

EDINBURGH LOCAL DEVELOPMENT PLAN

ENVIRONMENTAL REPORT – THIRD REVISION

VOLUME 1



JULY 2016

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LDP ENVIRONMENTAL REPORT, **THIRD REVISION**

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* **Not updated in Third Revision**

Non Technical Summary

Introduction

The City of Edinburgh Council has prepared a Second Proposed Local Development Plan. Once adopted, the Plan will guide development throughout the Council area.

This Environmental Report – Third Revision forms part of the Strategic Environmental Assessment of the Local Development Plan. Changes and additions made to the report following the Main Issues Report stage have been added in blue. Changes and additions to the report following the first Proposed Plan stage have been added in green. Additional changes to assess the modifications recommended in the Report of Examination have been added in red.

The report highlights any significant positive or negative effects that land use change and development, brought about by the policies and proposals contained within the Local Development Plan, may have on the environment. The Strategic Environmental Assessment process has helped to inform the Local Development Plan process.

Summary of Assessment Findings

All policies and proposals have been assessed. The majority of policies are being rolled forward from the Edinburgh City Local Plan, however a comprehensive assessment including existing policies has been undertaken.

The environmental objectives are well reflected in the LDP policies and the majority have either positive or no significant or likely interactions. Seven interactions have been identified as showing a reasonable likelihood of negative impacts for the environmental criteria. Mitigation has been identified where appropriate to reduce such negative effects.

The report acknowledges that the majority of new housing sites will result in a negative environmental effect for soil. The LDP must be consistent with the Approved Strategic Development Plan and the environmental effect for soil is inevitable.

Excluding soil, there are twelve proposals that will result in further significant negative environmental effects. Six of these proposals are new housing sites that could result in negative environmental effects for the cultural heritage objective. Mitigation has been identified for each site and embedded in the site briefs within the Proposed Plan which will ensure that development does not negatively affect the historic environment. The role of area specific planning documents, namely the West Edinburgh Strategic Design Framework and the West Edinburgh Landscape

Framework provide key mitigation measures for policies Emp 5 (Royal Highland Centre) and Emp 6 (International Business Gateway), two of the proposals with significant negative environmental effects.

Monitoring

The Council will be required to monitor the significant environmental effects arising from the implementation of the local development plan.

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

The intention is to prepare an LDP monitoring statement between this LDP and the preparation of a replacement LDP and this will allow the monitoring of environmental effects to be aligned with other monitoring being undertaken for the plan as a whole. The Monitoring Statement will provide information on all of the indicators identified in this report.

1. INTRODUCTION

1.1. Purpose of this report

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

- provide information on the Edinburgh Local Development Plan (LDP) Second Proposed Plan
- identify, describe and evaluate the likely significant and cumulative environmental effects of the policies and proposals within the Proposed Plan
- set out an assessment informing the new housing sites in the LDP
- identify appropriate mitigation and monitoring
- provide a cumulative assessment of the environmental effects of the Proposed Plan

The purpose of this third revision Environmental Report at the post-Examination stage is to identify, describe and evaluate the likely significant and cumulative environmental effects of the recommended modifications to policies and proposals; identify appropriate mitigation and monitoring, and provide a cumulative assessment of the environmental effects of the Plan if the recommended modifications are made.

The Environmental Report, Second Revision accompanies the Proposed Plan and focuses on the environmental effects resulting from new policies and proposals in the Proposed Plan. Substantive changes from the MIR to the Proposed Plan and any matters not covered in the MIR are also considered in this Environmental Report. Changes and additions made to the Environmental Report have been added in blue text for ease of reference. Additional changes from the Proposed Plan to Second Proposed Plan stage have been added in green. Additional changes to assess the modifications recommended in the Report of Examination have been added in red. It has only been necessary to make updates to Volume 1. There is no third revision of Volume 2.

Legislation and Guidance

This report has been prepared in accordance with the Environmental Assessment (Scotland) Act 2005. Various Strategic Environmental Assessment (SEA) guidance has been used, including Office of the Deputy Prime Minister (ODPM) (2005) 'A Practical Guide to the Strategic Environmental Assessment Directive'. The ODPM guidance identifies a series of requirements for the SEA and table 1 summarises these and indicates how they have been addressed in the SEA of the Edinburgh LDP.

Table 1: SEA Directive Requirements

Requirements		Response in SEA of Edinburgh Local Development Plan
a)	Outline of the PPS, key facts, main objectives of the strategy and relationship with other relevant plans	Addressed within the Scoping Report (June 2011)
b)	Relevant aspects of the current state of the environment	
c)	Existing environmental problems which are relevant to the plan	
d)	Environmental protection objectives which are relevant to the strategy	
e)	Plan alternatives, scoping in and out of SEA issues	
f)	Likely significant effects on the environment	To be addressed within the Environmental Report
g)	Measures to prevent, reduce and offset significant adverse effects on the environment of implementing the plan	
h)	Outline of the reasons for selecting alternatives considered	
i)	Description of monitoring of the significant environmental effects	
j)	SEA targets and milestones	

1.2. Key facts

The key facts relating to this Edinburgh Local Development Plan are set out below:

Name of Responsible Authority	The City of Edinburgh Council (CEC)
Title of PPS	Edinburgh Local Development Plan
What prompted the PPS	Legislative requirement
Subject	Land use planning
Period covered by PPS	10 years from date of adoption
Frequency of updates	At least every 5 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 requirements of the Strategic Development Plan for the city region – Provide a clear basis for determining planning applications
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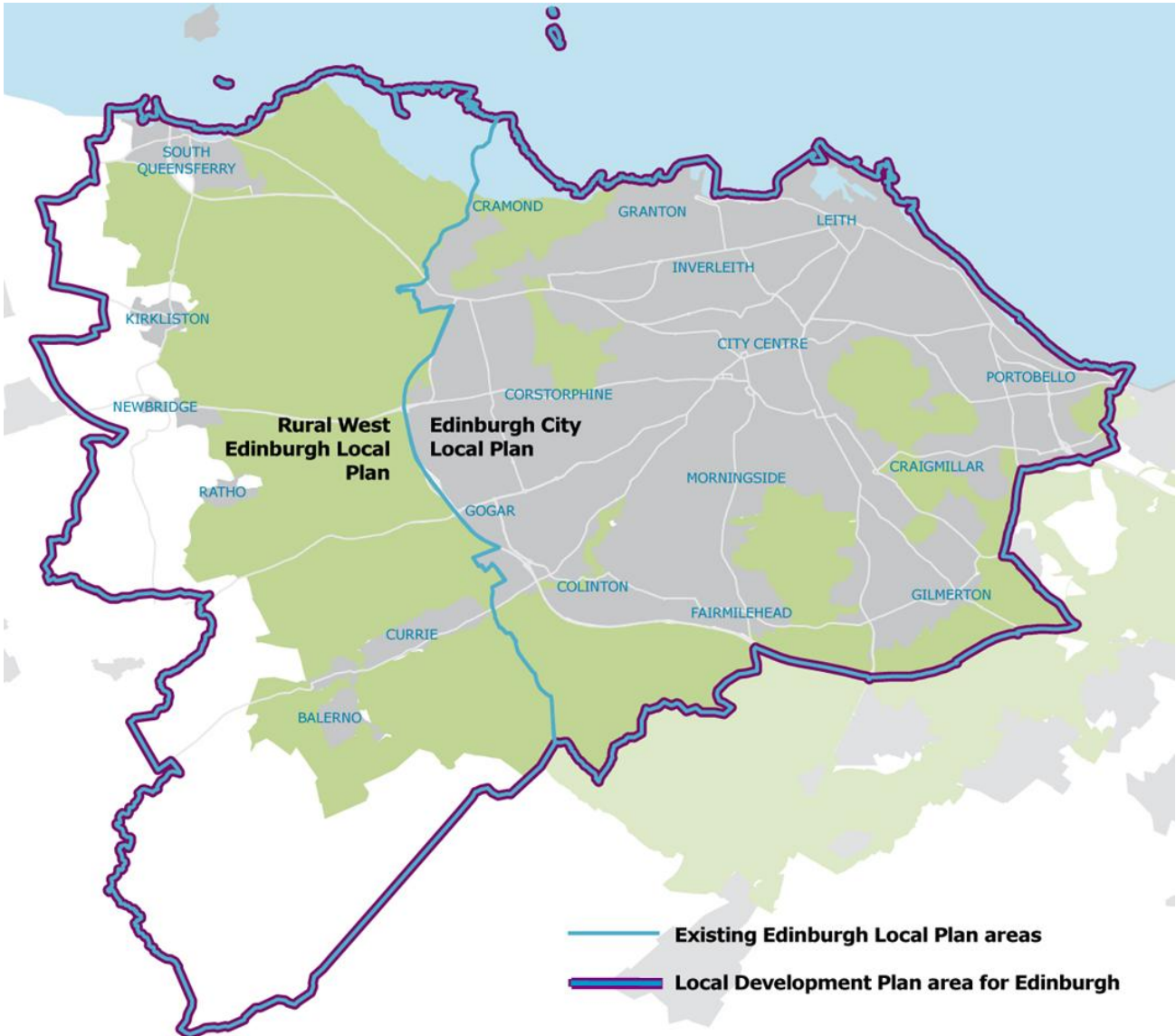


Figure 1: The City of Edinburgh Council area and local plan boundaries

1.3. SEA activities to date

Table 2 sets out the Council’s SEA activities to date. Regular dialogue with the gateway authorities has been maintained throughout the LDP project. The consultation authorities and the Scottish Government Environmental Assessment team have provided valuable input on the methodology and content of the Environmental Report.

Table 2: SEA Activities to date

SEA Activity	Date
Inception meetings with consultation authorities on the LDP project and timescales	November 2010
Background work on potential MIR topics and collation of baseline information for SEA	December 2010 - March 2011
Integrated Habitat Network and Central Scotland Green Network (CSGN) workshop with Forest Research	April 2011
Consultation authority meetings to discuss two methodologies being considered for assessment of policies and proposals	April 2011
Discussion with Scottish Government Environmental Assessment team regarding assessment for new housing sites and land outwith Strategic Development Areas	May 2011
Work on content of scoping report	May/June 2011
Submission of Scoping Report	June 2011
Consultation authority responses to scoping report	July 2011
Work on content of environmental report	July - September 2011
Circulation of draft MIR and Environmental Report to consultation authorities	August 2011
Consultation authority responses to draft Environmental Report and discussion with SEPA regarding their response	September 2011
Updated Environmental Report following responses	September 2011
Publication of Environmental Report	October 2011
Consultation on Environmental Report and MIR	October 2011 - January 2012
Consultation authority meetings regarding content of Environmental Report	December 2011
Consultation authority and other stakeholder responses to Environmental Report	January 2012
Summarising responses to Environmental Report	January - April 2012
Published Summary of Responses to the Main Issues Report, including comments on the Environmental Report	April 2012
Reassessment of all options set out in the Main Issues Report and those received during consultation period	April - January 2013
Consultation authority meetings to discuss updates to the Environmental Report and its structure	January 2013
Updating of Environmental Report to accompany Proposed Local Development Plan	January - March 2013
Formal publication of revised Environmental Report	May 2013
Assessment of additional housing land representations and reassessment of existing SDA assessments	August - March 2014
Updating Environmental Report following responses and relevant formal representations to Proposed Local Development Plan	August - November 2013

Consultation authority meetings regarding content of Environmental Report, Second Revision.	January - February 2014
Updating of Environmental Report to accompany Second Proposed Local Development Plan	January - March 2014
Formal reporting of Environmental Report, Second Revision	June 2014
Consultation authority meeting regarding the content and consultation of the Plan post examination.	June 2016
Discussion with Scottish Government Environmental Assessment team regarding the assessment of the reporters' recommended modifications, including the period for consultation.	June 2016
Publication of Report of Examination	End June 2016

1.4. A summary of the points raised by the consultation authorities during the Main Issues Report, Proposed Plan stages and Plan as Modified stages is included in table 3, with a response as to how the comments/issues have been addressed in the Environmental Report.

Summary of consultation authority comments and Council responses

Organisation	Issue/Comments	How issue/comment is addressed in Environmental Report
Comments received during the Main Issues Report/Environmental Report stage		
SEPA	Clearly set out how detailed mitigation measures proposed are going to be delivered through the implementation of the plan and describe some of the mechanisms that will ensure that they are implemented.	Included in mitigation section with reference to the role of future Master Plans, supplementary guidance and the action programme.
SEPA	It would be helpful to provide further baseline information for climatic factors, waste and water.	References added to pages 24-25 and 58-62 of the Monitoring Statement where further baseline information is included.
SEPA	It would have been helpful to cross refer the information provided on the status of the water environment in appendix 6 with section 2.6 of the Environmental Report.	Cross reference added.
SEPA	It would have been helpful to briefly describe the SFRA work undertaken in the ER and how this information supported the environmental assessment process. This would have provided a clear audit trail to how flood risk has been taken into account in the preparation of the MIR and the LDP.	Information relating to flooding has been added as part of the cumulative assessment.
SEPA	It would also have been helpful for the Environmental Report to detail how sites rolled forward from the previous local plan have been considered in the assessment process.	In line with para 4.22 of Planning Advice Note 1/2010: Strategic Environmental Assessment of Development Plans, sites rolled forward that do not have development consent have been assessed. Sites that already have consent have been considered as part of the baseline and cumulative effects assessments.

