

Four Special Protection Areas (SPA): Imperial Dock Lock, Leith SPA, part of the Firth of Forth SPA, Forth Island SPA, and the Outer Firth of Forth and St Andrews Bay Complex SPA.

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

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

Non-statutory designated sites: 123 Local Nature Conservation Sites (including Local Biodiversity Sites and Local Geodiversity sites), and seven Local Nature Reserves.

Edinburgh has a Biodiversity Action Plan 2022 - 2027 which takes a landscape scale approach to improve connectivity of natural places, enhance biodiversity which underpins ecosystem services, build in environmental resilience and value natural capital. Sections within the EBAP include blue and green networks and the built environment.

Designation	Number of Sites
Special Protection Area (SPA): Designated under The Conservation (Natural Habitats &c.) Regulations 1994 (as amended)	4 Firth of Forth (Part of), Forth Islands (Part of), Imperial Dock Lock, Outer Firth of Forth and St Andrews Bay Complex (SPA)
Ramsar sites: classified under the Convention of Wetlands of International Importance	1 (Within same boundary as Firth of Forth SPA)
Sites of Special Scientific Interest	7 Agassiz Rock, Arthurs Seat Volcano, Balerno Common, Duddingston Loch, Firth of Forth (part of) Inchmickery Wester Craiglockhart Hill
Local Nature Reserves	7 and 2 proposed; Burdiehouse Burn Valley Park,

	Cammo Estate, Corstorphine Hill, Easter Craiglockhart Hill, Hermitage of Braid & Blackford Hill, Meadows Yard, Ravelston Woods, Little France Park (p), West Craiglockhart Hill (p)
Local Nature Conservation Sites	Local Biodiversity sites (LBS) 93, Local Geodiversity sites (LGS) 30

Table 1: Natural Heritage Designations

Population and Human Health

(Further detailed information on populations and households is included in the Evidence Report)

- The total resident population of Edinburgh is 530,680 (2024), see Figure 3, and covers an area of 26,373 hectares (National Records of Scotland).
- The age structure of Edinburgh’s population differs significantly from the national average, with fewer children and older people and more young adults. Scotland’s fertility rate fell to 1.25 in 2024, the lowest on record (National Records for Scotland). But in 2024, there were 4,463 births in City of Edinburgh. This is an increase of 6.4% from 4,194 births in 2023. Of these 4,463 births, 2,173 (48.7%) were female and 2,290 (51.3%) were male.
- The population of Edinburgh is projected to increase by 13% or 68,100 between 2018 and 2043 (National Records of Scotland)
- In general, the population of Edinburgh enjoys a high standard of health. Life expectancy is high with females living 82 years and males living to 77.8 years. However, there are significant inequalities in general health and mortality rates between different neighbourhoods within the city.
- The economic activity rate in Edinburgh is 85.1%, higher than Scotland as a whole (77.9%), with a median annual gross wage of £32,340, which is higher than that of Scotland (£29,842). The total number of jobs increased by 14.8% between 2015 and 2023. Edinburgh has a higher concentration of employment in the financial and insurance, food, and services, education, professional, scientific and technical related jobs. The concentration of jobs in finance and insurance is particularly noteworthy, accounting for 11.3% of employment, compared to 3.2% across Scotland as a whole. Further information is included in the Evidence Report.
- Noise can be a serious problem to people living in urban areas. In line with the Environmental Noise (Scotland) Regulations 2006, an Edinburgh Noise Action Plan was published in 2008. The Council identified 3 Noise Management Areas and 10 Quiet Areas in 2014 as part of round 1 of the noise mapping process. Following round 2, a further 18 Noise Management Areas and 10 Quiet areas were identified in the city. Work by the Edinburgh Agglomeration Working Group commenced on round 3, but it was never completed. A complete overhaul of the process is currently underway for Round 4 involving a revised

methodology with the process being coordinated nationally by the Scottish Government. A Noise Management Action Plan is currently being consulted on.

Total population, 2001-2024

City of Edinburgh



Figure 3: [Edinburgh's population \(2001-2024\)](#)

Air and Climate

- A key public health priority in Edinburgh as well as many cities in the UK and across the world, is dealing with poor air quality. In particular, this is caused by road transport emissions of gases such as nitrogen oxides (NO_x) and particulate matter (PM_{2.5} and PM₁₀), but other sources such as industry and residential, commercial and public sector combustion also account for significant contributions. Local air pollution can have significant impacts on health, child development and environmental quality. In Scotland, work by Health Protection Scotland estimates that in 2016 there were 1,724 attributable premature deaths (not actual deaths, but modelled estimates that would be attributable to long term exposure) associated with man-made PM_{2.5}. In Edinburgh this is equivalent to 153 attributable deaths in the same year. Although there is a downward trend in local pollutants, with some concentrations meeting legal objectives, there are still concerns and there is scope for further reductions.
- Climate change is likely to mean higher temperatures through the year, reduced rainfall in the summer and increased winter rainfall, more unpredictable and extreme weather conditions, resulting in increased flooding, drought, wind damage and heatwaves. These effects are becoming more noticeable through increased incidence of flash flooding and changes in species distribution. As climate change impact increases, risk of disruption to transport, energy and telecommunication networks, as well as damage to buildings and other infrastructure will increase.
- The UK government produces a breakdown of greenhouse gas emissions by Local Authority area as a subset of its annual inventory of greenhouse gas emissions. The biggest source of carbon emissions in Edinburgh are domestic uses (28%) and transport (32.5%) as set out in the table below.

Source	Year	Total (kt CO2e)	% of Edinburgh Total
Agriculture	2023	33.4	1.6%
Commercial	2023	336.2	15.6
Domestic	2023	604	28.1%
Industry	2023	166.8	7.8%
Public Sector	2023	122.1	5.7%
Transport	2023	698.4	32.5%
Waste	2023	117.5	5.5%
Total		2149.1	100%

Table 2: Source of Carbon Emissions in Edinburgh

- The Council area includes several establishments controlled under Major Hazards legislation. There is a requirement to ensure that new development is not located so as to put occupants at undue risk from these hazards.

Material Assets

- **Housing Stock:** There were 238,944 occupied households in the City of Edinburgh in 2022 (Scotland's Census 2022). Edinburgh's tenure mix differs from the rest of Scotland. Compounded by a significant reduction in social housing numbers in the late 20th century, only 16% of households in the city are in social rent housing. This is notably lower than the Scottish average of 22% and lower than most major cities in the United Kingdom. At 23%, the number of households in the private rented sector in Edinburgh is larger than the Scottish average of 13% (Scotland's Census 2022). Private rents in the city are around 27% higher than Scottish average, sitting at £1,402 per month for a two-bedroom property (CityLets quarter 1, 2025). Sites previously allocated for housing development in the City Plan 2030 and Edinburgh Local Development Plan were subject to Strategic Environmental Assessment and therefore if they have obtained planning consent will form part of the baseline. However, they will be taken into account in the cumulative assessment.
- **Public Transport Infrastructure:** Generally, Edinburgh is well served by public transport with an extensive bus and rail network and developing tram and park and ride network. However, with a growing population, there is increasing pressure on public transport services. Many people travel to work by car causing traffic congestion and significant pressure on parking spaces. There are a number of emerging transport schemes which will help improve existing public transport infrastructure including extension of the tram service and extensions to park and ride sites. The Edinburgh Tram project is the largest infrastructure proposal to improve the city's overall transport networks and to date connects the Airport, and Newhaven/Leith to the city centre. The Council are currently consulting on options for extending the tram network to the Edinburgh BioQuarter and Royal Infirmary and from Granton to the city centre. The current LDP safeguards these proposed routes. The Council is also exploring opportunities to create a mass rapid transit loop around the city using the existing South Suburban Railway, existing tram lines and new infrastructure.
- **Rights of Way:** Edinburgh has an extensive network of off-road footpaths and cycle paths laid out over the past two decades, utilising in particular former railway alignments or

following the banks of the city's water courses. The area is traversed by a series of core paths that form the Core Path Network across the city.

- **Minerals:** There are sites at Bonnington Mains, and Ravelrig, which are currently active, and two applications were received in 2024. An application (24/0616/FUL) was granted consent for an extension of Ravelrig in May 2024. An application (24/05865/FUL) for an extension at Bonnington Mains was refused in April 2024, but is currently at appeal as of December 2025. There is also an inactive site at Hillwood. All mineral sites are hard rock.

