Integrated impact assessment (IIA) Template

Complete as a record of your assessment.

Read the IIA guidance before completing this template.

Title of proposal
Seafield Place Brief + Masterplan
Purpose of proposed work
Non-statutory planning guidance that set out the opportunities and constraints and an indicative plan for the regeneration of the previously developed coastal area of Seafield, within northeast Edinburgh. The area is allocated for housing-led mixed-use development in City Plan 2030.
Lead officer, name, job title, service and department
Stephen Lovejoy, Senior Planning Officer – Urban Design, Development Planning, Planning & Building Standards
Additional colleagues: name, job title, service and department
Anna Grant, Team Manager, Development Planning, Planning & Building Standards Catherine Cumming, Senior Planning Officer – Biodiversity, Specialist Team, Planning & Building Standards Kyle Drummond, Programme Development Officer, Development and Regeneration Catriona Reece-Heel, Senior Planning Officer, Planning and Building Standards
Date
19 September 2026
Briefly describe public involvement in this proposal to date and planned
The Council formed the Seafield Sounding Board as a platform for engagement between officers, elected members, the community, landowners/developers, and other stakeholders. The Sounding Board has met intermittently throughout the development of the Place Brief and Masterplan. The Council has also established a smaller Steering Group comprising representatives of the relevant community councils to help shape proposals. From 21 April 2023 to 8 June 2023, the Council and 7N Architects (the design consultants for the Masterplan) carried out a stage one engagement on Seafield comprising an online survey and in-person events. The focus of the stage one

engagement was primarily on capturing information on consultees' priorities. Over 400 responses were received.

A stage two engagement on the priorities underpinning the draft Seafield Masterplan took place from 18 June 2024 to 31 July 2024, with an in-person session being held at the Portobello Town Hall on 22 June 2024. The responses to the engagement were used to refine these priorities.

A stage three consultation on the Seafield Place Brief and Seafield Masterplan took place from 5 February to 30 April 2025. This included an online survey on the Council's Consultation Hub. Drop-in engagement events were held at Portobello Library on Saturday 8 March 2025, Leith Library on Friday 21 March 2025 and Craigentinny Community Centre on Saturday 22 March 2025.

Workshops with students were held at Portobello High School and Leith Academy.

There was an in-person presentation to planning students at Heriot Watt University, who had been looking at Seafield as a case study as part of their studies

Impacts

1 Equality impacts

We want to ensure our proposals are fair for everyone. Consider potential positive and negative impacts of your proposal on groups/people with protected characteristics. Assessment of impact means we consider the needs of everyone with an "intersectional lens." This means looking at the impact that different protected characteristics and other factors can have on people.

Consider if your proposal will help:

- prevent discrimination
- advance equal opportunities by reducing disadvantage and meeting different needs, and
- foster good relations by encouraging inclusion and understanding.

Consider if your proposal could impact on groups/people with protected characteristics. Tick all that apply

	Negative impact	Positive impact	No impact
1. Age		X	
2. Disability		X	
3. Gender reassignment		X	
4. Marriage and civil partnership			X
5. Pregnancy and maternity		X	
6. Race		X	
7. Religion or belief		X	
8. Sex		X	
9. Sexual orientation		X	
10. Care experienced children and young people		X	

Use the text box below to describe the differential impacts you have identified on each of the groups/people with protected characteristics. Consider any intersectional impacts.

The Masterplan supports a variety in the housing provided including ownership options, size and type so homes meet the needs of a range of people with protected characteristics.

The Masterplan identifies the need for local facilities to support the growing Seafield community that will provide essential infrastructure such as healthcare and education but also spaces/ activities that allow for gathering and social interaction for different people. This is important to ensure people can easily meet their day-to-day needs in the local area (reducing the need to own a car), to help reduce social isolation and provide the space for support services to be located within the area.

The Brief and Masterplan promote sustainable modes of transport to ensure that Seafield is connected to adjacent communities as well as the wider public transport network – this reduces the need to have a car and the ability to access places of work.

Green space is a priority to help soften the harder landscape of the Promenade and Seafield Road East; ensuring a safe and enjoyable living environment which supports health and wellbeing.

Places to play are promoted by the Brief and Masterplan to make sure there is a good provision of a variety of play spaces; and surrounding spaces are easily accessible by active travel.

Creating a safe and accessible environment for people of all ages, genders and abilities, at all times of day is important outcome for the Place Brief and Masterplan. This includes ensuring that routes and buildings are designed to

provide passive surveillance and there is a lighting strategy that supports public safety.