SEPA	Note the findings for the preferred and alternative options for Leith Docks in relation to the SEA objective 5 'air and climatic factors'. We consider that the reasonable alternative to identify the north eastern part of the site as business and industry area is likely to have positive effects in relation to SEA objective 5 'reduce the causes and effects of climate change'.	Assessment updated.
SEPA	Calder Crescent may be heavily constrained due to flood risk and specific mitigation measures should be referred to for this site to avoid potential significant adverse effects in relation to flooding.	Flood risk issues noted. Due to other issues (see summary of responses), the site is not included within the Proposed Plan.
SEPA	CSGN has potential to result in positive effects for water and climatic factors as it can contribute to the delivery of River Basin Management Plan objectives, sustainable flood risk management and adaptation to climate change.	Assessment updated.
SEPA	Need for a FRA should be identified as a mitigation measure for Cammo, Burdiehouse 2 and Gilmerton 2. Moredunvale Road site may also require a Flood Risk Assessment to mitigate against potential adverse effects in relation to flood risk.	Site briefs consider flood risk and no developable land from the new housing sites is located within areas at risk of fluvial flooding.
SEPA	Cammo may also offer opportunities to enhance the water environment and help deliver Water Framework Directive objectives through the restoration of the watercourse to a more natural state, while also avoiding areas at flood risk. This could potentially result in positive effects on the water environment.	Site brief included within Proposed Plan requires development to realign the Burn and provide suitable boundary treatments which may lead to enhancements to the water environment.
SEPA	Early consideration of monitoring requirements and developing monitoring indicators linked to SEA objectives that are realistic indicators and aligned with the potential effects of the LDP.	Monitoring section circulated with consultation authorities prior to publication of Proposed Plan and Environmental Report.
SNH	Leith Docks SPA should be referred to as Imperial Dock Lock, Leith SPA.	Reference in table 3 of section 2.1 (Environmental baseline information) updated.
SNH	Cammo Southern Parkland – Question green conclusion for recreation impact given that the housing site assessment concludes negative impacts on both landscape character, which is described as being enjoyed by people engaged in recreation.	Area not used for purposes of recreation and development would not reduce existing access to recreation, subject to maintaining current footpaths. Landscape impacts have been considered separately within the assessment.
SNH	West of Maybury – Question green conclusion for landscape impact when the site assessment concludes a negative impact on countryside recreation. Also question green conclusion for landscape character when the housing site assessment describes impacts on locally	Landscape and recreation impacts considered separately. Impacts on locally important views highlighted, however these impacts will not impact on the landscape setting of the city.

	prominent views.	
SNH	West of Burdiehouse Road – Question green conclusion for the landscape impact. Housing site assessment describes adverse impacts on the wider setting of Edinburgh should development occur on the central knoll. It also states that enhanced boundary planting would be required to accommodate development. We would therefore suggest that a red rating would be a more appropriate conclusion.	Developable area set out on page 96 of ER volume 2 excludes central knoll. Proposal GS 9 Broomhills Park in the Proposed Plan covers this area. Housing site excludes central area. Keeping development off central knoll will ensure landscape impact of site is not significant.
SNH	Housing Leith Docks – Suggest that the alternative option would have a negative effect on the landscape and townscape although the scale of this is not known at this stage.	Due to the effects not being known the assessment concludes that it is uncertain as to the likely effects.
SNH	Green Networks – Disagree with findings that there will be neutral effects on landscape and townscape. Providing green networks are delivered well, under either option, then there should be positive benefits for the landscape.	Agreed that good green networks are likely to lead to positive landscape benefits. Appendix 1 updated to add positive effect for landscape and townscape.
SNH	Environmental benefits of the CSGN are wider than expressed in ER. They mitigate impacts to biodiversity and landscape, access and water management.	Environmental benefits of CSGN noted. MIR stage does not provide sufficient detail to establish which environmental benefits may be achieved through the CSGN. Detailed assessment of policies and proposals to inform the Proposed Plan will allow such benefits to be recorded.
Historic Scotland	For information, Scotland currently has 5 World Heritage Sites.	Cultural heritage part of section 2.1 (Environmental baseline information) updated.
Historic Scotland	Not clear how far if at all the SEA outcomes have informed the selection of preferred sites. ER to clearly show how the outcomes of the housing site SEA have influenced the Council's choice of preferred sites.	SEA outcomes were considered as part of the housing site assessments. MIR and Proposed Plan options have less negative environmental effects than alternative sites.
Historic Scotland	Not clear whether assessment scores refer to level of potential environmental effect before or after mitigation has been applied. It is important that effects are scored before mitigation is applied although it can be helpful to provide an additional post mitigation score. For IBG, Cammo, Burdiehouse 2, Drum 1 and Drum 2 suggest the cultural heritage pre mitigation score would be most appropriately X rather than ?	Assessment scores refer to effects before any mitigation has been considered. Cultural heritage scores for sites referred to have been amended.
Historic Scotland	Suggest that mitigation relating to Drum 1 and 2 should increase focus on reducing the impact on the Drum Garden Designed Landscape, in addition to the impact on	Reference added in appendix 3 to reducing impact on designed landscape as well as house and its setting.

	Drum House and its setting. This could be achieved by excluding development from the GDL, and ensuring low density development, carefully sited and mitigated through the use of planted buffering to minimise the potential adverse impacts on the setting of the GDL, in particular the West Drive area.	Drum 2 not included in Proposed Plan due to its visual prominence from West Drive and the mitigation required to achieve an appropriate form of development.
Comments received during the Proposed Plan/ Revised Environmental Report stage		
SEPA	Useful to clarify dates of reference for environmental baseline data due to the use of different data sources.	Additional wording added to paragraph 2.7 explaining the chapters of the State of the Environment Report that were updated in 2011/2012.
SEPA	Policy Tra 5 (City Centre Public Parking). Would like further clarification on following sentence 'However, there are environmental benefits of maintaining the vitality and viability of the city centre as opposed to other locations'. Is this related to air quality sentence on page 41?	The environmental benefits referred to relate to comparing the city centre to commercial and out of town centres. The following sentence refers to public transport provision and the fact there are a range of travel options for accessing the city centre. Out of town centres do not have the same levels of public transport accessibility and have even higher levels of parking (most of which is free). The sentence regarding air quality on page 41 refers to the environmental benefits of brownfield and urban area development as opposed to further Greenfield releases.
SEPA	Recommend making reference to CEC Local Transport Strategy to mitigate negative effects relating to air quality.	Additional sentence added to cumulative assessment referring to policies in LTS in relation to air quality.
SEPA	Pluvial flood risk should be given some consideration.	Pluvial flood risk is considered at the planning application stage, through an assessment using Policy Env 21 (Flood Protection) and dealt with through appropriate mitigation.
SEPA	Disagree that there will be no cumulative negative effects of all the proposals regarding flooding. Other recent or proposed changes in the areas can affect flood risk.	Partially agreed, however there are only three existing allocations that take in land with fluvial flood risk. Therefore it is unlikely that there will be cumulative negative effects.
SEPA	Request updated assessments to policies Des 6, Des 10, Env 21 and Env 22 to reflect suggested changes to policies within Proposed LDP.	Whilst some supporting text has been updated, there have been no changes to the policy wordings. No updates to policy assessments required.
SEPA	In general where there may be a risk of flooding consider that a negative rather than an uncertain score should be applied in order to identify appropriate mitigation.	Plan proposals take account of the major flooding constraints on developable area. Flood risk assessments will be required at planning application stage through policy Env 21 to inform layout and

		detailed mitigation. Uncertain score reflects that.
SEPA	For majority of new housing sites request need for Flood Risk Assessment to be stated in site brief in Proposed Plan.	Policy Env 21 ensures flood risk assessments are provided when needed. No changes to site briefs and no updates to proposal assessments required.
SEPA	Flooding has been identified as an issue under air and climatic factors rather than water.	Assessment amended to ensure consistency with other housing site assessments.
SEPA	Note uncertain impacts for air and climatic factors for some transport proposals. Would welcome the identification of some form of mitigation.	Mitigation added cross referencing with active travel routes and policies within the Local Transport Strategy (2014-2017).
SEPA	West and South East maps include 'areas not assessed'. Would have been helpful to indicate the reasons for not assessing the areas.	Paragraph 3.3 in the volume 1 of the Environmental Report outlines the methodology of the housing site assessments. A number of existing uses are listed and were excluded from the assessment due to them being existing established uses. Assessment areas were drawn up after these areas had been excluded.
SEPA	Update references to be relevant to Revised Environmental Report (introduction to appendix 8)	Introduction updated.
SNH	Policy DtS1 and DtS2 Developer Contributions will also contribute to Objectives 1, 6 and 8 by way of open space/landscape infrastructure.	Additional positive effects added. (note policy reference changed from DtS to Del).
SNH	Policy Des 1 and Des 5 Design Principles will also meet objective 1. Des 4 is specifically in relation to landscape character so should also bring benefits to Objective 8.	Additional positive effects added.
SNH	Policy Des 8 includes creation of robust landscape structures and therefore Objective 6 and 8 should be considered.	Additional positive effects added.
SNH	Given that Policy Des 10 requires maintenance/enhancement of nature conservation and that supporting text includes a contribution to green network, could be concluded that this policy will lead to positive benefits to Objective 1.	Additional positive effects added.
SNH	Given the strong contribution that natural and landscape features and views make to the World Heritage Site, Policy Env 1 also meets Objective 8.	Additional positive effects added.
SNH	Further consideration in the way in which climatic factors have been assessed for policies Env 10 and Env 11. Whilst considering emissions and renewable, adaptation is also key to climate change and some of these environmental policies may contribute to adaptation.	Whilst the policies may contribute to adaptation, any positive effects are not considered to be significant.
SNH	Further consideration of positive effects of policy Env 12 needed. Trees add additional	Additional positive effects added.

	benefits including soil stabilisation/retention and interception of rainfall and surface water, thereby contributing to flood alleviation.	
SNH	Policy Env 17, climatic factors could be considered in a wider sense, e.g. what role do the Pentland Hills play in mitigation/adaptation.	Whilst the policy may contribute to climatic factors, any positive effects are not considered to be significant for the purposes of this SEA of a LDP.
SNH	Policy Env 21 could also have benefits for Objectives 2 and 6.	Whilst the policy may lead to benefits for Objectives 2 and 6, and positive effects are not considered to be significant.
SNH	Not clear how the introduction of housing at the International Business Gateway will contribute to place making objectives. Development principles for this site state that there should be a focus on place making but don't discuss further.	The integration of housing will contribute to the delivery of a mixed use development including evening and weekend activity within the area. The West Edinburgh Strategic Design Framework sets out high level design principles as well as the need for a Master Plan where further details will be required to demonstrate the sense of place being created.
SNH	Significant negative effects noted for prime agricultural land and soil for policy Hou 1 but no impacts recorded under Objective 3.	Assessment updated to reflect written assessment.
SNH	Some of the housing policies may also meet Objective 6.	Whilst the policies may contribute to benefits for Objective 6, any positive effects are not considered to be significant.
SNH	Policy Tra 8 also meets Objective 2 in terms of promoting walking and cycling.	Additional positive effects added.
SNH	GS4 South East Wedge – Part of major landscaping in area and also a major green network link in LDP. Therefore, there will be significant positive benefits to Objectives 1 and 8.	Additional positive effects added.
SNH	GS5 Niddrie Burn – Forms part of SEW Parkland and was developed to be a more naturalised burn bringing benefits to objectives 1,4 and 8 as well as 2 and 6.	Additional positive effects added.
SNH	GS7 Gogar Burn – Proposal to create a more naturalised river with associated range of benefits including Objective 8.	Additional positive effects added.
SNH	GS9 Broomhills Park – No impacts recorded for objective 8 despite park being created due to landscape constraints of site. Better links with associated housing site assessment could be made.	Additional positive effect added. Assessment refers to housing site assessment and landscape constraints of elevated part of site.
SNH	Further consideration could be given to the cumulative effects from implementation of other plans and strategies (external or internal) acting with or contributing to the LDP.	Cross references have been added to internal and external plans and strategies where appropriate, particularly the Council's Local Transport Strategy (2014-2017).
SNH	Suggest additional monitoring indicator to record the number of applications affecting European protected species.	Additional indicator added.