Number of households, 2001-2024



City of Edinburgh

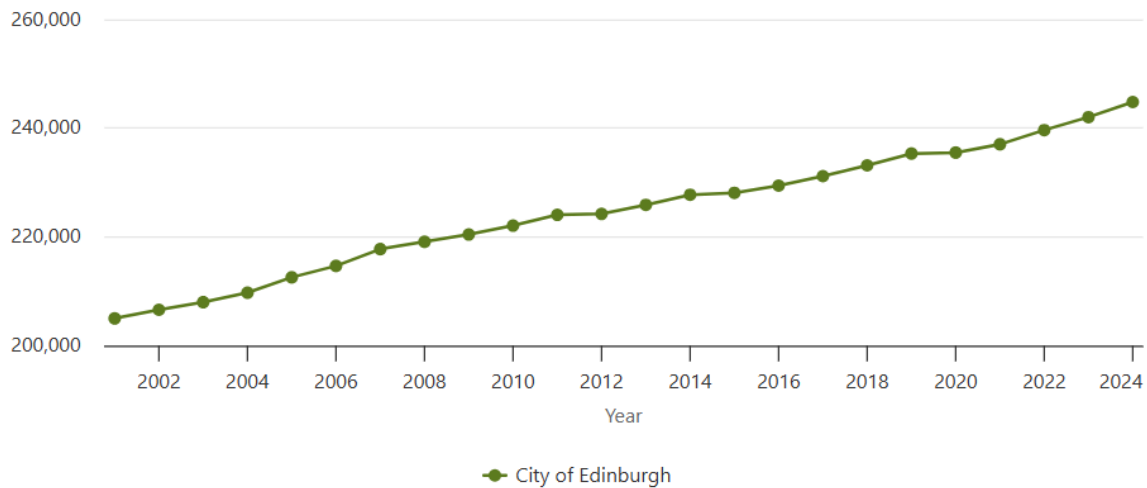
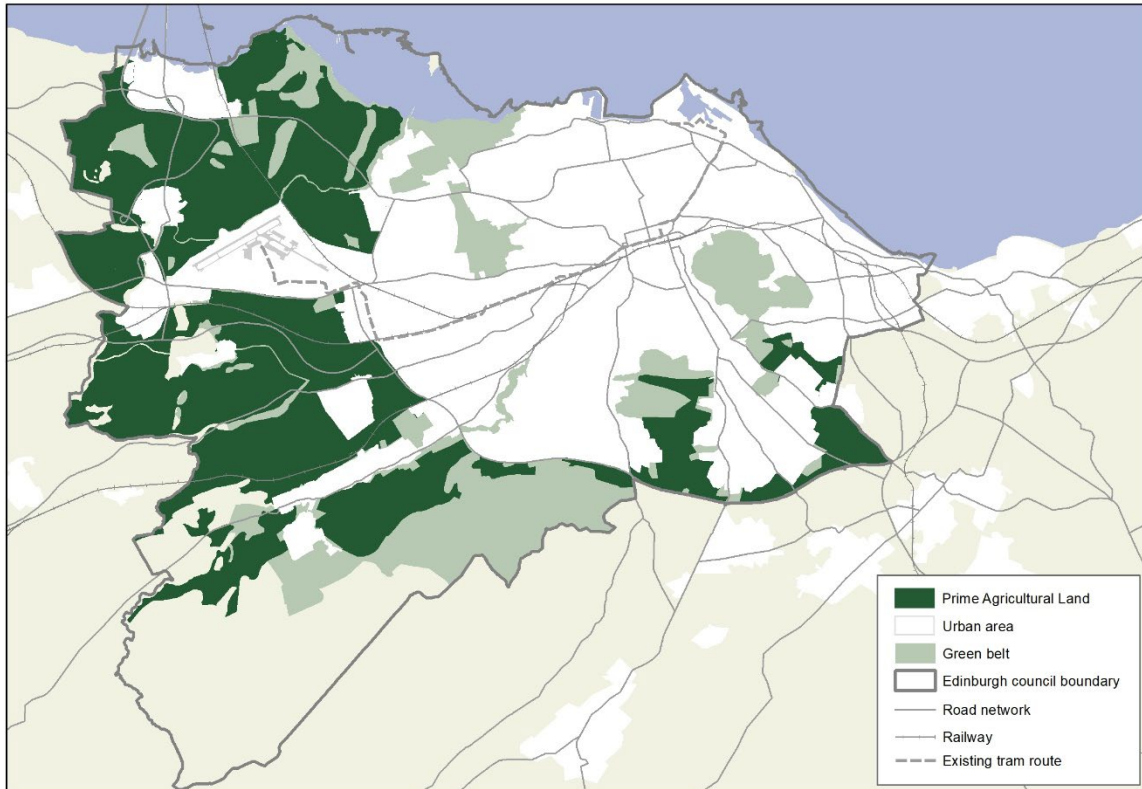


Figure 4: Households in Edinburgh (2001-2024)

Soil and Land Use

- The majority of farmland in the area is classified as prime agricultural land (Soil Survey of Scotland – Land Capability for Agriculture, Macaulay Institute for Soil Research) with the majority also within the Edinburgh Green Belt. In addition, there is a limited amount of carbon-rich and peatland soil which can be found in the Pentland Hills which is designated a Special Landscape Area.
- Edinburgh has a relatively low incidence of vacant and derelict land compared with other central belt authorities. High land values and pressures for development means that land tends to be re-used quickly. However, there are significant areas of vacant and derelict sites in clusters including Newbridge and parts of the waterfront although the total amount in Edinburgh has dropped from 153ha in 2020 to 111ha in 2025.



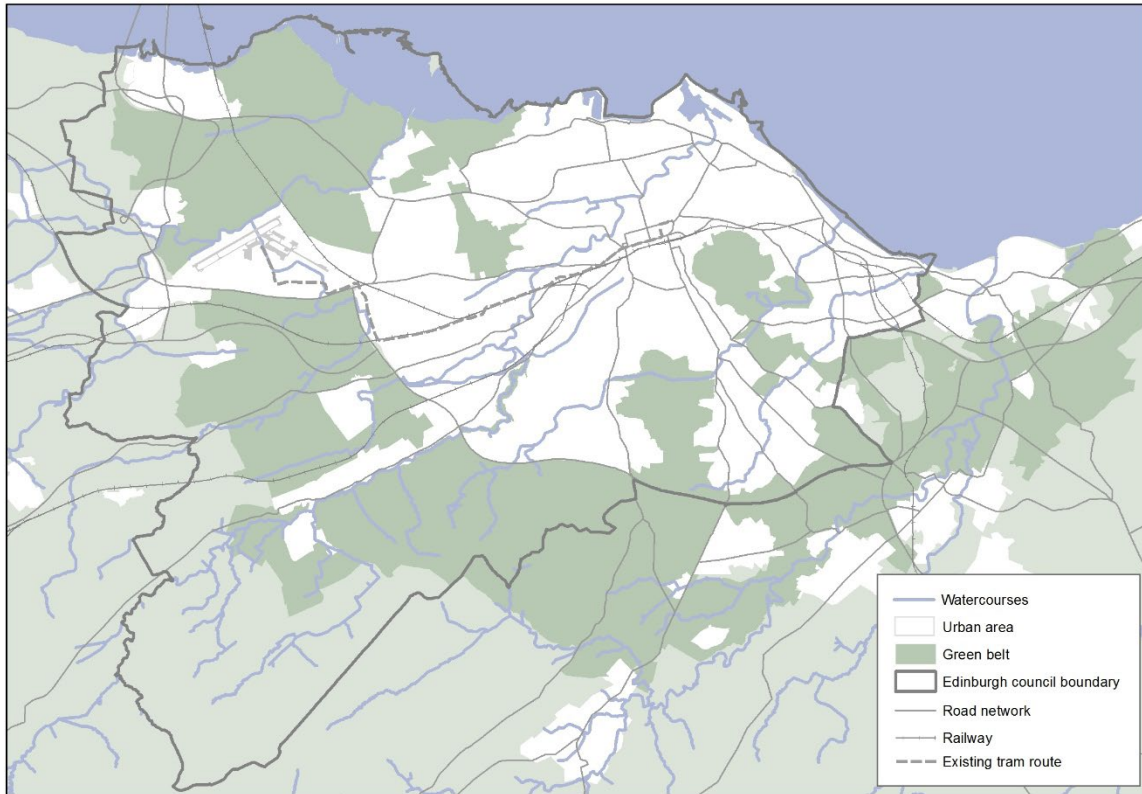
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Figure 5: Prime Agricultural Land in Edinburgh