Evidence

Use the text box below to summarise what evidence you have used to inform this IIA. Where possible, include links if the documents are published. Show how you have used your evidence in making your assessment of potential impacts.

Example: A proposal to increase charges will impact women more than men as we know women are more likely to be vulnerable to poverty. The Gendered Nature of Poverty briefing note provides an overview of this issue and why it matters.

Evidence could include the results of any relevant consultation/engagement. If further evidence is required, please note how it will be gathered.

Through the City Plan 2040 Evidence Report which includes topic papers on a range of issues and Place Profiles covering Ward 13 (Leith), Ward 14 (Craigentinny / Duddingston) and Ward 17 (Portobello / Craigmillar), there is a good understanding of the key issues facing the City and this particular area. Place engagement with the general public and children and young people has helped to inform the Place Profiles.

The different engagement stages as well as targeted engagement with children and young people from Portobello High School and Leith Academy have helped to inform the Place Brief and the Masterplan.

Other key evidence is listed below which has helped to inform the IIA:
Scottish Index of Multiple Deprivation 2020
Edinburgh Joint Strategic Needs Assessment
Edinburgh Partnership Community Plan 2022-2028
Edinburgh as a Feminist City Working Group Update Committee Report
Women's Safety in Public Places Community Improvement Partnership Annual Update Report
Place and Wellbeing: Integrating Land Use Planning and Public Health in Scotland, Public Health Scotland + Improvement Service
Integrating Land Use Planning and Child Poverty, Improvement Service,
A Connected Scotland: Our strategy for tackling social isolation and loneliness and building stronger social connections, Scottish Government
Edinburgh Design Guidance
Listed Buildings and Conservation Areas guidance
City Mobility Plan 2021-2030
Edinburgh Street Design Guidance
Designing Streets, Scottish Government
Cycling by Design, Transport for Scotland

Please record any mitigating actions for any negative impacts identified, at Section 9 of this template

2 Human Rights impacts

The Council must act compatibly with Human Rights legislation. Think about what kind of impact the proposal may have on people in terms of Human Rights. Use the text box below to describe which Human Rights Articles are relevant, which groups are affected and what the potential impacts are.

The Place Brief will not directly impact on human rights. However, there are existing adjacent properties and also homes that overlook the site. There is the right to enjoyment of private property and it is important that future development protects the amenity of the surrounding homes.

It will be important that future development takes account of the Edinburgh Design Guidance in terms of protecting amenity of surrounding properties and also considering the quality of living environment within the site itself.

Evidence

Use the text box below to summarise what evidence you have used to inform this IIA. Where possible, include links if the documents are published. Show how you have used your evidence in making your assessment of potential impacts.

Evidence could include the results of any relevant consultation/engagement. If further evidence is required, please note how it will be gathered.

The engagement process and the concerns raised by residents led to changes to Masterplan to minimise the visual impact and the potential impact on amenity. The design changes have mitigated against any potential negative impacts; and amenity will be a material consideration at the planning application stage.

No further evidence is needed for this section of the IIA given that no direct impact on human rights has been identified.

Please record any mitigating actions for any negative impacts identified, at Section 9 of this template

3 Children's Rights impacts

The Council must act compatibly with Children's Rights legislation. Think about what kind of impact the proposal may have on children and young people in terms of Children's Rights. Use the text box below to describe which Children's Rights Articles are relevant, which groups are affected and what the potential impacts are.

Through the IIA process, no potential negative impact on children and young people either living within or using the site have been identified within the Place Brief and Masterplan.

A key outcome is the delivery of housing to meet the target identified in City Plan 2030 which will help address the existing housing emergency. A mix of housing including affordable housing and supported accommodation would ensure that more children have access to a suitable home.

The need to provide adequate green space and play for a range of ages that will be accessible to the surrounding community is a key principle.

There is a strong focus on good connectivity in terms of active travel and public transport and also ensuing that homes are in easy reach of schools and other facilities/ services/ employment opportunities which enables children and young people to live independent lives.

The provision of community space is identified that can host activities for children and young people to support their health and well-being and reduce social isolation

Evidence

Use the text box below to summarise what evidence you have used to inform this IIA. Where possible, include links if the documents are published. Show how you have used your evidence in making your assessment of potential impacts.

Evidence could include the results of any relevant consultation/engagement. If further evidence is required, please note how it will be gathered.