SNH	Noted that habitat networks are within Biodiversity criteria and therefore openspace monitoring indicators listed under Landscape and Townscape should be linked or cross referenced with this section.	Indicator added to Biodiversity section as well as Landscape and Townscape.
SNH	Suggest the 'number of applications with good accessibility to open space' as an indicator for Population and Human Health.	Criterion added.
SNH	Useful to add qualitative monitoring in addition to quantitative monitoring once they are developed more widely within the Council.	Qualitative indicators still be progressed by the Planning Service but not ready to be used as indicators for this Plan.
Historic Scotland	We (Historic Scotland) don't classify scheduled monuments as being 'at risk'. Suggest amending wording of monitoring indicator accordingly.	Updated indicator separating listed building indicator with a reference to 'at risk' register and scheduled monuments assessed as being in unsatisfactory condition or with extensive significant problems.
Historic Scotland	Note that an assessment score has not been provided for material assets and cultural heritage under the assessment of New Housing on Greenfield sites outwith West and South East Edinburgh.	Printing error removed the previous assessment. Scoring added back into table.
Historic Scotland	Policy Emp 5 (Royal Highland Centre) and Emp 6 (International Business Gateway) score significant negative effects for the historic environment. More specific reference to mitigation would be helpful.	Additional sentence added to the mitigation section, referring to the role of the West Edinburgh Strategic Design Framework and West Edinburgh Landscape Framework in providing mitigation for these policies/proposals.
Historic Scotland	Suggest a score of uncertain for the historic environment for proposal T12 (Improvements to Newbridge Roundabout) due to adjacent scheduled monument.	Amended score and identified the need for mitigation of the scheduled monument as the proposal is progressed.
Comments received in July 2016 following publication of Report of Examination:		
SEPA	No significant concerns about any of the sites, but advise that care will have to be taken when taking some of them forward to develop them.	Noted
SNH	<p>Comments focused on the additional areas of land to be removed from the green belt, listed below, rather than the five new housing allocations that have been granted planning permission via appeal.</p> <p>Lang Loan/Burdiehouse – Consider that if in the future consideration is to be given to any further development in this area, we advise that this is based on further detailed study of the landscape capacity for development and careful consideration of issues of landscape and visual impact.</p> <p>Gilmerton Dykes Road – Consider that if the site is to be considered for development in the future, further study should be undertaken to determine</p>	Individual and cumulative landscape effects have been identified in the relevant sections.

	<p>landscape capacity and identify any siting, design and mitigation requirements.</p> <p>Kirkliston Factory Field – well contained site with existing mature boundary. Suggest that appropriate development principles are set out and secured through brief/masterplan/statement.</p>	
<p>Historic Environment Scotland</p>	<p>Consider that the new housing allocations and green belt changes proposed as a result of the Report of Examination do not raise issues for the statutory historic environment interests.</p>	<p>Noted</p>

Table 3: Summary of consultation authority comments and Council responses

2. CONTEXT

2.1. Background

The process and timeframe for the preparation and adoption of the LDP is set out in the Council's [Development Plan Scheme](#). The first key stage is the Main Issues Report (MIR), the Environmental Report (ER) and Monitoring Statement (MS).

2.2. Scope of the Main Issues Report

The MIR focused on the main areas of change for Edinburgh and includes a preferred option and at least one reasonable alternative. The Edinburgh City (2010) and Rural West Edinburgh (2006& 2011) Local Plans provide the baseline for the preparation of the MIR.

2.3. Scope of the Proposed Local Development Plan

[Following the consultation period on the MIR, all representations have been considered and work on a Proposed Plan progressed.](#) The LDP includes: a spatial strategy detailing how the Council will achieve the Strategic Development Plan (SDP) vision, land allocations to meet the needs and targets set out in the SDP and a series of policies to guide future development.

2.4. Scope of the Second Proposed Local Development Plan

[A second Proposed Local Development Plan has been prepared following the approval of the Strategic Development Plan and preparation of Supplementary Guidance, which sets a higher housing requirement for the Council area. The representations to the first Proposed LDP have also been considered and resulted in some changes to proposals, supporting text and policy wordings.](#)

2.5. Scope of the Local Development Plan following the Report of Examination

[In 2015/16 an examination took place into unresolved representations of the Second Proposed Local Development Plan. The Report of Examination was published on the 5 July 2016 and recommends modifications. Five housing sites which have recently been granted at appeal are recommended for inclusion in the Plan \(see Fig 7b\), as well as subsequent rationalisation of the green belt boundary \(as referenced in the appendix 1 in the assessment of Policy Hou 1\). There are also revisions to existing policies, new policies and policy removals. This third revision of the Environmental Report updates the strategic environmental assessment in response to the recommended modifications.](#)

2.6. Structure of the Environmental Report

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

2.7. Relationship with other plans, programmes or strategies (PPS)

The LDP and MIR are influenced by a wide range of International, European, National and Local plans, programmes and strategies that must be taken into account which are set out in paragraph 1.4 of the MIR.

Environmental Protection Objectives

The SDP, and NPF2, have both been subject to SEA. The Environmental Reports for these documents include environmental protection objectives which the LDP is required to be consistent with and take account of. It is therefore not necessary to re-iterate these objectives.

2.8. Environmental baseline information

The following section provides an initial summary of the key environmental characteristics of the Council area, focusing on SEA issues. The primary source of baseline environmental information is from the Edinburgh's State of the Environment Report, published by the Council in 2008. This can be viewed using the following link: [State of the Environment Report, 2008](#).

Updates to six main chapters were undertaken in 2011-2012 to reflect the changing policy context, new methodologies, new data sources and recent environmental trends. The updated chapters have been added to the State of the Environment Report web link and cover: Air Quality, Waste and Recycling, Noise, Built Heritage, Natural Heritage Designations and Biodiversity.

The baseline information provided within this Environmental Report uses the latest information available, including all of the updated chapters in the State of the Environment Report.

Information has also been sourced from data collated in the SESplan Environmental Report 2011 and the National Records of Scotland.

Biodiversity, Flora and Fauna

The Edinburgh Biodiversity Action Plan (EBAP) 2010-2015 promotes the protection and enhancement of Nationally and Locally important habitats and species. The EBAP includes individual action plans for all habitats and species across Edinburgh including European Protected Species (European Otter, Bats and Great Crested Newts).

Target species found in the study area include Skylark, Common Bullfinch and Song Thrush. Each of these species is a UK priority species, with a UK Species Action Plan and is included in the EBAP.

Table 4: Natural Heritage designations

Designation	Number of sites
Ramsar site: designated under the Conservation of Wetlands of International Importance	1 (same as Firth of Forth SPA)
Special Protection Areas (SPA): Designated under the Wild Birds Directive for wild birds and their habitats	3 (Firth of Forth SPA, Imperial Dock Lock , Leith SPA , Forth Islands SPA)
Sites of Special Scientific Interest (SSSI)	7 (includes 3 within same boundary of SPAs)
Local Nature Reserves (LNR)	6
Local Nature Conservation Sites (LNCS) *	30
Sites of Importance for Nature Conservation (SINCs) *	23
Local Biodiversity Sites (LBS) *	31
Local Geodiversity Sites (LGS) *	13
Tree Preservation Orders	152
Heritage Trees	52
Ancient Woodland:	
– Ancient semi natural woodland	95
– Long established woodland – semi natural origin	72
– Long established woodland – plantation origin	904

* Further information including maps is included in MS section 2.3.3 and LDP Proposals Map

Population and Human Health

(More detailed information on population and households is included in MS section 2.1.1)

- The LDP area covers 26,373 hectares and has a resident population of 486,120. (National Records of Scotland).
- Since 2003, there has been a significant increase in population, largely driven by net inward migration.
- The population is projected to increase by 17% between 2006 and 2031 (National Records of Scotland).
- The number of households has increased at a greater percentage than the population increase.
- The age structure of Edinburgh's population differs significantly from the national average, with fewer children and older people and more young adults.
- In general, the population of Edinburgh enjoys a high standard of health. Life expectancy is high with females living to 81.5 years and males living to 76.9 years. However, there are significant inequalities in general health and mortality rates between different neighbourhoods within the City.

- Noise can be a serious problem to people living in urban areas. Performance indicators collected annually by the Accounts Commission show that Edinburgh had the highest level of noise complaints of all Scottish Local Authorities in 2004.
- Edinburgh has **five** Air Quality Management Areas (AQMA): the City Centre designated in 2001, St Johns Road designated in 2003, Great Junction Street designated in 2007, **Glasgow Road (A9), Ratho Station and Inverleith Row, Ferry Road Junction which were both designated in 2013.** Monitoring has highlighted other areas that are exceeding the objectives and limit values, and this may result in further AQMA designations within the LDP area.

Material Assets

- **Housing Stock:** Out of a total housing stock of 231,903 dwellings (2009), approximately 10% are local authority properties. About 60% of the total housing stock consists of flats or maisonettes with only 12% detached houses. 35% of housing was built prior to 1919. **The Second Proposed LDP assumes fewer demolitions of sub-standard housing in the future.**
- **Public Transport Infrastructure:** Generally, Edinburgh is well served by public transport with an extensive bus network, Park and Ride and rail services. 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 to improve existing public transport infrastructure including a new tram service and additional park and ride sites. The Edinburgh Tram project is the largest infrastructure proposal to improve the city's overall transport networks and Phase 1 links the city centre with the Airport.
- The Edinburgh Core Paths Plan 2008 identifies a network of paths for walkers, cyclists and other non-motorised travel throughout the city.

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.
- Edinburgh has a relatively low incidence of vacant and derelict land compared with other central belt authorities. High land values and pressures for development mean that land tends to be re-used quickly. However, there are significant clusters of vacant and derelict site in areas such as Newbridge and the Waterfront.

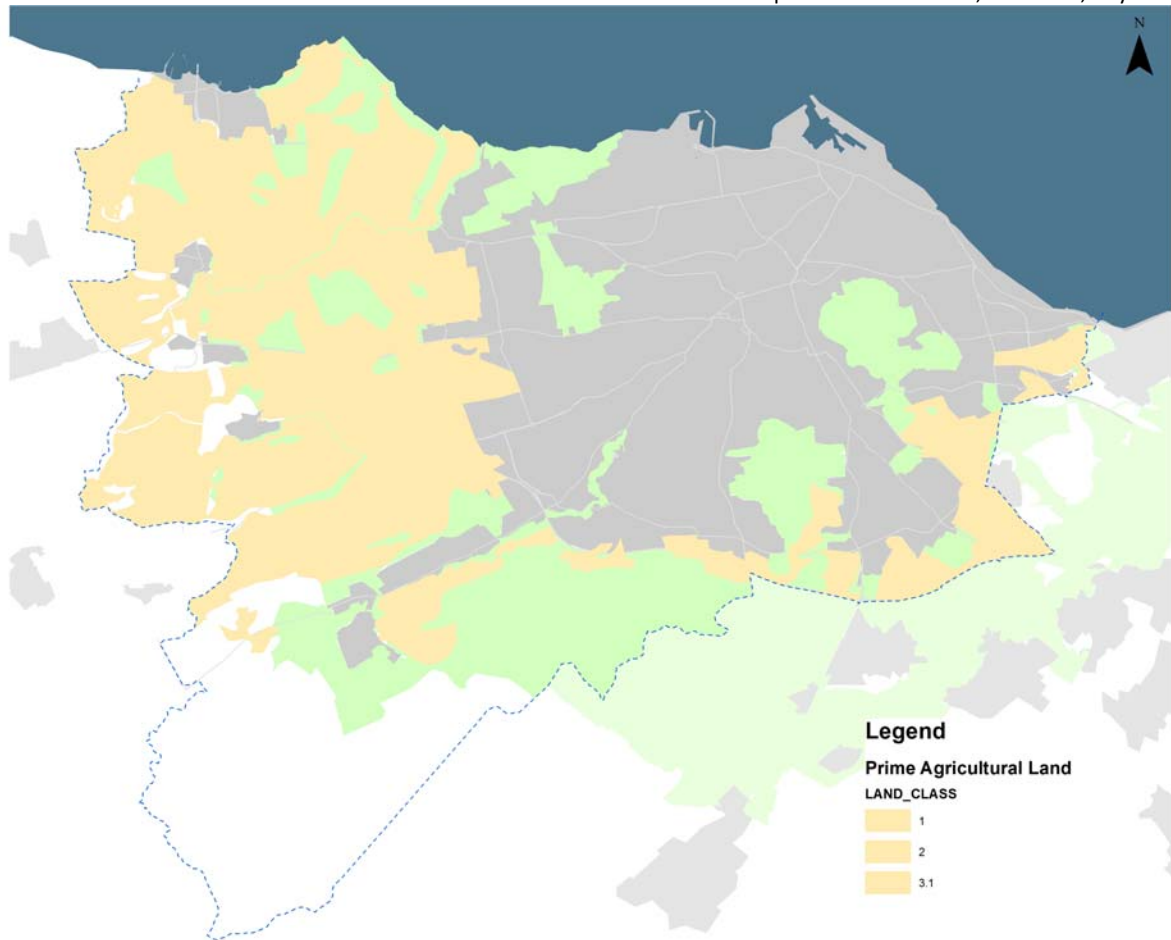


Figure 2: Prime Agricultural Land in Edinburgh

Water

- **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.
- **River and coastal flooding:** The Water of Leith, which flows through the heart of the city, has been subject to intermittent flooding and this has become more of an issue with an increasing number of people living in close proximity. The Water of Leith has a history of flooding at Murrayfield and Roseburn and flood prevention schemes are being sought to minimise the risk. There is an existing proposal to divert the Gogar Burn near the airport which will bring benefits in terms of reducing flood risk, improving water quality and enhancing biodiversity. All other water courses within the Council area, including the Braid Burn, Niddrie Burn and the River Almond and its tributaries are considered in the assessment with regard to flood risk.
- **Water supply:** Edinburgh's water requirements are now supplied via a network of reservoirs in the Tweedsmuir, Moorfoot and Pentland Hills, some acting as main supply reservoirs and others as holding or compensation reservoirs. The availability of water reserves could become more of an issue in the future, depending on future climatic changes.