Water

- **Areas of importance for flood management:** These have been identified within the study area associated with specific water bodies (as identified e.g. Water of Leith).
- **Rivers:** Edinburgh is drained by a number of relatively short rivers which generally flow from south west to north east, rising in and around the Pentland Hills and discharging into the Firth of Forth. Principal among these is the Water of Leith, which flows through the heart of the city.
- **River, coastal and surface water flooding:** The Water of Leith has been subject to intermittent flooding since people first settled in the area. However, this has become more of an issue with the increasing number of people living in close proximity. The Murrayfield, Roseburn and Gogar Burn areas have a history of flooding and flood prevention schemes have been implemented to minimise the risk. In addition, due to the extent of hard surfacing within the urban area, there is a significant risk of surface water flooding events. SEPA has published a Flood Risk Management Strategy for the Forth Estuary. The City of Edinburgh Council agreed a Local Flood Risk Management Plan (LFRMP) with partners for the Forth Estuary. This identifies areas vulnerable to flooding and potential mitigation actions. The LFRMP provides further information on the funding and timetable for delivering the actions identified in the strategy between 2022 and 2028. The FRMP and LFRMP will be updated every six years. In addition, the Council will now develop a surface water management plan following on from the completed Integrated Catchment Study in 2018.
- **Water supply:** Scottish Water recognise the importance of increasing the resilience of Edinburgh's water supply. Edinburgh's water requirements are now supplied via a network of reservoirs in the Tweedsmuir, Moorfoot and Pentland Hills, some acting as main supply reservoirs and others as holding or compensation reservoir. This infrastructure was the subject of a recent

major investment programme. Although the availability of water supply could become more of an issue in the future as a result of increased demand (proposed growth) and climate change (increased frequency of droughts), it is currently the capacity of the treatment and distribution infrastructure which require consideration in respect of the amount and location of new development in the Edinburgh area.



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Figure 6: Watercourses in Edinburgh

Cultural Heritage

World Heritage Sites: World Heritage Sites are cultural and/or national sites of “Outstanding Universal Value” (OUV), which are important across countries and generation. They are recognised under the terms of the 1972 UNESCO Convention concerning the Protection of the World Cultural and Natural Heritage. Scotland currently has seven World Heritage Sites, two of which are located, at least partially, within the City of Edinburgh. They are the Old and New Towns of Edinburgh, which covers the historic core of the city, inscribed in 1995; and the Forth Bridge, inscribed in 2015. UNESCO states that the Old and New Towns of Edinburgh World Heritage site ‘represents a remarkable blend of two urban phenomena: organic medieval growth and 18th and 19th century town planning’. The Forth Bridge, which crosses the Forth estuary, straddles the boundaries of the City of Edinburgh Council and Fife Council. UNESCO states that the Forth Bridge is ‘a masterpiece of creative genius’ and is ‘an impressive milestone in the evolution of bridge design and construction’.

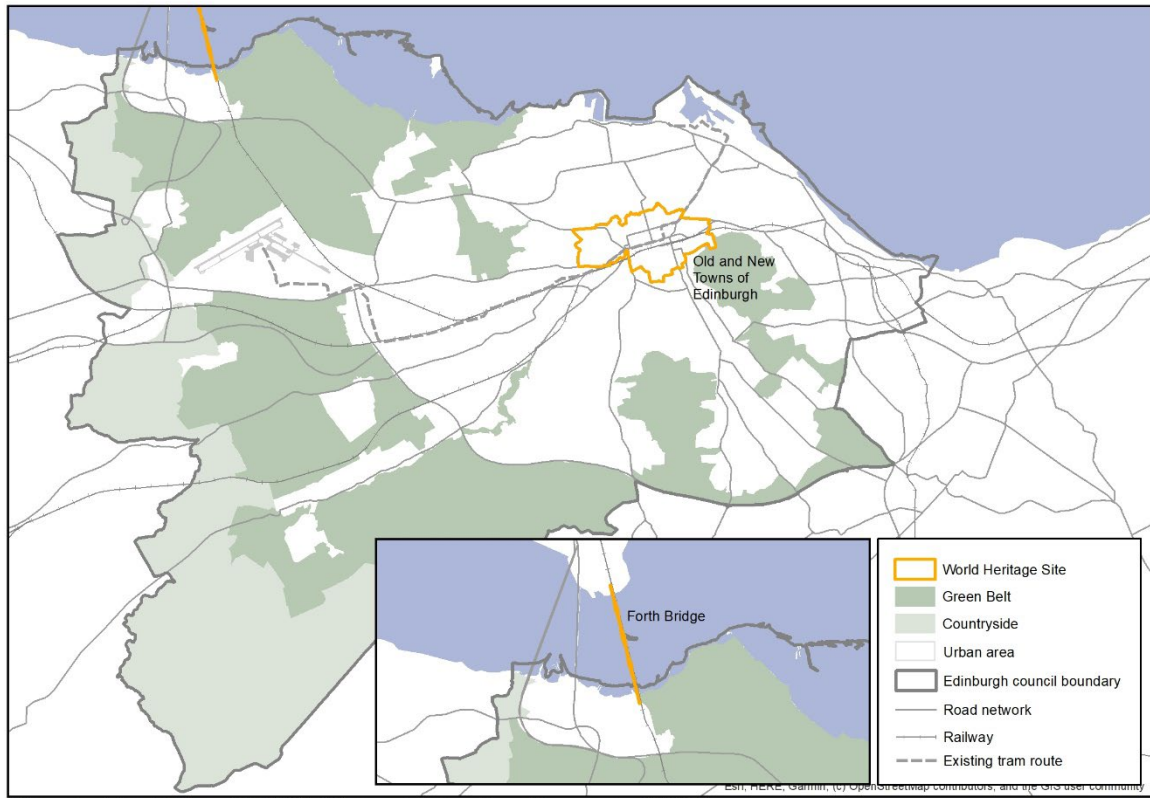
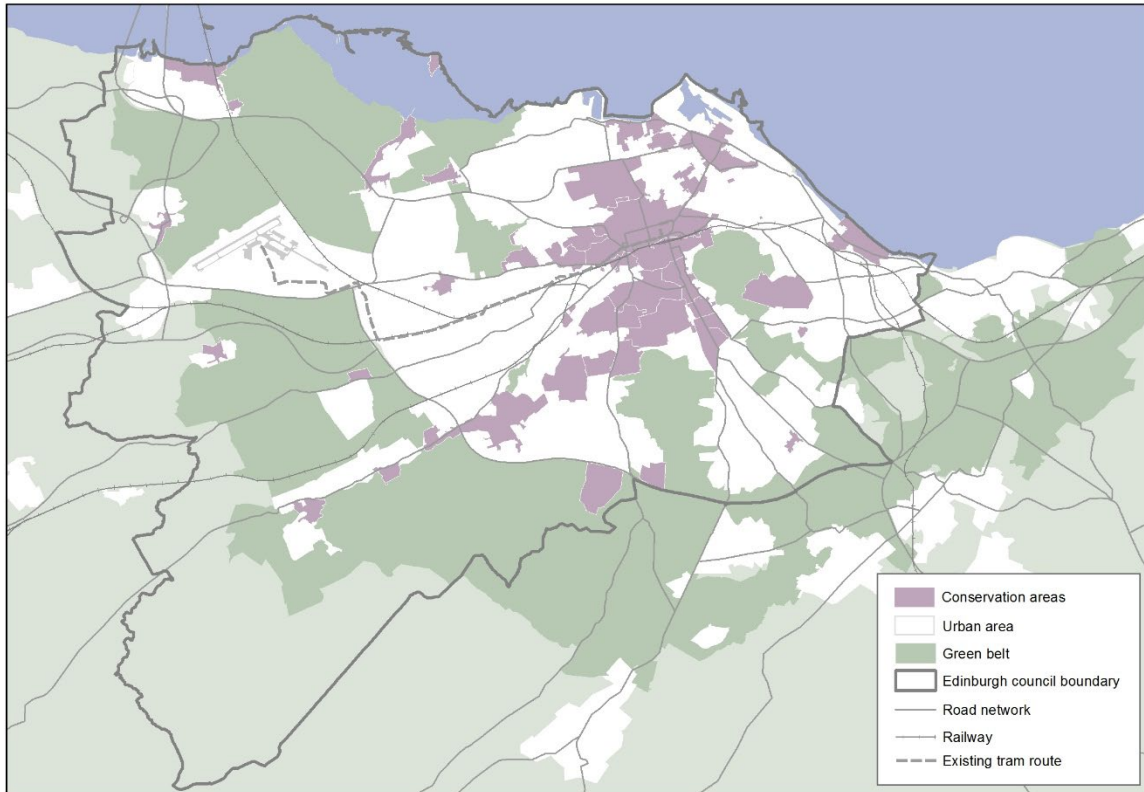


Figure 7: Map showing boundary of Old and New Towns of Edinburgh World Heritage Site

Listed Buildings: HES is responsible for the statutory listing of buildings. At present some 4812 buildings in Edinburgh are listed for their special architectural and historic interest. The evidence identifies 895 Category A, 2603 Category B and 1314 Category C listed buildings. Of UK cities, Edinburgh has the second highest number of listed buildings and has the highest concentration of listed building of any other city in the UK.