Through the City Plan 2040 Evidence Report which includes topic papers on a range of issues and Place Profiles covering Ward 13 (Leith), Ward 14 (Craigentinny / Duddingston) and Ward 17 (Portobello / Craigmillar), there is a good understanding of the key issues facing the City and this particular area. Place engagement with the general public and children and young people has helped to inform the Place Profiles.

There was specific engagement with children and young people through in-person workshops at Leith Academy and Portobello High School which helped to draw out what matters to children and young people and what a new place should provide.

Other key evidence is listed below which has helped to inform the IIA and an understanding of the issues facing children and young people:
Scottish Index of Multiple Deprivation 2020
Edinburgh Joint Strategic Needs Assessment
Edinburgh Partnership Community Plan 2022-2028
End Poverty in Edinburgh Delivery Plan 2030

Edinburgh Housing Emergency Action Plan February 2026
Local Housing Strategy 2025-2030
Housing Needs and Demand Assessment (HNDA3)
Healthy Housing for Scotland, Public Health Scotland, 2021
Place and Wellbeing: Integrating Land Use Planning and Public Health in Scotland, Public Health Scotland + Improvement Service
Integrating Land Use Planning and Child Poverty, Improvement Service,
City Mobility Plan 2021-2030
Edinburgh Street Design Guidance
Designing Streets, Scottish Government
Cycling by Design, Transport for Scotland
Open Space 2021 Strategy
Learning Estate Update: 2025 based School Roll Projections
Draft Play Sufficiency Assessment (2026)

Please record any mitigating actions for any negative impacts identified, at Section 9 of this template

4 Socio-economic disadvantage impacts

The Council has a duty to consider how it can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. However, to support the Council's Business Plan priorities, the Council considers it best practice to consider the potential impact that all relevant proposals may have on people experiencing socio- economic disadvantage and how inequalities of outcome can be reduced.

Consider if your proposal could impact on any of the below groups? Tick all that apply.

	Negative impact	Positive impact	No impact
Low income – cannot afford to maintain regular payments such as bills, food, clothing		X	
Low/no wealth – enough money to meet basic living costs and pay bills but have no savings to deal with unexpected spends and no provision for the future		X	
Material deprivation – being unable to access basic goods and services, ie home contents insurance, repair/replace broken electrical goods, warm winter coat			X
Area deprivation (including communities of interest and communities of place) – where you live, where you work, visit or spend a continuous amount of time can all have an impact ie rural areas, accessibility of transport, education and		X	

	Negative impact	Positive impact	No impact
employment impact, people who have experienced homelessness and/or the asylum system, those who share an identity and/or protected characteristic			
Socio-economic background – disadvantage that can arise from parents' education, employment and income, social class in other words.			X

Use the text box below to describe the impacts you have identified on each of the groups above, and how you can reduce inequalities of outcome?

The Place Brief and Masterplan could be a place that has a positive impact in terms of enabling:

- The delivery of housing to meet the target identified in City Plan 2030 which will help address the existing housing emergency. This would include a proportion of affordable housing. Having a stable, affordable and suitable home is one important factor in helping people out of poverty.
- The provision of different housing types and sizes will help deliver housing for differing needs - having an appropriate home provides a sense of security and can lead to better health and wellbeing which in turn can help people access work, training etc.
- The delivery of energy efficient home that can help reduce bills.
- Homes that are well-connected in terms of active travel and public transport means so it is easier to access education, training and places of work.
- Homes located near to facilities and services including health care facilities supports local living which helps to reduce travel cost/time.
- Community space for local services and activities which can provide the necessary support systems that may benefit those on a lower income.

Evidence

Use the text box below to summarise what evidence you have used to inform this IIA. Where possible, include links if the documents are published. Show how you have used your evidence in making your assessment of potential impacts.

Evidence could include the results of any relevant consultation/engagement. If further evidence is required, please note how it will be gathered.

Through the City Plan 2040 Evidence Report which includes topic papers on a range of issues and Place Profiles covering Ward 13 (Leith), Ward 14 (Craigentinny / Duddingston) and Ward 17 (Portobello / Craigmillar), there is a good understanding of the key issues facing the City and this particular area.

The different engagement stages as well as targeted engagement with children and young people have helped to inform the Place Brief and Masterplan.