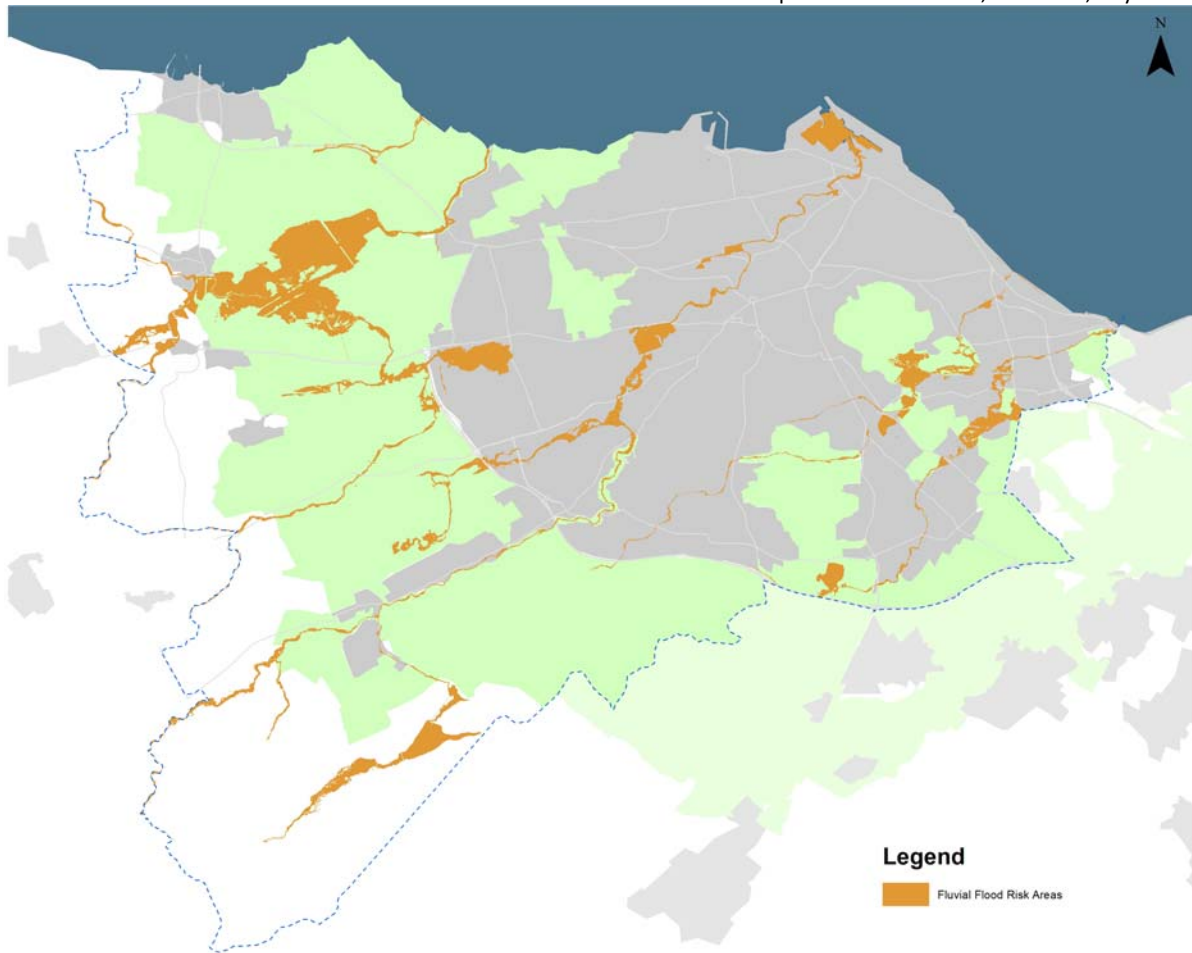


Figure 3: Fluvial flood risk areas

Cultural Heritage

- **World Heritage Site:** The jewel in Edinburgh's historic heritage crown is the World Heritage Site, which was inscribed by UNESCO (United Nations Educational Scientific and Cultural Organisation) in 1995. **The Forth Bridge was inscribed a World Heritage Site in 2015 and an associated modification is recommended.** One of only **six** in Scotland, Edinburgh's **central** WHS covers approximately 456 hectares of the city's historic core.
- **Listed buildings:** Edinburgh has the largest concentration of listed buildings in the UK outside London, with 4,844 listed items. The Buildings at Risk Register (BARR) currently lists 50 Buildings at Risk in Edinburgh, of which 5 are undergoing restoration. There are 25 category A listed buildings on the register, of which 3 are undergoing restoration.
- **Conservation areas:** There are **49** conservation areas in Edinburgh of widely varying character, ranging from the mediaeval Old Town, the Georgian New Town, Victorian suburbs and former villages, many of which have been absorbed as the city grew over time.
- **Scheduled Ancient Monuments:** Scotland has a rich heritage of ancient monuments reflecting generations of past lives. They are important both in their own right, and as a

resource for research, education, leisure and tourism. There are currently 63 scheduled ancient monuments within the Council boundary.

- **Gardens and designed landscapes:** Historic Scotland maintains the Inventory of Gardens and Designed Landscapes. The purpose is to record assets of national, regional and local importance. They are valuable in terms of contribution to scenery, history, artistic design, wildlife, horticulture or tourism. A total of 21 are listed within the Council area, covering 2,853 hectares.

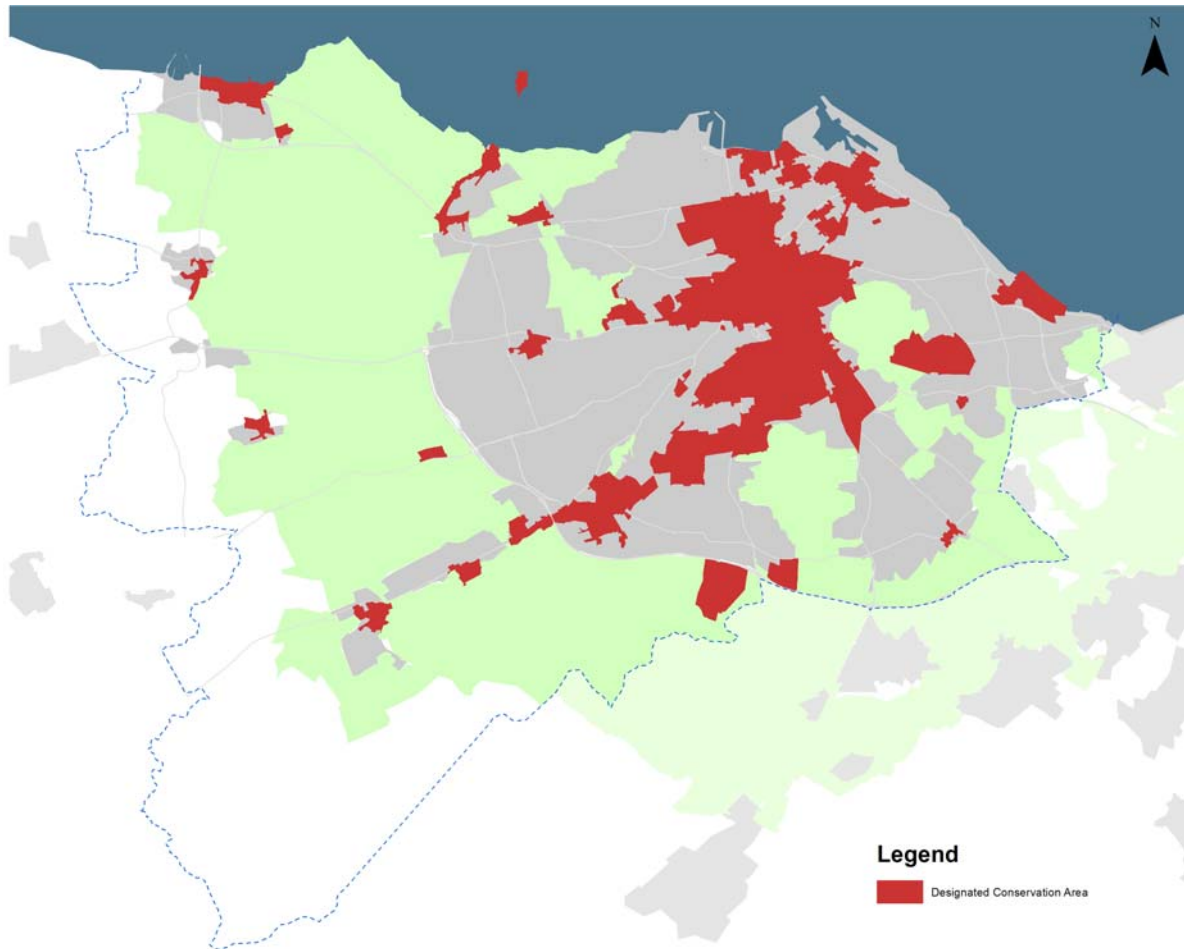


Figure 4: Conservation areas in Edinburgh

Landscape

- Edinburgh's unique landscape setting contributes to the city's identity, success and international renown. Scottish Planning Policy states that decision making in planning should protect and enhance the landscape and that the siting and design of development should be informed by local landscape character.
- **Local landscape designations** protect the character and quality of landscapes of local and regional value. 22 Special Landscape Areas (SLAs) are to be designated through the LDP, replacing and updating the existing Areas of Great Landscape Value (AGLV) and Areas of Outstanding Landscape Quality (AOLQ).

Related policy

- Edinburgh’s Green Belt was established in 1957 and has been an important tool in shaping the City’s growth and supporting regeneration. The Green Belt also serves to protect and enhance the character, landscape setting and identity of towns and cities, in addition to providing for countryside access.
- The City’s landscape and its component elements are also conserved and enhanced by policies applying to design, the protection of trees and woodland and open space, in addition to designations which conserve and enhance the city’s built, cultural and natural heritage.

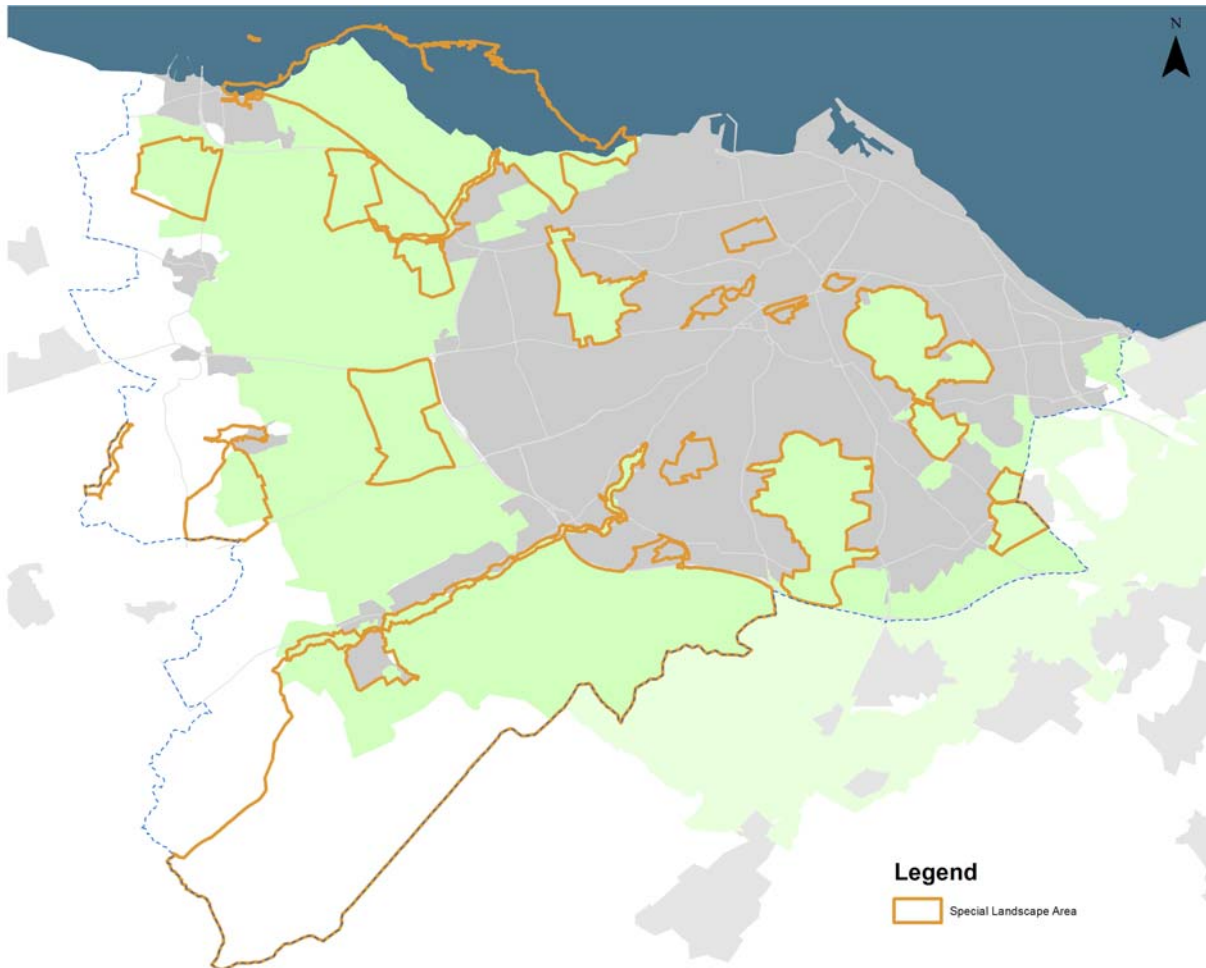


Figure 5: Landscape designations in Edinburgh

2.9. Environmental problems

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

- a review of issues from relevant strategies, plans, programmes and environmental objectives;
- a review of the baseline environmental data; and
- inception meetings with key agencies

Relevant environmental problems are summarised in table 5.