Conservation Areas: Conservation areas (CA) are areas of special architectural or historic interest. Planning authorities are responsible for determining areas of special interest as CAs. In Edinburgh there are currently 50 designated CAs. They include the medieval Old Town, the Georgian New Town, Victorian suburbs, the old Port of Leith, and also villages which have been absorbed into the city as it grew over time. Each conservation area has a related conservation area character appraisal. The appraisals act as a management tool that helps to identify the special interest and changing needs of the area. They provide the basis for statutory designation of boundaries and enable the planning authority to fulfil its statutory duty to preserve and enhance them.



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Figure 8: Conservation areas in Edinburgh

Inventory gardens and designed landscapes (GDL): GDLs are grounds consciously laid out for artistic effect (such as country estate landscapes, botanic garden collections, urban parks and cemeteries) that are of national importance. HES maintains the inventory under the terms of the Ancient Monuments and Archaeological Areas Act 1979. There are 17 GDLs in Edinburgh.

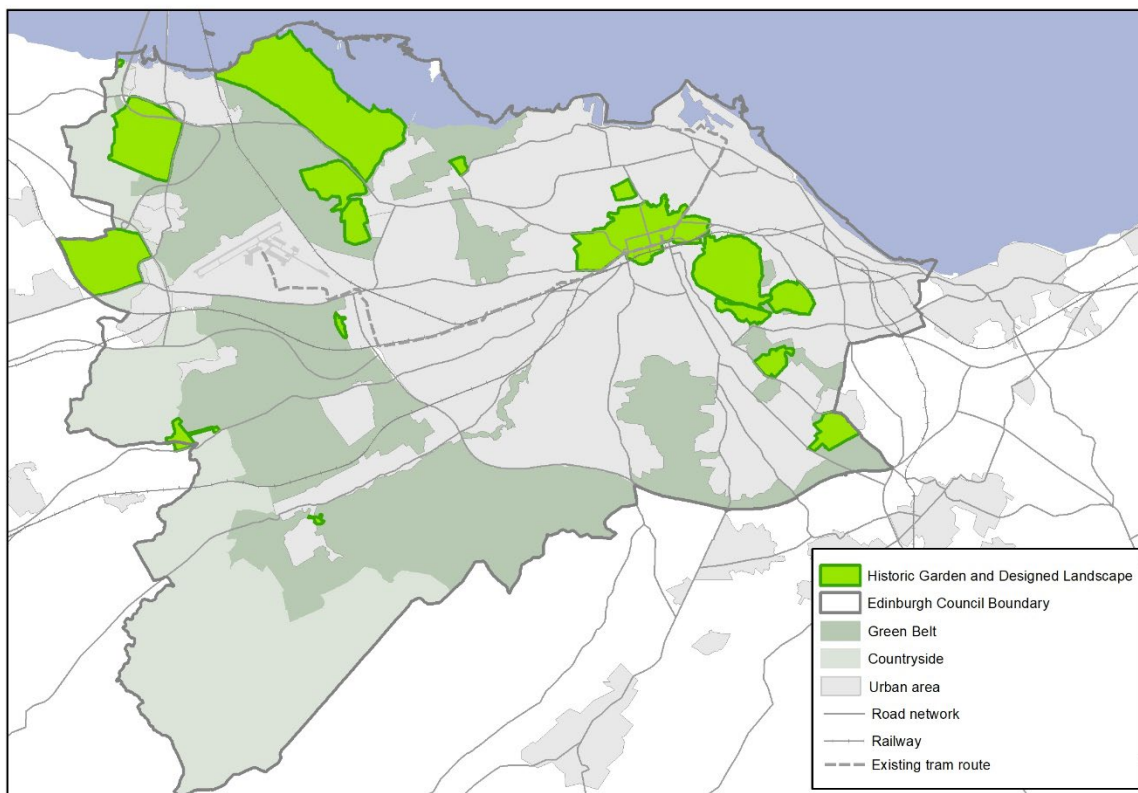


Figure 9: Inventory Gardens and Designed Landscapes

Scheduled Ancient Monuments: They are nationally important archaeological sites and structures (such as prehistoric burial mounds, Roman forts, early Christian carved stones, anti-invasion defences). They date from 800 years old to the 20th century. HES is responsible for the statutory scheduling of monuments, which are protected by the Ancient Monuments and Archaeological Areas Act 1979. There are 56 designated Scheduled Monuments in Edinburgh.

Non-designated heritage assets: Edinburgh has a wealth of archaeological resources covering over 10,000 years, from buildings to buried remains, dating from early prehistory to the 20th century. In addition to the statutory scheduled sites and structures within the city, it is important to acknowledge there are a variety of known or suspected undesignated archaeological sites of significance that can be found across the wider Edinburgh area. There may also be many potentially important archaeological remains which have not yet been discovered. Presently the City of Edinburgh Council does not hold a formal record of undesignated sites and monuments.

Not all buildings of special architectural or historic interest in Edinburgh are listed or within a conservation area. The understanding and appreciation of buildings of all types and period continues to evolve and younger buildings are now eligible for listing. While buildings which are less than 30 years old are not normally considered for listing, there will be a significant number of sites and places within the Edinburgh constructed between the 1960s and 1990s which make a contribution to the historic environment and potentially could meet the criteria for listing. These non-designated buildings are part of Edinburgh's built heritage. Moreover, these buildings have life-embodied carbon and the retention and repurposing of them has a role to play in reducing, minimising or avoiding greenhouse gas emissions and adapting to current and future impact on climate change.

In addition to the designed sites included in the Inventory of Gardens and Designed Landscape, a further 298 non-designated gardens and designed landscapes of interest across the City of Edinburgh Council area have been identified by the Council. Of these sites, 45 have had a Council commissioned survey undertaken by suitably qualified professional company. The list of 298 undesignated gardens and designed landscapes of interest across the City of Edinburgh Council area provides a useful source of information as to the extent and location of such non designated sites of heritage interest.

Buildings at Risk

The Buildings and Risk Register (BARR) has been managed and maintained by HES since 2015. It was not a statutory list but was used for the identification and monitoring of properties of architectural or historic interest considered endangered through dereliction or vacancy and which might be suitable for restoration. On 3 September 2024, HES published a review of the BARR, focusing on assessing its impact in bringing buildings back in to use in order to make evidence-based recommendations for its long-term future. The report found insufficient evidence to demonstrate that the BARR has/had a significant impact in bringing buildings back into use. HES therefore took the decision to pause the BARR in order to consider long-term options for its future. The BARR remains paused. On the date it was paused, there were 79 buildings in Edinburgh included in the BARR. The website remains accessible and searchable during this time, but it has not been updated since it was paused, and HES is not accepting nominations for additions to the Register.

Landscapes

Edinburgh has numerous outstanding features within easy reach of the City Centre: Holyrood Park including Arthur's Seat and Salisbury Crags, the Braid Hills and Blackford Hill, Corstorphine Hill and the Pentland Hills. These fall within the Green Belt and are also designated as Special Landscape Areas, now renamed Local Landscape Areas in NPF4. The Green Belt around Edinburgh was first established in 1957 and it has been an important tool in shaping the City's growth and containment and supporting regeneration. As part of the preparation of the Evidence Report the Council is undertaking a review of the green belt. This will involve a number of matters including a review of the local landscape character assessment.