Other key evidence is listed below which has helped to inform the IIA:
Scottish Index of Multiple Deprivation 2020
Edinburgh Joint Strategic Needs Assessment
Edinburgh Partnership Community Plan 2022-2028
End Poverty in Edinburgh Delivery Plan 2030
Edinburgh Housing Emergency Action Plan February 2026
Local Housing Strategy 2025-2030
Housing Needs and Demand Assessment (HNDA3)
Healthy Housing for Scotland, Public Health Scotland, 2021
City Mobility Plan 2021-2030
Edinburgh Street Design Guidance
Designing Streets, Scottish Government
Cycling by Design, Transport for Scotland
Open Space 2021 Strategy
Growing Locally
Learning Estate Update: 2025 based School Roll Projections

Please record any mitigating actions for any negative impacts identified, at Section 9 of this template.

5 Climate and nature impacts

The Council has a duty to reduce greenhouse gas emissions, adapt to the impacts of climate change, incorporate the principles of sustainability into decisions and actions, and ensure a just transition (just transition only applies to climate mitigation or adaption projects).

Consider if your proposal could impact on any of the below? Tick all that apply.

	Negative impact	Positive impact	No impact
Climate Mitigation - opportunities to reduce greenhouse gas emissions		X	
Climate Adaptation - opportunities to prepare for future changes in our climate		X	
Just Transition – opportunities to ensure a fair shift to a low carbon economy that doesn't disadvantage people or increase inequality		X	

	Negative impact	Positive impact	No impact
Nature Recovery Impacts		X	
Overall Sustainability		X	

Use the text box below to describe the impacts you have identified on each of the sections above and then consider how you can reduce greenhouse gas emissions, adapt to the impacts of climate change, incorporate the principles of sustainability into decisions and actions, and ensure a just transition. Also consider any cumulative effects of climate change on people.

The Place Brief and Masterplan could be a place that has a positive impact in terms of:

- High density development which results in a more efficient use of land and achieves the number of homes needed to support the required infrastructure, services and facilities.
- Building of new homes to existing building standards and improving the energy efficiency of refurbished buildings to reduce energy use.
- Encouraging district heating to reduce carbon emissions.
- The delivery of a mix of housing types and sizes which are appropriate to needs; providing scope to downsize and free-up larger family homes.
- Supporting and promoting active travel and public transport use to reduce emissions
- Facilitating living well locally to reduce the need to travel to meet daily needs to reduce carbon emissions through transport.
- The overall design and layout has taken into account potential coastal flooding due to coastal erosion and rising sea levels due to climate change. It has been designed so it can adapt to changing sea levels/ wave over-topping
- The provision of a green space/ landscaping which link to wider nature network and support biodiversity.
- Provision of small commercial spaces to encourage local businesses and local job opportunities linking to a just transition.

Use the text box below to describe the impacts you have identified on nature.

Masterplan and Place Brief include principles to protect the adjacent designated sites. The consequential increase in population adjacent to the Special Protection Area (SPA) will increase recreation along the coastline but the creation of green spaces within the masterplan area will help mitigate this.

There is the potential for conflict between people and nature, particularly gulls. The SPA designations include several gull species, who use the existing buildings for roosting and loafing. Flat roofed buildings are likely to be used by the local gull population which could be considered a nuisance to new residents.

New greenspaces and planting will enhance the site for nature where there is currently limited/no greenspaces. Planting principles support ecological connectivity through the Edinburgh Nature Network and Green Blue Network.

Some impacts on the designated sites may occur during construction, but this will be assessed as projects come forward with appropriate mitigation identified as required.

To adequately understand flood risk and respond to Coastal Change Adaptation considerations, the Council agreed with SEPA that they would commission a Seafield Wave Overtopping Assessment. This was carried out by JBA Consulting and completed in March 2026. The assessment provided a general overview of the vulnerability to all coastal defences in the present day and in the year 2100 and considered the implications of wave overtopping driven flood risk on the Seafield Masterplan area. It concluded that the assumptions in the masterplan were appropriate to support future flood resilience and support future adaptation pathways. More detailed flood risk assessments will be required as detailed applications come forward.

Evidence

Use the text box below to summarise what evidence you have used to inform this IIA. Where possible, include links if the documents are published. Show how you have used your evidence in making your assessment of potential impacts.

Evidence could include the results of any relevant consultation/engagement. If further evidence is required, please note how it will be gathered.

Through the City Plan 2040 Evidence Report which includes topic papers covering climate mitigation and adaptation, trees, biodiversity, water management and green space, there is a good understanding of key issues facing the City and also this particular geographical area.