Table 5: Relevant environmental problems

Problem	Topic	Implications for Plan
Loss of prime agricultural land through development	Population and Human Health Soil	Meeting the scale of the housing requirement set by the Approved Strategic Development Plan (SDP) will require the release of prime agricultural land across the Council area (see figures 2 and 8).
Possible future decreases in air quality/need to encourage more sustainable forms of transport	Air and Climatic factors Population and Human Health	Address transport strategy objectives, including minimise distances people need to travel, ensure new development sites are well connected to public transport and provide a policy supporting mitigation of air quality impacts.
Need to adapt to predicted climate change and its potential impacts	Air and Climatic factors	Consider the effects of climate change throughout the plan and for the whole period of the plan.
Need to protect and improve the water status of all waterbodies.	Water	Consider potential enhancements to all waterbodies where new development sites are proposed.
Possible increase in flooding as a result of new development	Water	Avoidance of flood risk is a consideration in identifying new housing sites.
Loss of biodiversity and fragmentation of habitats	Biodiversity, Flora and Fauna	Consider potential enhancements to green networks to maximise connectivity and create new habitats. Consider impact on biodiversity at master planning stage for new housing sites.

3. SCOPE AND LEVEL OF DETAIL PROPOSED FOR THE ENVIRONMENTAL ASSESSMENT

3.1. Scoping in/out of SEA issues

The purpose of the SEA is to assess the likely significant impacts (positive or negative) that the plan will have on the environment. Schedule 3 of the Environmental Assessment (Scotland) Act, requires the MIR/LDP to be assessed against the environmental issues set out in section 2.6.

The scoping process concluded that all SEA issues have the potential to be significantly impacted by the MIR/LDP. Therefore, all the SEA objectives formulated for each of the issues in the scoping report have been taken forward and included in the environmental assessment of the MIR. The approach for the environmental assessment of the MIR is set out in the Scoping Report. This involves the assessment of the MIR at three distinct levels;

- Overarching issues which are considered in relation to the plan as a whole
- MIR issues
- New sites

3.2. Assessing the environmental effects of the Plan

The MIR focused on the key issues and areas of change in Edinburgh, setting out a series of options and reasonable alternatives. By assessing the impacts of all alternatives, the ER was a key tool in determining the Council's preferred option. The ER also assessed other options, which were not considered reasonable at that time, for some issues included within the MIR.

The Revised ER includes a summary of the assessment undertaken of the main issues included within the MIR, highlighting which option has been progressed into the Proposed Plan. The assessment has evolved in line with the content of the Proposed Plan and Reporter's recommendations following the Examination, and considers the environmental effects of policies, proposals and overarching issues that are included within it.

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

3.3. Framework for assessing environmental effects

Overarching Issues

An assessment of the overarching issues is included within the cumulative assessment section. This considers the effect of the plan on a number of overarching environmental issues.

MIR issues

At the MIR stage, it **was** not possible to assess the environmental impact of LDP policies. Each issue included within the MIR was assessed with an assessment matrix being developed to assess the issues included in the MIR relative to each SEA objective (see Appendix 1). A summary of the preferred options and reasonable alternatives is provided with any significant effects recorded and potential mitigation outlined.

Policy assessment

As anticipated in the MIR, a significant number of policies have been rolled forward from the current Edinburgh City Local Plan (2010). All policies within the Proposed Plan including those that have been rolled forward have been assessed to augment the previous assessment of the MIR issues and options. Cross references have been used linking policies with the MIR issues and policies that have the same significant environmental effects have been grouped wherever possible to avoid repetition.

New sites

The Strategic Development Plan requires the LDP to identify **any additional** land for new housing in two Strategic Development Areas (SDAs) West Edinburgh and South East Edinburgh **first**. The boundaries of these SDAs are identified in the SDP Strategic Spatial Assessment Technical Note (see Figure 6). As anticipated, land currently in the green belt does need to be developed to meet some of this strategic requirement.

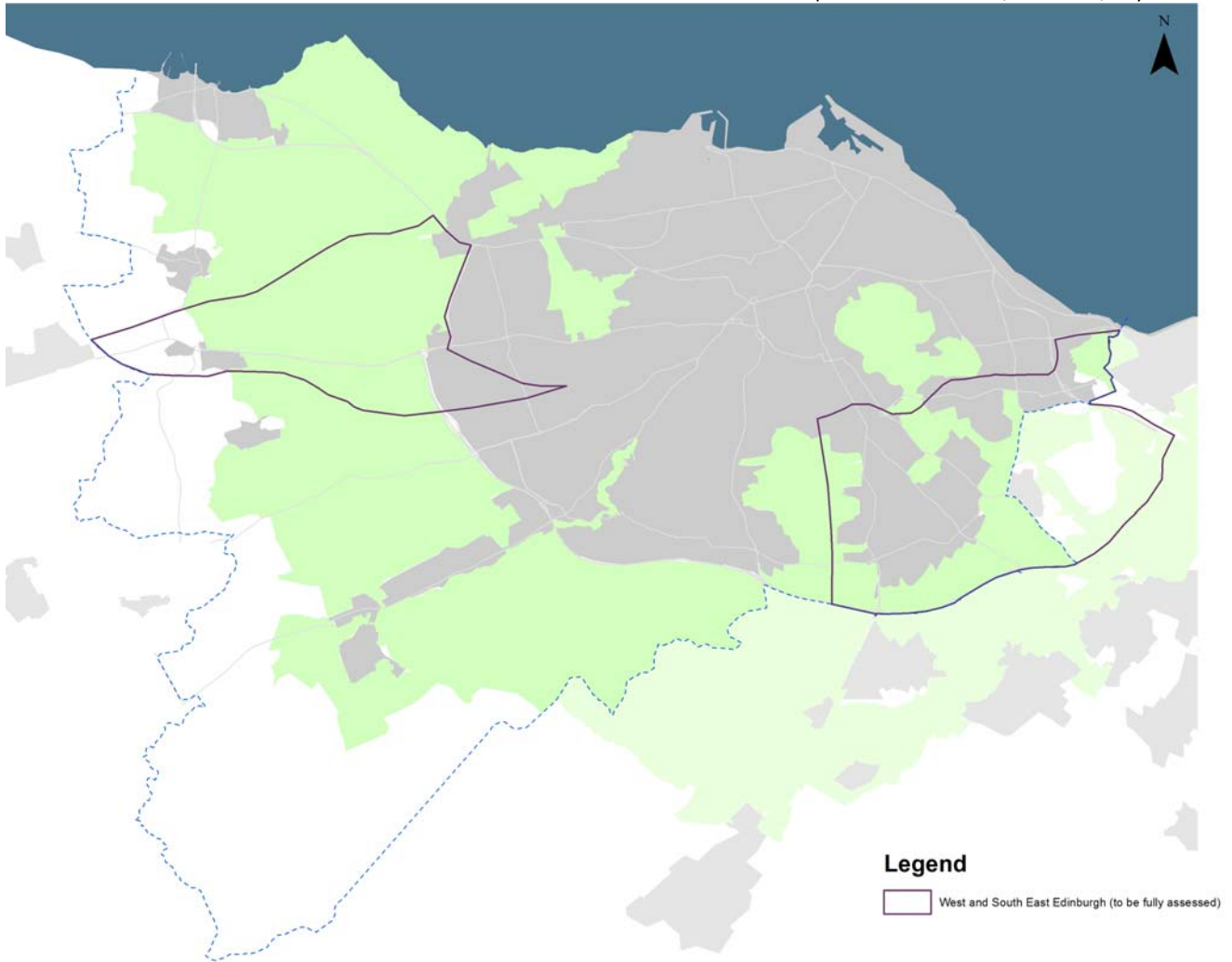


Figure 6: Boundaries of West Edinburgh and South East Edinburgh Strategic Development Areas

Detailed environmental and site assessment work has been undertaken for West Edinburgh and South East Edinburgh. As a starting point, some existing uses have been excluded from the assessment because these areas are not suitable for new strategic housing allocations. These are marked on a map in section 7.8 of the MIR and listed below;

- Newbridge Industrial Estate
- Airport
- RBS HQ
- Electricity substation, Burdiehouse Road
- Edinburgh Royal Infirmary
- Bioquarter - land allocated in the ECLP for 272,700 square metres for biomedical research
- Existing Craigmillar housing allocations

Remaining land with potential for development (predominantly Green Belt) within West Edinburgh and South East Edinburgh has been divided into sub-areas for assessment purposes based on local road and field boundaries, and landscape features such as watercourses and woodland. A housing site assessment has been undertaken. This involved each assessment area being

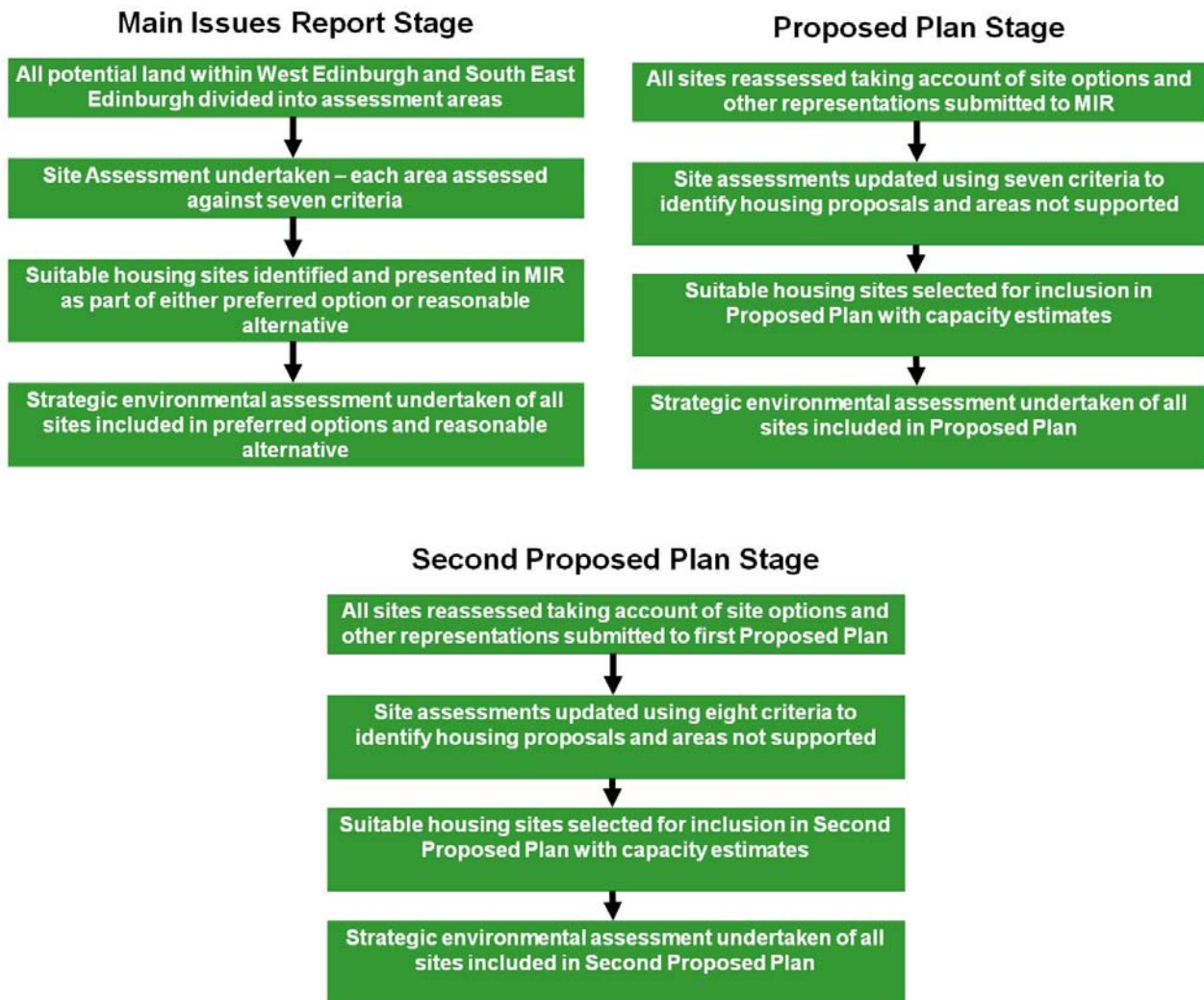
assessed against eight criteria, including impact on the landscape setting of the city and accessibility to public transport (see tables 6 and 7). The banding of the accessibility analysis has been re-calibrated with smaller band widths and eight accessibility levels (previously there were six levels) to provide a finer grain of analysis. The revised bandings are required due to the need to consider all representations, some of which are in rural parts of the Council area. The finer grain of analysis provides greater variance in more rural parts of the city.