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

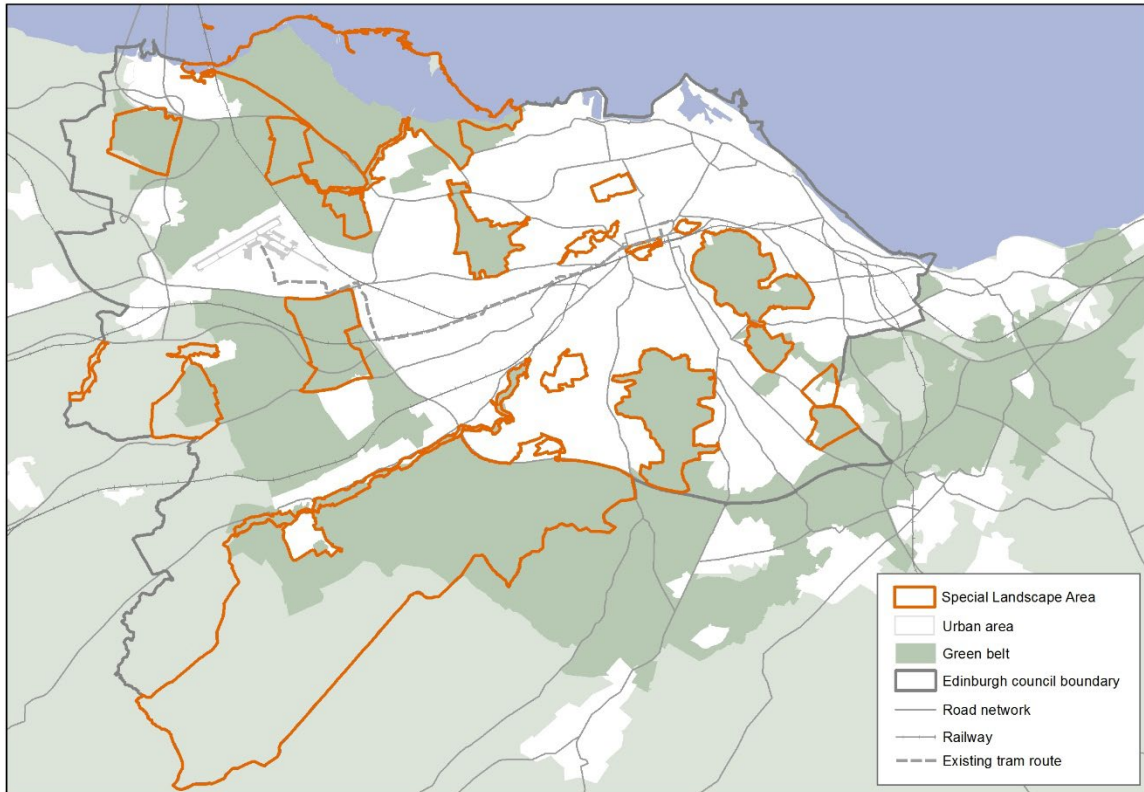


Figure 10: Map showing green belt and special landscape areas.

Environmental Issues

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

- Reviews of issues from relevant strategies, plans programmes and environmental objectives
- Review of baseline environmental data
- Engagement with key agencies and stakeholders.

Relevant environmental problems are summarised in table 3.

Issue	Topic	Implications for Plan
<ol style="list-style-type: none"> 1. Loss of prime agricultural land (PAL) through development 2. Loss of biodiversity 3. Population changes/household change 	<p>Population and human health</p> <p>Soil</p> <p>Biodiversity, flora, fauna</p>	<p>Meeting development requirements may need release of PAL around Edinburgh and its transport corridors.</p> <p>Protection of habitats to enable nature recovery.</p> <p>Meeting development requirements will require careful design and layouts to include green/blue infrastructure and other</p>

		<p>measures to protect and enhance biodiversity.</p> <p>Important to provide a diversity of housing types to meet the complex needs of the aging population, and to address the housing crisis (e.g. affordability).</p>
<p>4. Possible future decreases in air quality/need to encourage more sustainable forms of transport, energy and power and development management: There are 5 Air Quality Management Areas (AQMA) in Edinburgh. One new AQMA was introduced in January 2017 due to deterioration of air quality in Leith docks area. The Inverleith Row AQMA was revoked in 2024 as pollution had reduced in the area. The Council is also considering revocation of the Great Junction Street AQMA.</p>	Air and climatic factors	<p>Support City Mobility plan objectives, including minimising need to travel and distances travelled, ensuring new housing allocations are well connected to public transport and existing and proposed active travel infrastructure, implementation of low emissions zone, provide a policy seeking mitigation of air quality impacts and emphasis on delivering brownfield land with low car ownership and good access to active travel and public transport and limit car parking spaces. Integration and coordination with the city wide 2024 Air Quality Action Plan (AQAP) and the PM10 AQAP for the Salamander Street AQMA to ensure strategic transport improvements, promotion of behaviour-change to reduce private vehicle use, promotion of low emission vehicles and controlling domestic, development related and industrial emissions.</p>
<p>3. Need to adapt to predicted climate change and its potential impacts.</p> <p>Climate change is likely to result in increased frequency and magnitude of extreme weather</p>	Air and climate factors	<p>Consider the effects of climate change throughout the plan area and for the whole period of the plan and the need for adaptation.</p> <p>Need to identify main adaptation actions for the</p>

<p>events such as flooding, droughts and heatwaves.</p> <p>Climate change mitigation required through reducing emissions.</p>		<p>identified main climate risks e.g. for increased flooding and heatwaves the green and blue network that takes into account climate change.</p> <p>Need to identify mitigation measures e.g. objectives for zero carbon and how this will be achieved</p>
<p>4. Need to protect and improve the water status of major waterbodies and avoidance of flood risk and areas which could contribute to increased flood risk.</p> <p>Climate change is likely to result in increased flooding from rivers, the sea, surface water and sewer flooding.</p> <p>Waste water and water supply infrastructure are going to be placed under increasing pressure due to planned growth and climate change potentially impacting the water environment.</p>	<p>Water</p>	<p>Consider potential enhancements to major waterbodies where new allocations are proposed. Consider risk of flooding with regard to redevelopment of brownfield sites resulting in change of use exposing higher risk property to risk of flooding. Deliver improved attenuation as part of new developments.</p> <p>Should consider the effects of climate change and all sources of flooding, including where relevant coastal erosion impacts, on sites and cumulative impact of sites on flood risk.</p> <p>Consider requirements for strategic surface water drainage and waste water infrastructure and impacts on water quality.</p> <p>Consider requirements for water supply infrastructure.</p> <p>Should be part of a multifunctioning green and blue network.</p>
<p>5. Edinburgh has a rich cultural heritage with two World Heritage Sites, Scheduled Monuments, archaeological remains, listed</p>	<p>Cultural heritage</p>	<p>City Plan 2040 should support the protection and enhancement of the cultural heritage resource from the effects of new development. Potential impacts on listed buildings and other heritage</p>

<p>buildings and conservation areas. Edinburgh is under significant development pressure particularly in the historic core. There is a need to protect the cultural heritage from the negative impacts of development e.g. setting of scheduled monuments, loss of historic buildings, effect of pollutants, etc</p>		<p>assets in the city through the redevelopment of brownfield sites to accommodate mixed use development and new build office and other commercial development in order to meet future demand.</p>
<p>6. Edinburgh has a unique landscape setting surrounded by hills and open countryside. It also has landscape features that are contained within the urban form such as Arthur's Seat, Corstorphine Hill, the Braid Hills etc. There is a need to protect these landscape features from inappropriate development both within and on the edge of the urban form.</p>	<p>Landscape</p>	<p>City Plan 2040 should support the overall protection of the landscape character of areas as well as their visual quality. It will protect where appropriate, designated areas from inappropriate development and ensure new developments are designed and sited to minimise landscape/visual impacts.</p> <p>City Plan 2040 should protect the landscape from the impacts associated with access to enjoy them, e.g. beaches and coastline and river corridors, should be assessed and considered.</p>
<p>7. The social, economic and physical environmental conditions in Edinburgh are variable and therefore do not provide a consistent quality of environment adequate to ensure good standards of public health across all areas and communities.</p>	<p>Population and human health</p>	<p>City Plan 2040 should help create well designed and sustainable communities with good access to amenities, green spaces, services and active travel, in the context of local living. In addition, it will continue to deliver affordable, safe, quality housing that meets all needs, improve air quality, and help provide equality of access to employment opportunities.</p> <p>Should also help create communities that are ready for</p>

		<p>climate change and are resilient to extremes of weather including floods, droughts and heatwaves.</p> <p>Also are mitigating climate change by reducing emissions and are zero carbon.</p>
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Table 3: Relevant environmental issues

Scope and Level of Detail Proposed for the Environmental Assessment

Alternatives

The process of preparing the Proposed Local Development Plan will enable the Council to assess a series of preferred options and reasonable alternatives. By assessing the impacts of alternatives, the Evidence Report (ER) is a key tool in determining and refining the Council’s preferred options. These alternatives are most likely to focus on different options for allocating sites for development, as options for policies are most likely to be limited by the requirements of NPF4, which has already been subject to SEA. The ER proposes recommendations for mitigation and enhanced measures to prevent, reduce or offset adverse impacts and to enhance positive effects that are predicted to arise from the implementation of City Plan 2040.

Scoping in/out of SEA issues

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

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

The LDP is likely to significantly impact on all these environmental issues. Therefore, these issues provide the context for, and are directly related to, the development of SEA Objectives and the sub-criteria/questions to be used in the assessment process.

Framework for assessing environmental effects

The overall approach to the SEA assessment is set out in Tables 3 & 4 (SEA Methodology).