Other evidence includes:

Edinburgh Design Guidance Listed Buildings and Conservation Areas guidance City Mobility Plan 2021-2030 Edinburgh Street Design Guidance Designing Streets, Scottish Government Cycling by Design, Transport for Scotland Open Space 2021 Strategy Growing Locally 2030 Climate Strategy SEPA Flood Maps Edinburgh Biodiversity Action Plan 2022-2027 Edinburgh Nature Network Wetland Bird Survey Data Edinburgh Green Blue Network Forth Estuary Local Risk Management Plan 2022 - 2028

Please record any mitigating actions for any negative impacts identified, at Section 9 of this template

6 Strategic Environment Assessment (SEA)

Could your proposal result in significant environmental effects? If yes, you may need to complete a Strategic Environment Assessment? Information is available on the Scottish Government SEA website.

Yes	**No** – Screening has been undertaken

7 Consumer Duty

The Council has a duty to consider consumers' interests when making strategic decisions. If this applies to your proposal, you may need to complete a consumer duty impact assessment. Information is available on the Consumer Scotland website.

Yes	**No**

8 Communications

Record how you will communicate information about this proposal change to those with different communication needs using inclusive communications guidance and resources.

The consultation for the draft Place Brief and Masterplan was hosted on the Consultation Hub and this will be updated with a 'you said and we did' section. There will be an option to have this translated into a different language and format.

Planning will also communicate the finalised version via the Planning Blog and also through key stakeholders such as the community councils etc.

9 Contractors

Is any part of this proposal to be carried out wholly or partly by contractors and if so, how will equality, human rights, children's rights and climate and nature issues be addressed?

Not applicable

10 Actions

Record your actions in the table below. Actions may include:

- mitigations to reduce or eliminate negative impacts
- advancing equality of opportunity and fostering good relations
- addressing cumulative impacts
- collecting additional evidence
- financial implications
- risks
- any other actions.

Actions	**Who will take them forward (name and job title)**	**Deadline for progressing**	**Review date (add name and job title)**
Relevant further assessment for individual applications as per the planning framework	Planning Officer once applications submitted		
Engagement of landowners to support the delivery of masterplan	Kyle Drummond, Programme Development Office	On-going	October 2027
Further assessment of infrastructure as part of City Plan 2040 (include transport, education, community infrastructure)	Stephen Lovejoy, Senior Planning Officer	Part of City Plan 2040 process: 2026-2027	October 2027
Further consideration of	Kyle Drummond, Programme	On-going	October 2027

heat network in terms of delivery, tariffs, etc.	Development Office		
Ongoing Coastal Change Adaptation Plan	Stephen Knox, Service Manager, Structures and Flood Management	On-going work	On-going work

11 Monitoring impact

Monitoring ensures that your proposal is effective and any issues are addressed.

Record your actions in the table below. Actions may include:

- how impacts on protected characteristics will be monitored, once the proposal has been introduced and implemented
- how IIA agreed actions will be monitored
- review process and timescales
- officer responsible.

Actions to monitor impact of proposal	**Who will take them forward (name and job title**	**Deadline for progressing**	**Review date (add name and job title)**
Monitoring as part of planning development management process, including under habitats regulations assessment	Stephen Lovejoy, Senior Planner	No timescale	To be confirmed as depends on progress of development

12 Next steps

Elected members must have access to IIAs in order to scrutinise them before making decisions. You must:

- share the IIA with them (this can be at draft stage for an APM meeting)
- complete the committee report with:
  - a summary of the identified impacts at section 7 of the committee report template: key policies
  - actions to address them at section 5 of the committee report template: next steps

- provide a link to the published IIA or attach as an appendix.

13 Quality assurance and approval

Complete the quality assurance checklist.

Send the quality assurance checklist and your completed IIA to your Head of Service for approval.

14 Authorisation

Name and title
Peter Watton, Service Director
Date
26 October 2026

15 Publication

Send the approved IIA template to the relevant contact for publication. Ensure the title of the IIA is clear and concise, without acronyms and the content, layout and language style is inclusive and accessible.

The City of Edinburgh Council:

- integratedimpactassessments@edinburgh.gov.uk to be published on the Council website

Edinburgh Integration Joint Board/Health and Social Care:

- sarah.bryson@edinburgh.gov.uk to be published on the EH&SCP website

Keep a copy of your template for a period of at least three years (longer if needed for business reasons).