Consideration has been also been given to the parts within each assessment area which are suitable for new development. The outcomes of the site assessments are summarised in appendix 2 with detailed information provided in appendices 5 and 6 (Volume 2).

Following this assessment, a number of potential housing sites in West and South East Edinburgh were identified in the MIR. Those that best met the assessment criteria were presented as the preferred option. Others where development would be acceptable but didn't fully meet the criteria were included as reasonable alternatives.

The MIR provided capacity estimates for new greenfield sites (with the exception of the two smallest sites) based on the developable areas set out in volume 2 of the ER. Site capacities included in the Proposed Plan remain based on a density range of 25 to 35 dwellings per hectare. Indicative areas for housing have been calculated taking into account the requirements set out in the briefs, e.g. excluding land for new schools and open spaces. The density range has been provided to allow flexibility e.g. if ground conditions affect site layout. An exception has been made for the largest site, Maybury, because otherwise the very large developable area would result in a very wide capacity range. This would make infrastructure planning more uncertain (e.g. for the education appraisal). Therefore, the range has been halved to 27.5 dwellings per hectare to 32.5 dwellings per hectare.

Each of the housing sites included in the preferred option and reasonable alternative have been subject to strategic environmental assessment (see table 8). The outcomes of the environmental assessment of the housing sites are set out in a matrix based on SEA objectives (see appendix 3). The matrix allows the cumulative effects for the sites in West and South East Edinburgh to be easily identified.



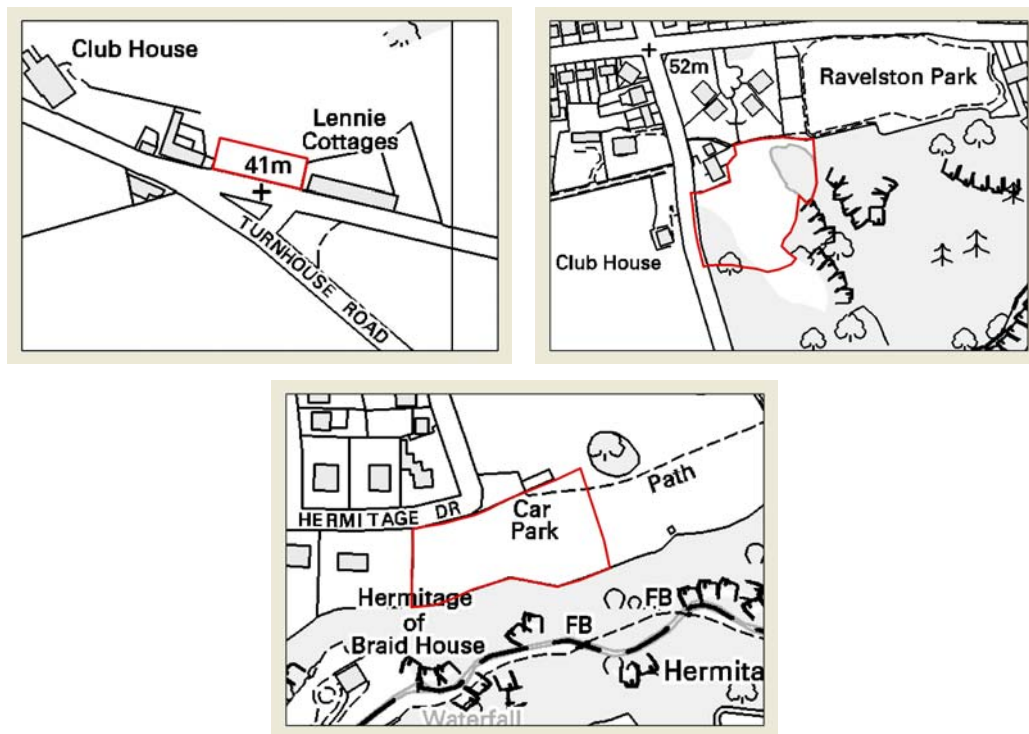
Summary of housing growth assessment method

Following the consultation period, all site options including those identified in the MIR and sites promoted by others in the SDAs, and small scale housing sites outwith the SDAs were reassessed as part of the site assessment process. Volume 2 of the ER has been updated to reflect this comprehensive reassessment. Whilst all sites promoted in West and South East Edinburgh have been reassessed, sites considered not suitable for development at this time have not been subject to SEA at this stage. If any of these sites are subsequently considered for inclusion, they would be subject to SEA.

The Revised Environmental Report subdivided land outwith West and South East Edinburgh into broad areas, identifying environmental constraints. Small scale greenfield sites outwith Strategic Development Areas which were submitted in response to question 3 of the MIR were assessed. The approved Strategic Development Plan permits large scale housing proposals outwith Strategic Development Areas where appropriate. Therefore, the same assessment criteria for sites within and outwith Strategic Development Areas have been applied in the preparation of the Second Proposed LDP.

All representations promoting land for housing as illustrated in figure 7a have been assessed. Sites promoted during the Main Issues Report consultation and not during the representation period on the Proposed LDP have also been assessed for completeness (sites at Woodhall Mains, Craigiehall and Ratho Station). Where site boundaries and developers' interests in the same local area differ between MIR and Proposed Plan representations, the Proposed Plan sites have been assessed, as they provide the latest intentions of the developer. However, when assessing the suitability of land for housing, alternative boundaries to those suggested in the representations have been considered where deemed appropriate.

Three of the sites are smaller than 10 units which is considered too small to identify as a housing proposal in the Proposed Plan. The potential for housing development on these sites would be better addressed through the planning application process.



Sites smaller than 10 units.

Reporters' Recommendations

The Reporters conclude that the five sites (including an extension to an existing site) recommended for inclusion have all been consulted on through the planning application process. The Reporters are also satisfied that sufficient environmental and other information has been provided to be able to recommend inclusion of the site within the policy context of the Plan and subject to the stated general and site specific development principles.

Existing Proposals

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

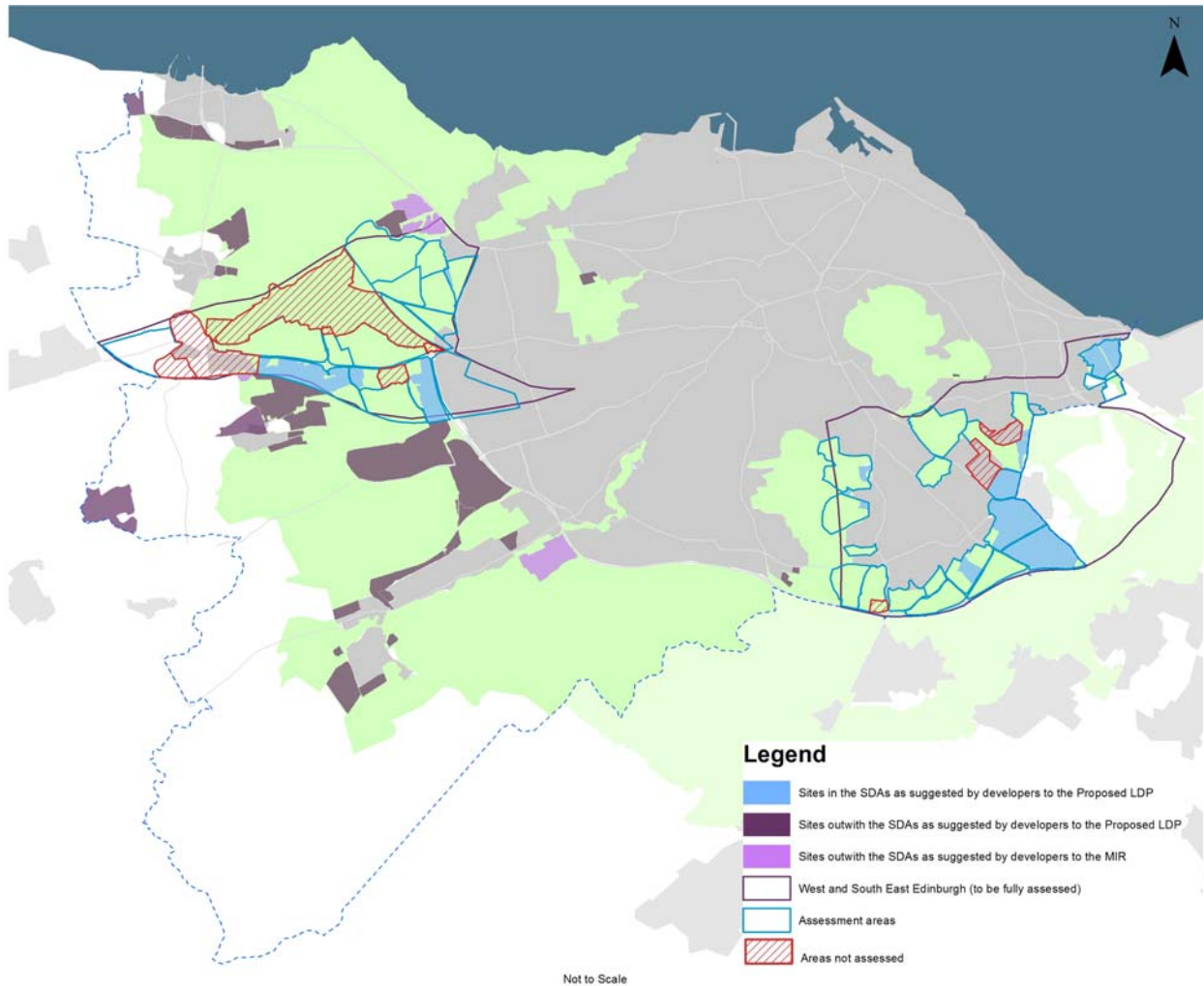


Figure 7a: Assessment areas in West Edinburgh and South East Edinburgh and site outwith SDAs suggested by developers at first Proposed Plan and MIR stages

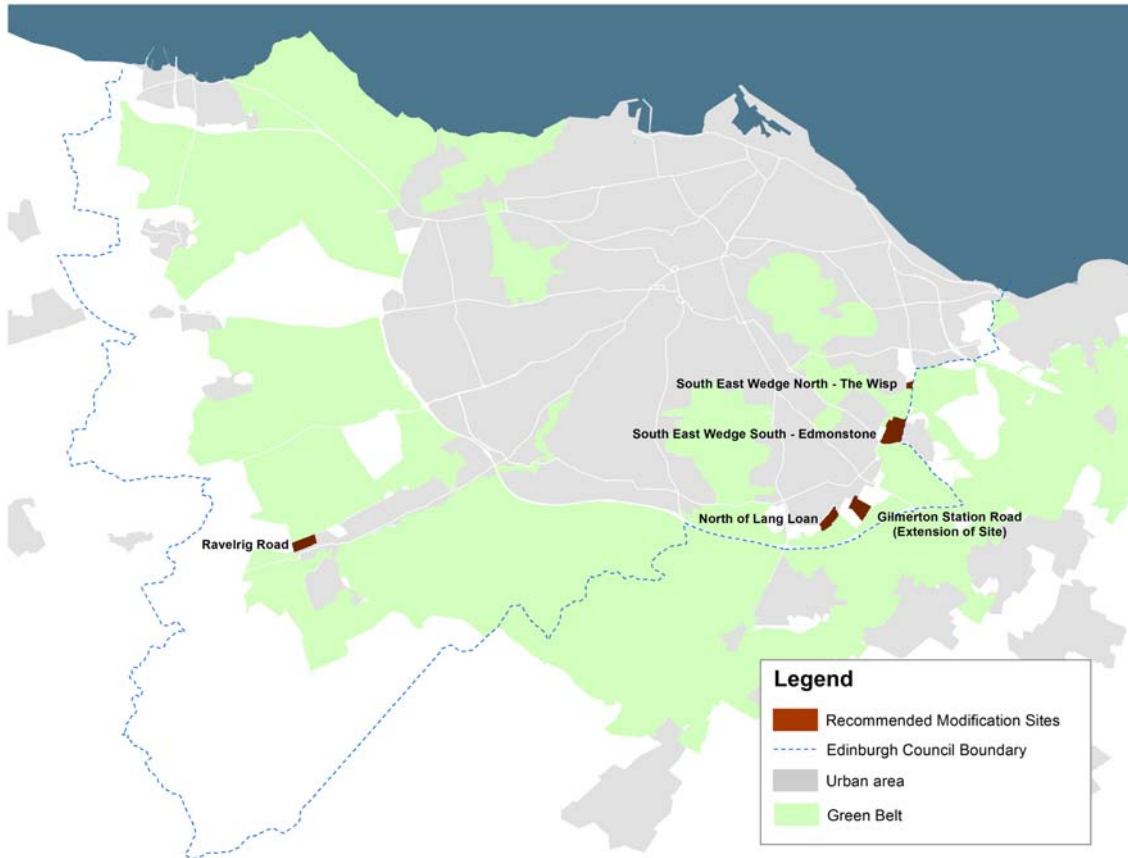


Figure 7b: Map showing new housing allocations recommended as modifications to the Plan by Reporters in the Report of Examination. These already have planning permission granted at appeal.