All policies, proposals and provisions of the plan will be subject to the environmental criteria set out in these tables.

A housing study (urban capacity study) will be carried out looking at urban regeneration options to meet the Minimum All Tenure Housing Land Requirement (MATHLR) as set out in NPF4. The results

of this will feed into the options the SEA will assess. A comparative assessment of the remaining greenfield land for development, will also be carried out, including any sites identified in the 'call for ideas' phase.

It is important to recognise the inter-relationship between environmental resources, the impacts of change on those resources and the potential mitigation to resolve these problems which in turn could create the risk of unintended consequences. For example, providing new homes will help to meet the needs of a growing population, but depending on the location and form of development that in turn that could result in negative consequences in terms of air quality, loss of prime agricultural land or preventing the flooding of one area through mitigation could cause worse flooding downstream etc. A matrix approach to assessment will be utilised which in turn will allow the impacts to be assessed thoroughly but cognisance of the inter-relationship between different aspects of the environment and proposed mitigation will be taken into account in the analysis.

SEA Topic/Objective	Would the site:	Would the policy:
Biodiversity, Fauna and Flora Protect, enhance and restore biodiversity, flora and fauna, habitat networks and protected species	Avoid significant effects on: <ul style="list-style-type: none"> • The integrity of a European and or National designated biodiversity site? • The integrity of local designated biodiversity sites and wildlife sites? • The integrity of existing habitat networks and other wildlife corridors? • Protected species? • Woodland and trees, including Ancient woodland? 	Protect and/or enhance: <ul style="list-style-type: none"> • European and national designated sites? • Biodiversity, including flora and fauna? • Existing habitats and established networks and protected species? • Existing woodland and trees, including ancient woodland?
Population and Human Health Improve the quality of life, human health and reduce inequality for communities	<ul style="list-style-type: none"> • Be located away from un/regulated sites which would increase the population affected by nuisance (odour, noise), poor air quality or regulated major hazard? • Has an impact on designated quiet areas or noise management areas? • Provide opportunities for active travel? • Does it provide opportunities for social interaction and inclusion (e.g benefits local living and health and wellbeing)? 	<ul style="list-style-type: none"> • Support local living: encourages the co-location of development with good health, social and recreational facilities? • Protect and encourage the use of core paths, pedestrian walkways and cycle tracks? • Access to public transport? • Provision of housing to meet all tenures? • Improve health and reduce health inequalities?
Soil	<ul style="list-style-type: none"> • Be located on brownfield land? 	<ul style="list-style-type: none"> • Minimise the use of greenfield land (promote brownfield)?

Protect and enhance the quality and quantity of soil	<ul style="list-style-type: none"> • Avoid use of prime agricultural land or carbon-rich and peat soils? 	<ul style="list-style-type: none"> • Protect prime agricultural land and carbon-rich and peat soils from development? • Minimise soil sealing, as defined in the soil framework?
Water Prevent the deterioration and where possible, enhance the status of the water environment and prevent, reduce and manage flood risk in a sustainable way	<ul style="list-style-type: none"> • Protect and enhance the water (ecological) status of major waterbodies? • Avoid adding to flood risk or reducing flood storage capacity? 	<ul style="list-style-type: none"> • Maintain or enhance the (ecological) status of major water bodies? • Minimise flood risk? • Promote the use of SUDS and other water storage solutions? • Impact upon waste water treatment capacity?
Air and Climatic Factors Protect and improve air quality and reduce the causes and effects of climate change, and support transition to net zero	<ul style="list-style-type: none"> • Provide good accessibility to public transport (reducing emissions)? • Provide good accessibility active travel networks (reducing emissions)? • Will it affect existing AQMAs? • Prevent increased flooding or instability as a result of climate change? 	<ul style="list-style-type: none"> • Ensure that measures to improve air quality are not undermined? • Protect AQMAs and Candidate AQMAs? • Minimise the distance people need to travel? • Support active travel and usage of public transport? • Encourage the provision of low/zero carbon technologies and energy efficiency? • Promote adaptation to climate change.
Material Assets Minimise waste and promote the sustainable use of natural resources and material assets and ensure high quality in new development	<ul style="list-style-type: none"> • Avoid the loss of/adverse effects on open space? • Provide access to open space, greenspace/recreational provision? • Protect and enhance the green/blue network? 	<ul style="list-style-type: none"> • Encourage the protection and enhancement of open space? • Contribute towards 'Zero Waste' objectives? • Protect and enhance the green/blue network? • Safeguard mineral resources from sterilisation? • Promote the reduction of use of natural resources and reuse of materials in construction and promote sustainable design?
Cultural Heritage Protect and enhance the historic environment	<ul style="list-style-type: none"> • Avoid significant effects on; Listed Buildings and/or their setting? Scheduled Ancient Monuments and their setting? Conservation Areas? The World Heritage Site? Historic Gardens and Designed Landscapes? Non designated heritage assets 	<ul style="list-style-type: none"> • Protect and enhance the historic environment (e.g. listed building scheduled monuments, etc)? • Reduce the vulnerability of the historic environment to climate change • Support the retention and reuse of historic buildings • Improve the energy efficiency of the historic environment e.g. access to heat networks.

	<ul style="list-style-type: none"> Support the transition to green energy supply e.g. access to heat networks? 	
Landscape and Townscape Protect and enhance the landscape/townscape character and setting of the city and improve access to the open space network	<ul style="list-style-type: none"> Avoid significant effects on the landscape setting of the city? Avoid significant effects on the townscape e.g. key views? Enable clear and defensible green belt boundaries to be formed? Avoid significant effects on the designated landscape areas (AGLV, AOLQ, SLAs)? Support the delivery of the green network? Support the delivery of the open space strategy? 	<ul style="list-style-type: none"> Protect and enhance the landscape setting of the city? Maintain the diversity of landscape character? Protect and enhance the townscape of the city? Protect and enhance the open space strategy?

Table 4: SEA Methodology Framework

Biodiversity, Fauna and Flora	To protect and enhance biodiversity, flora and fauna and habitat networks
B1	Would the policy protect and or enhance biodiversity, including flora and fauna (including brownfield land that has naturalised)?
B2	Would the policy protect and/or enhance existing habitats and established networks and protected species?
B3	Would the policy protect and or enhance existing trees, woodlands, hedgerows?
B4	Would the policy protect and enhance international and national and locally designated nature conservation sites?
B5	Would the policy reduce the impact of invasive non-native species?
Population and human health	To improve the quality of life and human health for communities
P1	Would the policy encourage the co-location of development with good health, social and recreational facilities i.e. local living (e.g. useable open space)?
P2	Would the policy protect and encourage the use of core paths, pedestrian walkways and cycle tracks and contribute to a just transition?
P3	Would the policy contribute towards meeting diverse housing needs?
P4	Would the policy improve health and reduce health inequalities and contribute to a just transition?
Soil	Protect the quality and quantity of soil
S1	Would the policy minimise the use of greenfield land (promote brownfield)?
S2	Would the policy protect prime agricultural land and carbon rich soils and peat soils from development?

S3	Would the policy minimise soil sealing, as defined in the soil framework?
Water	Prevent the deterioration and where possible, enhance the status of the water environment and reduce/manage flood risk in a sustainable way
W1	Would the policy maintain the status of major water bodies?
W2	Would the policy minimise flood risk both now and in the future?
W3	Would the policy promote the use of SUDs and other water storage solutions?
W4	Would the policy impact upon waste water treatment capacity?
W5	Does the policy prevent adverse effects on green/blue infrastructure?
W6	Does the policy promote removal of water barriers e.g. deculverting?
Air and Climatic factors	Maintain and improve air quality and reduce the causes and effects of climate change
A1	Would the policy ensure that measures to improve air quality are not undermined?
A2	Would the policy protect AQMAs and candidate AQMAs?
A3	Would the policy minimise the distance people need to travel?
A4	Would the policy encourage the provision of low/zero carbon technologies
A5	Would the policy increase resilience to climate change?
A6	Would the policy reduce vehicular trips/increasing public transport mode share?
Material Assets	Minimise waste and promote the sustainable use of natural resources
M1	Does the policy encourage the protection and enhancement of open space?
M2	Does the policy contribute towards 'Zero Waste' objectives?
M3	Does the policy safeguard minerals from sterilisation?
M4	Does the policy encourage the protection and enhancement of the green/blue network
M5	Does the policy encourage the reduction and reuse of materials in construction?
Cultural Heritage	Protect and where appropriate, enhance the historic environment
H1	Does the policy protect and enhance the historic environment?
H2	Does the policy increase access and understanding of historic environment?
Landscape and Townscape	Protect and enhance the landscape character and setting of the city and improve access to the open space network
L1	Does the policy enhance the landscape setting of the city?
L2	Does the policy maintain the diversity of landscape character?
L3	Does the policy improve access to the open space network?