Table 6 Housing Site Assessment Framework			
Site assessment criteria	YES / NO	Comments / mitigation potential	Assessment method
Appropriate Locations			
Is the site located on brownfield land?			
Can the site be made available for development?			
1. Does the site have good accessibility to existing public transport?	2. Would sufficient enhancements be feasible?		
1. Does the site have good infrastructure capacity?	2. Would sufficient enhancements be feasible?		
Landscape setting and identity			
Would the site, if developed, affect the wider landscape setting of the city?			
Would the site enable clear and defensible green belt boundaries to be formed?			
Can the site be integrated into and in keeping with the character of the settlement and local area?			
Countryside recreation			
Would development of the site avoid impacting upon existing access to countryside recreation?			
Overall assessment			

Table 7 (overleaf) provides an overview of how the assessments in relation to the above questions have been undertaken.

Table 7 Housing Site Assessment Framework	
Site assessment criteria	Assessment method
Appropriate Locations	
Is the site located on brownfield land?	As defined in the LDP Glossary, appendix C of Proposed Plan
Can the site be made available for development?	Consideration of existing use of the area. Agricultural land, derelict land and old non-residential development are generally assumed to be potentially developable.
1. Does the site have good accessibility to existing public transport?	2. Would sufficient enhancements be feasible?
1. Does the site have good infrastructure capacity?	2. Would sufficient enhancements be feasible?
PTALs (Public Transport Accessibility Levels) have been used to measure accessibility to the public transport network across Edinburgh. PTALs measure how close public transport services are from a specific point and the frequency of services (i.e. walking times plus waiting times). PTAL scores range from A to H where H represents a high level of accessibility and A a low level of accessibility. Assessment areas/sites with a score of mainly B or above will be considered to have good public transport accessibility.	
Baseline information for drainage and water supply has been included for each assessment area/site. For sites not included within the Plan, it is assumed that enhancements required for infrastructure are feasible. For sites included in the Plan, an assessment of primary and secondary education capacities and transport infrastructure has been undertaken in the form of education and transport appraisals. The actions required to support new sites are set out in the Action Programme and their feasibility will continue to be updated in subsequent iterations of the Action Programme.	
Landscape setting and identity	
Would the site, if developed, affect the wider landscape setting of the city?	Landscape and visual assessment of land within West and South East Edinburgh, including desk study and site visits. Description of existing local landscape character, views and visibility. Consideration of changes which could arise from the introduction of new residential development to: a) Landscape characteristics and qualities, which contribute to Edinburgh's setting and identity b) Views to and from the city and the visibility of new development within the landscape. Description of the effectiveness of tree planting to limit likely impacts on landscape setting.
Would the site enable clear and defensible green belt boundaries to be formed?	Description and evaluation of existing and potential boundary features in relation to Scottish Planning Policy (2010), paragraph 162. For potential changes to green belt boundaries, consideration of fit with the pattern and visibility of the landscape.
Can the site be integrated into and in keeping with the character of the settlement and local area?	Consideration on whether development on the site could physically, visually and functionally be integrated into the existing settlement and local area.
Countryside recreation	
Would development of the site avoid impacting upon existing access to countryside recreation?	All forms of countryside recreation and public footpaths to be assessed.
Overall assessment	

Table 8: SEA methodology Framework			
SEA objective	Would the site: **	Would the policy:	Would the plan:
Biodiversity, Fauna and Flora <i>Protect and enhance biodiversity, flora and fauna, and habitat networks</i>	<ul style="list-style-type: none"> • 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? ○ ancient woodland? 	<ul style="list-style-type: none"> • Protect and / or enhance; <ul style="list-style-type: none"> ○ biodiversity, including flora and fauna? ○ existing habitat networks? 	
Population and Human Health <i>Improve the quality of life and human health for communities</i>	<ul style="list-style-type: none"> • Be located away from regulated sites which would increase the population affected by nuisance (odour, noise) or poor air quality? • Provide opportunities for active travel? 	<ul style="list-style-type: none"> • Encourage 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? 	
Soil <i>Protect the quality and quantity of soil</i>	<ul style="list-style-type: none"> • Be located on brownfield land? * 	<ul style="list-style-type: none"> • Minimise the use of greenfield land? 	<ul style="list-style-type: none"> • Protect prime agricultural land from development? • Minimise soil sealing?
Water <i>Prevent the deterioration and, where possible, enhance the status of the water environment and reduce / manage flood risk in a sustainable way</i>	<ul style="list-style-type: none"> • Protect and enhance the water status of all waterbodies? • Avoid possible flooding constraints in or adjacent to the site? 	<ul style="list-style-type: none"> • Maintain the status of all water bodies? • Minimise flood risk? • Promote the use of SUDs and other water storage solutions 	<ul style="list-style-type: none"> • Impact upon waste water treatment capacity?
Air and Climatic Factors <i>Maintain and improve air quality, and reduce the causes and effects of climate change</i>	<ul style="list-style-type: none"> • Provide good accessibility to public transport? * • Prevent increased flooding or instability as a result of climate change? • Ensure sensitive receptors are located safe 	<ul style="list-style-type: none"> • Ensure that measures to improve air quality are not undermined? • Minimise the distance people need to travel? • Encourage the provision of low / zero carbon 	<ul style="list-style-type: none"> • Avoid exacerbating the air quality of AQMAs and candidate AQMAs?

	distance from busy roads?	technologies?	
Material Assets <i>Minimise waste and promote the sustainable use of natural resources and material assets</i>	<ul style="list-style-type: none"> • Avoid the loss of / adverse effects on open space? 	<ul style="list-style-type: none"> • Encourage the protection and enhancement of open space? 	<ul style="list-style-type: none"> • Contribute towards 'Zero Waste' objectives?
Cultural Heritage <i>Protect and, where appropriate / feasible, enhance the historic environment</i>	<ul style="list-style-type: none"> • Avoid significant effects on; <ul style="list-style-type: none"> ○ listed buildings and / or their setting? ○ Scheduled Ancient Monuments and / or their setting? ○ Conservation Areas? ○ the World Heritage Site? ○ Historic Gardens and Designed Landscapes? 	<ul style="list-style-type: none"> • Protect and enhance the historic environment? 	
Landscape and Townscape <i>Protect and enhance the landscape character and setting of the city and improve access to the open space network</i>	<ul style="list-style-type: none"> • Avoid significant effects on the landscape setting of the city? * • Enable clear and defensible green belt boundaries to be formed? * • Avoid significant effects on the designated landscape areas (AGLV, AOLQ, cSLAs)? 	<ul style="list-style-type: none"> • Enhance the landscape setting of the city? • Maintain the diversity of landscape character 	

* Duplication of question in housing site assessment

** SEA methodology framework for assessing all sites

4. ASSESSMENT OF THE ENVIRONMENTAL EFFECTS AND SUGGESTED MITIGATION

4.1. LDP Policy Assessment

All 89 policies included within the Proposed LDP have been assessed. The majority of policies are being rolled forward from the previous Edinburgh City Local Plan (2010). However, due to the LDP covering a wider area than the previous plan and with some policies having minor revisions, it was deemed appropriate to reassess all LDP policies. There are few changes to policies in the Second Proposed LDP. Therefore, the significant environmental effects of policies are unchanged from the first Proposed Plan assessment. The Report of Examination recommended some changes to the policies, and recommended the inclusion of new policies. The detailed assessments are included within appendix 1, with a summary of the significant environmental effects below.

The matrix demonstrates that the environmental objectives are well reflected in the LDP policies and have either positive or no significant or likely interactions. This outcome is as expected due to the Proposed Plan's role in serving to positively enhance the environmental credentials of the plan area and reflecting the objectives set out within higher tier documents.

Only seven interactions have been identified as showing a reasonable likelihood of negative impacts for the environmental criteria. These are dealt with in topic groupings below. There are no further negative impacts identified in any of the revisions or additions to policies, as recommended by the Reporters in modifications to the Plan.

Env 10 - Development in the Green Belt and Countryside

Env 11 - Special Landscape Areas

Env 17 - Pentland Hills Regional Park

These policies provide an important degree of protection for designated areas and will restrict inappropriate development, providing significant environmental benefits. In terms of the environmental objectives, the restrictive nature of the policies is a potential constraint for the development of large scale renewable energy in such locations. This may harm the potential for the city to off-set its energy use through renewable generation, leading to a potential significant negative effect for the air and climatic factors objective. However, the policies do not preclude small scale appropriately sited hydro, solar or wind turbines.

The overall environmental benefits of the policy significantly outweigh the potential constraints. Consequently, it is not considered appropriate to amend the policy as by doing so to support large scale renewable technologies in sensitive areas would lead to significant negative effects for the other environmental criteria.

Emp 4 - Edinburgh Airport

Emp 5 - Royal Highland Centre

Emp 6 - International Business Gateway

These policies support development, in line with the West Edinburgh Planning Framework and the previous local plan. Whilst it is difficult to establish the exact environmental effects from these broad policies, they are likely to lead to some negative environmental effects across a number of environmental objectives. Some mitigation has been identified and Master Plans are required to be prepared for all areas, which will enable any potential environmental effects to be properly considered.

Development within these areas is long established through the WEPF and Rural West Edinburgh Local Plan (Alteration). Whilst development may lead to negative environmental effects, the principle of development is already established. The West Edinburgh Strategic Design Framework and West Edinburgh Landscape Framework have mitigated some of the environmental effects identified in the Rural West Edinburgh Local Plan Alteration Environmental Report. The future role of Master Plans will be critical to ensure that any environmental effects are minimised wherever possible.

Tra 5 - City Centre Public Parking

The policy enables city centre parking to support the functions of the city centre and is likely to lead to negative environmental effects for population and human health and air and climatic factors, due to encouraging use of the private car. However, there are environmental benefits of maintaining the vitality and viability of the city centre as opposed to other locations. The delivery of the tram will further enhance public transport provision to the city centre and it is vital that public transport is enhanced wherever possible to make this form of transport more attractive than using the private car.

4.2. LDP Proposals

All proposals included within the **Second** Proposed LDP have been assessed. Proposals rolled forward from previous plans that do not have development consent have been assessed, with previous sites that do have consents included in the baseline and cumulative assessments. The detailed assessments are included within appendix 3, with a summary of the significant environmental effects below.

The matrix demonstrates that the majority of proposals have either a positive or no effect on the environmental objectives. This can be attributed to the environmental criteria applied to the assessment of proposals to be included within the Proposed Plan. The majority of new housing

sites do result in a negative environmental effect for soil, due to the them being greenfield releases. As previously stated, the Proposed LDP must be consistent with the Proposed Strategic Development Plan and the environmental effects for soil are inevitable. In some cases where effects are unknown, future master planning of the site will allow a better understanding of potential environmental impacts and consideration of mitigation opportunities.

Excluding the soil objective, there are **twelve** proposals that will result in further significant negative environmental effects.

Emp 6 - International Business Gateway

HSG 20 - Cammo

HSG 22 - Burdiehouse

HSG 24 – Gilmerton Station Road (extended)

HSG 25 - The Drum

HSG 29 - Brunstane

HSG 32 - Builyeon Road

HSG 36 - Curriehill Road

HSG X – Ravelrig Road

HSG X – South East Wedge South – Edmonstone

HSG X – South East Wedge North – The Wisp

HSG X – North of Lang Loan

The **twelve** proposals could result in negative environmental effects for objectives relating to either: air and climatic factors; material assets; landscape and townscape; and cultural heritage objective. In the case of the latter, this is mainly due to the close proximity of existing cultural assets. Mitigation has been identified for each site and embedded in the site briefs within the Proposed Plan. It is therefore considered that the site briefs and subsequent detailed Master Plans will ensure that development does not negatively affect the historic environment. **Scope for mitigation for the impacts of the post-examination sites is limited by their status as approved by appeal.**

SCH 1 - Portobello High School

The proposal has been rolled forward from the Edinburgh City Local Plan and will result in the loss of part of the public park, leading to a negative effect for material assets and maintaining open space across the city. Mitigation has been identified including qualitative improvements to the remaining open space. The need for a new school will lead to positive environmental effects by improving the quality of the learning environment for pupils and this significant positive environmental effect outweighs the loss of part of the open space.