Table 5: SEA Methodology for Assessing Policies

Biodiversity, Fauna and Flora	To protect and enhance biodiversity, flora and fauna and habitat networks
B1	Would site protect and or enhance the integrity of a European and/or National designated biodiversity site?
B2	Would the site protect and or enhance the integrity of local designated biodiversity sites and wildlife sites?
B3	Would the site protect and or enhance the integrity of existing habitat networks and other wildlife corridors?
B4	Would the site protect and or enhance protected species?
B5	Would the site protect and or enhance ancient woodland or mature trees and hedgerows?
Population and human health	To improve the quality of life and human health for communities
P1	Would the site be located away from a (e.g. SEPA regulated) site which would increase the population affected by nuisance (odour, noise), poor air quality or regulated major hazard?
P2	Would the site have an impact on designated quiet areas or noise management areas?
P3	Would the site provide opportunities for active travel or recreation?
P4	Would the site provide opportunities for social interaction and inclusion?
P5	Would the site promote local living by way of proximity to services/facilities?
Soil	Protect the quality and quantity of soil
S1	Would the site be located on brownfield land?
S2	Would the site help decontaminate previously used land e.g. vacant/derelict/brownfield, land?
S3	Would the site result in loss of prime agricultural land or carbon rich soil?
S4	Would a site result in soil sealing?
Water	Prevent the deterioration and where possible, enhance the status of the water environment and reduce/manage flood risk in a sustainable way
W1	Does the site protect and enhance the water status of major water bodies?
W2	Does the site add to flood risk or reduce flood storage capacity?
W3	Does the site cause waste water treatment capacity to be exceeded?
Air and Climatic factors	Maintain and improve air quality and reduce the causes and effects of climate change
A1	Does the site provide good accessibility to public transport?
A2	Does the site provide good accessibility to active travel networks?
A3	Does the site affect existing AQMAs and air quality?
A4	Does the site prevent increased flooding or instability as a result of climate change?

Material Assets	Minimise waste and promote the sustainable use of natural resources
M1	Does the site result in the loss of/have adverse effects on open space?
M2	Does the site provide access to open space, greenspace/recreational provision?
M3	Does the site result in a loss of/have adverse effects on green/blue infrastructure?
M4	Does the site result in sterilisation of potential minerals?
Cultural Heritage	Protect and where appropriate, enhance the historic environment
H1	Does the site have significant effects on listed buildings and their settings?
H2	Does the site have significant effects on scheduled monuments and their settings?
H3	Does the site have significant effects on conservation areas?
H4	Does the site have significant effects on the outstanding value of the World Heritage Sites?
H5	Does the site have significant effects on Historic Gardens and Designed Landscapes?
H6	Does the site have significant effects on non-designated heritage assets?
Landscape and Townscape	Protect and enhance the landscape character and setting of the city and improve access to the open space network
L1	Does the site have significant effects on the landscape setting of the city or its townscape?
L2	Does the site enable clear and defensible green belt boundaries to be formed?
L3	Does the site have significant effects on the designated landscape areas?
L4	Does the site support the delivery of the green/blue network?

Table 6: SEA Methodology for Assessing Sites

Mitigation and Monitoring

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

The Environmental Report will also contain a proposed framework for monitoring the ongoing effects of the LDP. The framework will appraise the mitigation set out and enhancement measures.

Next Steps

Timescale	Plan Process	SEA Process
Jan 2025-June 2026	Preparatory work on Evidence Report and stakeholder engagement	Scoping report submission and Gateway responses
July-Oct 2026	Finalise and Submit Evidence Report for Gate Check	Finalise scoping report for Gate Check.
Oct 2026-July 2027	Preparation of Proposed Plan	Prepare Environmental Report including assessment of reasonable alternatives that were considered prior to finalisation of Proposed Plan
Nov 2027 – Jan 2028	Proposed Plan consultation (12 weeks minimum)	Environmental Report Consultation
Jan 2028 – July 2028	Consideration of responses and modifications of Proposed Plan	Consider responses and Publish final Environmental Report
Aug 2028	Submit proposed LDP, Action Programme, schedule 4s to Scottish Ministers	Submit Environmental Report with Proposed Plan
Sept 2028 – Feb 2029	Examination	
Feb 2029 - Sept 2029	Revise Proposed Plan to include reporters recommended modifications and Council approval of Plan as modified	Prepare revised Environmental Report to reflect reporter's recommendations
October 2029	Adopt LDP	Publish post adoption statement

Proposed consultation timescales and methods

Table 7: Edinburgh LDP and SEA timescales

The anticipated timescales for the LDP are identified in Table 5 set out in the September 2025 Development Plan Scheme. The first stage for stakeholders and the general public to engage in the preparation of the LDP is when the Council is gathering evidence in the context of preparing its evidence report, which is subject to a gate check process. The main stage for engagement is when the Proposed City Plan 2040 is published in the last quarter of 2027. The results of that engagement will inform the finalisation of the Council's Proposed LDP prior to submission for examination. The dates are subject to various factors, including the gate check for the Evidence Report, examination timings and availability of relevant committee dates.

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

Name of PPS or Legislation	Environmental Objectives
Biodiversity, Flora & Fauna	
The Conservation (Natural Habitats, &c.) Regulations 1994 as amended	The Habitats Regulations transpose the provisions of the EU Habitats and Birds Directives into Scottish Law and require that local development plans are subject to an appropriate assessment of their implications for European sites.
Nature Conservation (Scotland) Act 2004	Places a duty on all public bodies to conserve biodiversity and protect and enhance the nation's biological and geological natural heritage when carrying out their functions. Implementation is linked to the Scottish Biodiversity Strategy.
Wildlife & Countryside Act 1981 (as amended)	The Act implements the Convention of the Conservation of European Wildlife and Natural Habitats (the 'Bern Convention') and the European Union Directives on the Conservation of Wild Birds and Natural Habitats. The Act is concerned with the protection of wildlife and their habitat (countryside, national parks and designated protected areas). Addresses the problem of species protection and habitat loss by setting out the protection that is afforded to wild animals and plants in Britain.
Kunming-Montreal Global Biodiversity Framework 2022	Adopted under the UN's Convention of Biological Diversity, this sets 23 global targets to halt and reverse biodiversity loss by 2030.
Convention on Biological Diversity – UK Post 2010 Biodiversity Framework/Scottish Biodiversity Strategy	Conserve species and habitats that are considered vulnerable or threatened on a local or national basis and in turn contribute to the conservation of our global biodiversity; promote awareness of local natural resources; promote community engagement in and ownership of the practical conservation of natural resources and promote the sustainable and wise use of resources.
Scotland's Biodiversity Strategy to 2045	The strategy aims to halt biodiversity loss by 2030 and restore biodiversity by 2045, creating a resilient natural environment that supports a sustainable economy and healthy communities.
Pollinator Strategy for Scotland 2017-2027	The strategy sets out measures to respond to threats to pollination services provided by insects such as land-use changes, land management, pesticides, pollution, invasive non-native species, diseases and climate change.

Scottish Forestry Strategy 2019 – 2029	Sets out the visions and actions to expand, protect and enhance Scotland’s forests and woodland, including the urban forest.
Edinburgh Biodiversity Action Plan 2022 – 2027	Developed by the Edinburgh Biodiversity Partnership, this identifies actions to deliver national priorities at a local scale.
Scottish Geodiversity Charter	Promotes the integration of geodiversity into local development plans, and the identification of local geodiversity sites.
Population & Human Health	
Land Reform (Scotland) Act 2003 Getting the best from our lands: A Land use strategy for Scotland 2021-2026	Establishes statutory public rights of access to land for recreational and other purposes. A national land-use strategy has been prepared under the Act. This third strategy sets out a vision, objectives and policies to achieve sustainable land use. It covers the next five years and aims to provide a more holistic understanding of the land, the demands place upon it and the benefits this is provided by the land.
Let’s Get Scotland Walking – The National Walking Strategy	The National Walking Strategy outlines a vision of Scotland where everyone benefits from walking. Its 3 strategic aims are: <ul style="list-style-type: none"> • Create a culture of walking, • Better quality walking environments throughout Scotland, • Enable easy, convenient and safe independent mobility for all. It contains recommendations from a working group on measures to assist improvement including removing physical, practical and knowledge barriers.
Cycling Action Plan for Scotland 2017 – 2020	Third iteration of the Cycling Action Plan for Scotland. Sets out a new set of actions to help achieve the vision of “10% of everyday journeys to be made by bike by 2020”. The actions are under 5 sections; <ul style="list-style-type: none"> • Leadership and Partnership • Infrastructure, Integration and Road Safety • Promotion and Behaviour Change • Resourcing • Monitoring and Progress.
Active Travel Task Force Report	The Task Force was announced by the Minister for Transport in November 2016, its remit was to identify and make recommendations to the Minister on ways to improve delivery of inclusive walking and cycling projects. The report sets out recommendations following

	<p>extensive evidence gathering and consultation under the following headings:</p> <ul style="list-style-type: none"> • Infrastructure • Policies • Processes and resources • Community engagement • Behaviour change and culture.
A Long-Term Vision for Active Travel in Scotland 2030.	Sets out a long-term vision for delivering lasting change and increasing the number of people choosing to travel actively.
Soil	
Scottish Soil Framework	To promote the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland, to be achieved through targeted activities including reducing soil erosion; greenhouse gas emissions from soil and contamination
Water	
Water Environment and Water Services (Scotland) Act 2003 (WEWS) Act – Scotland River Basin Management Plan 2015-2027	<p>To prevent deterioration in the status of the water environment, including rivers, lochs, estuaries, coastal waters and groundwater and protect, enhance and restore all surface water bodies to ‘good’ status.</p> <p>The area management plan supplements the river basin management plan (RBMP) for the Scottish river basin district in the delivery of Water Framework Directive requirements.</p>
Flood Risk Management (Scotland) Act 2009	<p>To reduce and manage the risks that floods pose to human health, the environment, cultural heritage and economic activity through improved assessment and the sustainable and coordinated management of flood risk.</p> <p>The Act imposes a new duty on local authorities to exercise their flood risk related functions with a view to reducing overall flood risk and establishes the requirement to prepare plans to manage flood risk which will provide a framework for coordinating actions across catchments to deal with all forms of flooding and its impacts.</p>
Flood Risk Management Strategy: Forth Estuary Local Plan District	Strategy identifies flooding sources, its impacts and outlines actions to address this flood risk in the Forth estuary area.
Marine (Scotland) Act 2010	Aims to achieve good environmental status of the EU’s marine waters by 2020 and to protect the resource base upon which marine-related economic and social activities depend. The Marine (Scotland) Act transposes the Directive into Scots law and makes provision for a new

	statutory marine planning system to sustainably manage demands on the marine environment.
Air	
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland	Air quality targets have been set at the European and UK levels. The Air Quality Strategy for England, Scotland, Wales and Northern Ireland sets objectives for Particulate Matter (PM), oxides of nitrogen (NOx), sulphur dioxide (SO2) and ozone (O3) amongst others.
Environmental Noise (Scotland) Regulations 2006	Implements the EU Environmental Noise Directive. Introducing strategic noise mapping and noise action planning for large urban areas. Introduces Noise management areas and Quiet areas.
The Air Quality Standards (Scotland) Regulations (2010) and their December 2016 amendment	Legislation regulating concentrations of pollutants in ambient air. The concentrations of a range of pollutants in ambient air are prescribed.
Cleaner Air for Scotland 2 strategy	Scotland's second air quality strategy, setting out how the Scottish Government and its partner organisations propose to further reduce air pollution to protect human health and fulfil Scotland's legal responsibilities over the period 2021-26. Currently under review, Scottish Government intends to introduce a new Air Quality Framework in 2026.
Part IV of the Environment Act (1995) (UK Government, 1995) as amended by the Environment Act (2021)	Sets out requirements for local air quality management (LAQM). Local authorities are required to carry out regular 'Review and Assessments' of air quality in their area and take action to improve air quality in those areas where objectives set out in regulation have been shown not to have been achieved, or areas where it is thought there is a risk that they will not be achieved. When the Review and Assessment process identifies an exceedance of an air quality objective, the local authority must declare an 'Air Quality Management Area' (AQMA) and develop an Air Quality Action Plan to reduce pollutant concentrations in the affected areas.
Climate	
Climate Change Scotland Act 2009	The Act introduces a new duty on the Council (and all public bodies) to exercise their function in a way that is best calculated to contribute towards the greenhouse gas emissions by at least 80 percent by 2050.
Material Assets	

Zero Waste Plan	To achieve a zero waste Scotland, where we make the most efficient use of resources by minimising Scotland’s demand on primary resources, and maximising the reuse, recycling and recovery of resources instead of treating them as waste.
Cultural Heritage	
Historic Environment Policy for Scotland	Policy statement directing decision-making that affects the historic environment. HEPS sets out a series of principles and policies for the recognition, care and sustainable management of the historic environment. It promotes a way of understanding the value of the historic environment which is inclusive and recognises different views. It encourages consistent, integrated management and decision-making to support positive outcomes for the people of Scotland. It also supports everyone’s participation in decisions that affect the historic environment.
Landscape	
European Landscape Convention	To promote the protection, management and planning of all landscapes, including natural, urban and peri-urban areas, and special, everyday and also degraded landscapes.
Other Relevant PPS	
National Planning Framework 4 (2023)	The National Planning Framework 4 aims to set out a national spatial strategy for Scotland until 2045. It sets out six overarching spatial principles to plan for Scotland’s future places and they play a key role in delivering UN sustainable development goals. By applying these principles, it will support the delivery of sustainable places, liveable places and productive places.
Central Scotland Green Network	Identified as National Development in NPF4. Aims to deliver a high quality green network that will meet environmental, social and economic goals designed to improve people’s lives, promote economic success, allow nature to flourish and help Scotland respond to the challenge of climate change.
SEStran Regional Transport Strategy 2035	Sets out a regional transport strategy for the Edinburgh city region with 29 Transport Planning Objectives, which were used to define four strategy objectives. 1: Transitioning to a sustainable, low carbon transport system. 2: Facilitating healthier transport options. 3: Transforming public transport connectivity and access across the region. 4: Supporting safe, sustainable, and efficient movement of people

	and freight across the region. The strategy contains a suite of policies and actions to deliver these objectives.
2030 Climate Strategy – Delivering a net zero climate ready Edinburgh	This strategy sets out how the Council will support and deliver action to meet the Council’s net zero ambition working with leading strategic partners and highlights actions citizens, communities and the wider business community could take to help drive down emissions.
Climate Ready Edinburgh 2024	This plan sets out the actions the city must take to prepare for climate change impacts, such as extreme flooding, heat waves and other weather events. Seven priority themes (including Planning and the Built Environment) are underpinned by two cross-cutting themes to build understanding of the risks from climate change and on governance and investment.
Edinburgh Economy Strategy 2021	The aim of the strategy is to provide a clear direction for the Council to support the economy through a period of change, post covid pandemic, and set clear priorities for action which will involve collaboration with partners. The strategy sets out the Council’s vision and approach to ensure a stronger, greener and fairer Edinburgh economy.
2050 Edinburgh City Vision 2050	2050 vision for Edinburgh with three guiding principles: Community led – power and responsibility for change will be shared with citizens, thanks to voluntary changes from all sectors. Cohesiveness – a sense of togetherness and open communication is essential in helping all to work together to create a bright future for Edinburgh. Collaborative – ensuring all are included in decisions about Edinburgh and its citizens is key. Sectors are varied and valuable, and the strategy will foster ways to help them complement each other.
City of Edinburgh Council Business Plan 2023-27	The Plan outlines progress made against its priorities so far and how it will continue to deliver against these objectives. The agreed strategic objectives are to <ul style="list-style-type: none"> • Create good places to live and work across Edinburgh • End poverty in the city • Deliver a net zero city by 2030
City Mobility Plan	The City Mobility Plan, which supersedes the Local Transport Strategy, provides a strategic framework for the safe and effective movement of people and goods around

	<p>Edinburgh. It is made up of a series of objectives and policy measures, under the categories of People, Movement and Place, which will focus on mobility's role in maintaining Edinburgh as a vibrant, attractive city while addressing the environmental and health impacts associated with transport. Measures include a proposal for a low emissions zone.</p>
Edinburgh City Centre Transformation	<p>This document outlines a programme for a vibrant and people-focused capital centre, which improves community, economic and cultural life. Within the city centre the CCT programme seeks to improve the experience of the streets as places to spend time and shop. The proposals include: wider pavements, pedestrian priority at crossings, inclusive design and disabled parking provision, new cycle infrastructure, stronger links to Princes Street Gardens, St Andrew Square and Charlotte Square and improved public transport stops and journey times.</p>
Towards Edinburgh 2050	<p>This study seeks to help inform future policy and delivery plans for the development of West Edinburgh. It sets out information, ambitions, opportunities, and principles that can support the preparation of policy documents and spatial strategies for West Edinburgh.</p>