Edinburgh BioQuarter

The proposal may result in a negative environmental effect for the landscape setting of the city. A denser form of development and building on the upper slopes could be more visually prominent. Mitigation is identified through the preparation of supplementary guidance to specify any height restrictions and through requiring more detailed assessments within the sensitive area.

Overarching Issues

A number of overarching issues were identified and have been considered in relation to the plan as a whole. These issues were specified in table 8 of the Environmental Report and covered; prime agricultural land, air quality and 'zero waste' objectives. The overarching issues have been considered as part of the cumulative assessment of the plan with the environmental effects being set out in the below section.

4.3. Assessment of Cumulative and Synergistic Effects

This section considers the cumulative, secondary and synergistic effects of land use proposals and policies at a strategic level which are required to be assessed.

Cumulative effects arise where several land use proposals in the plan or policies each have insignificant effects but together have a significant environmental effect.

Synergistic effects interact to produce a total effect greater than the sum of individual effects, so that the nature of the final impact is different to the nature of the individual impacts.

Secondary effects are effects that are not a direct result of the plan or policies but occur away from the original effect or as a result of a complex pathway

Cumulative effects can result from the combined effects of more than one local development plan as well as through the interaction of individual land use proposals and policies. A separate assessment of policies and proposals has been undertaken.

All SEA topics have been considered as part of this cumulative assessment. Only topics where there is likely to be either significant positive or negative effects have been included below. Topics that are not referred to below are not considered to have any significant cumulative effects.

A detailed landscape and visual effects cumulative assessment has been undertaken. Due to the scale of new housing growth across the city, mainly on the edge of the existing built up area, it was

deemed necessary to undertake such a detailed assessment. This assessment covers the SEA topic of landscape and townscape.

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

Policies

An analysis of appendices 1, 3 and 4 indicates that cumulative or synergistic negative effects are unlikely to be a major implication from the policies within the LDP. On balance the combination, accumulation and possible synergies of effects of policies and proposals are far more likely to result in net environmental improvements across the plan area and over the plan period. **Revised Appendix 1 shows no change in the overall assessment of the policies' environmental impact.**

There is a small degree of uncertainty in respect of a few policies but it is difficult to draw any conclusions that the uncertainties could themselves generate harmful cumulative or synergistic effects. Conversely, the wide range of environmental conservation and enhancement policies are likely to have beneficial cumulative and synergistic effects on the environment in Edinburgh due to the interactive nature of the policies, for example, improvements to open space are likely to enhance biodiversity and vice versa.

There are policies within the Proposed Plan that support new development. New proposals will be considered separately from this policy assessment. However, there are a number of general policies that are not site specific but do support development, mainly in existing urban areas, across the LDP. Such general policies include: policies Emp 1 (Office Development) and Emp 10 (Hotel Development).

Air Quality

Air quality is one of the main environmental issues currently prevalent within the Council area and the general supportive development policies may lead to further negative cumulative and synergistic effects, particularly within key transport corridors. The current air quality issues are attributed mainly to traffic congestion and Air Quality Management Areas are in place with Council action plans setting out measures to help reduce vehicle emissions within these areas. **The Council's Local Transport Strategy (2014-2019) identifies a range of actions and policies to reduce emissions and improve air quality standards across the city.**

The possibility of further negative effects are unavoidable with policies that support development within the existing urban area and brownfield sites. There are wider environmental considerations

that lead to a preference of supporting development with the existing built up area and the cumulative negative effects of supporting a different strategy with further greenfield releases would be likely to be far greater.

The concentration of significant new development within the four strategic development areas may result in a short to medium term harmful impact as a consequence of there being numerous proposals within close proximity of one another. This could be exacerbated in the short term where development comes forward in advance of planned public transport infrastructure. The Strategic Development Plan directs growth to the identified Strategic Development Areas and the LDP has to allocate land in accordance with the SDP spatial strategy. **The additional allocations outwith the SDAs involve less concentration of development in or near Air Quality Management Areas.**

There are policies in the plan that set out mitigation including; environmental policy Env 22, employment policies Emp 1 and Emp 10, housing policy Hou 4 and transport policies Tra 1, Tra 8, Tra 9 and Tra 10. These policies aim to direct major new development to accessible locations as well as supporting a number of public transport improvements. Policy Env 22 specifically considers the impact of development on air as well as other environmental considerations from new development. Additionally, there are a number of site briefs and development principles included within part 1 of the Proposed Plan which provide further mitigation to support improvements to air quality including; new bus routes linking through new sites, opportunities for a mix of uses including local services within new housing sites and higher densities for parts of sites that are closer to public transport hubs.

Waste

Policies RS 2 to RS 4 specifically set out the plan's approach to waste management. Policy RS 2 continues to safeguard existing waste management facilities with policy RS 3 identifying appropriate locations for new waste management facilities. Policy RS 4 opposes new landfill or land raise sites unless there are demonstrable benefits to the appearance of the environment and no harmful impacts and that a proposal will address an identified shortfall in landfill capacity established at a national or regional level.

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

Proposals

An assessment of the proposals within the plan has also been undertaken. A number of cumulative effects for environmental issues have been identified with varying degrees of significance. Due to

the close proximity of a number of the sites there is the potential for cumulative effects to arise and such effects are considered below.

Soil

There is likely to be a cumulative and synergistic negative effect on soil quality due to the scale of housing proposals included within the Proposed Plan. The scale of development proposed by the Strategic Development Plan requires a considerable amount of greenfield land to be developed. The post-examination modifications increases this amount but not to the level sought by some representations before the examination.

The Plan will continue to support brownfield development where appropriate and additionally policies within the LDP will help to mitigate environmental effects, for example sustainable building construction and requirements for SUDs.

Landscape and Visual effects

Whilst it is not considered that the plan will lead to any negative cumulative effects regarding landscape and visual effects, the scale of housing release requires these issues to be carefully considered. A summary is provided below with a detailed assessment being included in appendix 4. Having regard to the modifications and subject to the preparation of revised site briefs, it is not anticipated that negative cumulative landscape and visual effects will arise.

Flood Risk

The LDP retains existing flood risk policy from the ECLP. The LDP Proposals Map shows updated 'Areas of Importance for Flood Management'. These are significant areas of undeveloped land which are estimated to be at risk of fluvial flooding in a 1-in-200 year event, as identified above in Figure 3. The new LDP proposals have been assessed strategically for flood risk using that fluvial flood risk map. This fluvial flood risk map has been updated using SEPA's new mapping published in January 2014. The LDP does not newly allocate any developable land in areas of fluvial flood risk. Existing allocations brought forward from local plans at the International Business Gateway, Edinburgh BioQuarter and New Greendykes do take in some land with fluvial flood risk, however flood management solutions have already been identified for these. It is unlikely that there will be cumulative negative environmental effects of all the proposals regarding flooding.

Landscape character

A detailed assessment of the cumulative effect of sites within the Proposed Plan has been undertaken (see appendix 4) and includes consideration of;

- Interaction of sites within the same Strategic Development Area

- Interaction of sites within close proximity to one another
- Previous allocations, relevant consents and applications

At a strategic scale, the proposed housing sites in South East Edinburgh, West Edinburgh and elsewhere across the Council area are unlikely to give rise to significant cumulative effects upon the character and diversity of the City's landscape setting, in conjunction with previous allocations, consents and applications. This is due to the landscape setting of the city being embedded within the site selection process and any sites that would affect the setting not being considered appropriate for development. However, some of the sites granted at appeal and recommended for addition in the Report of Examination do have some adverse impact. This is unavoidable due to their status.

Visual effects

A detailed assessment of the cumulative effect of sites within the Proposed Plan has been undertaken (see appendix 4) including;

- Interaction of sites within the same Strategic Development Area
- Interaction of sites within close proximity to one another
- Previous allocations, relevant consents and applications

At a strategic scale, the proposed housing sites in South East Edinburgh, West Edinburgh, elsewhere across the Council area, previous allocations and relevant consents and applications will not result in any significant effects upon visual amenity. In order to control visual effects arising from the modifications in the South East Strategic Development Area revised site briefs can specify appropriate mitigation including coordinated provision for open space and active travel.

Green Networks/Open Space

A positive cumulative effect is likely to be the delivery of an extended green network. Green networks can offer a number of environmental benefits. The new housing sites provide opportunities to extend the green network and site briefs included within the Proposed Plan have considered development principles for sites within close proximity to one another. An example are the sites at Maybury and Cammo where new components of the green network are identified in the development principles furthering a direct link from the tram/train interchange to Cammo Estate.

The scale of housing release will result in a number of significant areas of parts of open space being created. Some of these open spaces are specifically identified in the site briefs contained within the plan whilst the location of others will flow from the subsequent master plan stage. The housing regeneration proposals will provide an opportunity to improve the quality of remaining open space where there is an over provision and it is currently of poor quality.

The creation of new and improved open spaces are likely to lead to a positive cumulative effect. The existing Open Space Strategy will be used to inform the location and scale of new open space thus ensuring that more people live within walking distance of local and large green spaces and that they are of better quality. Revised site briefs for South East Strategic Development Area can seek to coordinate distribution and access to make efficient use of land and improve access to greenspace.

Summary

The cumulative and synergistic negative effects outlined are to be expected as a result of the large amount of housing growth set out within the Strategic Development Plan. The effects can not be avoided as the Proposed LDP must be consistent with the Proposed Strategic Development Plan. This identifies the four strategic development areas where development is to be directed to, including substantial housing releases in West and South East Edinburgh and allows large scale housing development outwith the Strategic Development Areas.

As indicated in other parts of the Environmental Report, the selection of new housing sites has been strongly influenced by environmental considerations specifically identifying sites that have good levels of public transport accessibility and where new development minimises the impact on the landscape setting of the city. This process in itself has ensured that the cumulative effects have been minimised as much as possible.

The consideration of development principles for sites within close proximity to one another has led to a number of linkages which are set out within the site briefs. Such links and integration between sites are likely to lead to positive cumulative effects, in particular regarding the delivery of new parts of the green network.

The cumulative and synergistic assessment emphasises the key role of applying appropriate mitigation to minimise cumulative effects across the plan area. The site briefs and development principles within the Proposed Plan, detailed master plans that will inform planning applications and other policies within the Proposed Plan can help to deliver such mitigation.

4.4. Mitigation

Mitigation measures are intended to avoid or reduce potential environmental effects that may arise from the implementation of the plan and which the environmental assessment process has identified.

In the environmental assessment of development plans, it is more likely that the mitigation measures will be in the form of other policies contained within the plan. The design and

environment policies are intended to avoid or reduce the potentially adverse effects of development set out within the plan.

The negative environmental effects of proposals have been set out within this Environmental Report. Mitigation has been identified in appendix 3. Some forms of mitigation have already been undertaken as part of the preparation of the plan including site briefs contained within the Proposed Plan and the Education and Transport Appraisals which include actions required to further enhance access to public transport and the creation of pedestrian and cycle links.

Specific mitigation relating to the historic environment has been included within the Cammo, Burdiehouse, Drum, Brunstane and Builyeon Road site briefs, to ensure there will be no significant environmental effects for cultural heritage.

The importance of future Master Plans and supplementary guidance is also highlighted, as for a number of proposals there is insufficient information to establish the exact environmental effects at such an early stage. The importance of Master Plans for Edinburgh Airport, the Royal Highland Centre and the International Business Gateway is identified to ensure that any significant environmental effects can be minimised. Similarly the role of supplementary guidance in drawing out development principles for the BioQuarter will be critical in reducing the environmental effects.

As well as the production of supplementary guidance and Master Plans, the action programme will have a critical role in delivering mitigation. Actions required to implement the policies and proposals in the plan are set out, with details of costs and who is responsible for delivering the actions. Annual updates to the action programme will enable progress to be easily monitored.

4.5. Monitoring

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

The baseline data set out in chapter 2, volume 1 of the Environmental Report provides the basis on which any monitoring will be carried out. The main data sources that will be used to monitor the effects of the plan are the Council's UNIFORM system (which records planning applications) and land use designations as recorded in GIS. GIS analysis allows different categories of development to be viewed against land use designations, for example, nature conservation designations and the Green Belt.

A number of indicators have been identified and linked to the relevant SEA objectives. Table 10 sets out the proposed indicators that will be used to monitor the environmental effects of the plan.

The intention is to prepare an LDP monitoring statement between this LDP and the preparation of a replacement LDP and this will allow the monitoring of environmental effects to be aligned with other monitoring being undertaken for the plan as a whole. The Monitoring Statement will provide information on all of the indicators identified in table 10.

Table 9: Proposed Monitoring Indicators		
Environmental Objective	Indicators	Data Sources
Biodiversity <i>Protect and enhance biodiversity, flora and fauna, and habitat networks</i>	<p>Number of planning applications for development on, or overlapping a nature conservation site approved/refused (<i>Focusing mainly on major housing and commercial developments</i>).</p> <p>Number of planning applications that affect European Protected Species (EPS)</p> <p>Area of open space lost to/ protected from development (i.e. number of applications granted/refused).</p> <p>Area of open space, parks and woodland delivered from allocations in the Proposed Plan.</p>	<p>GIS/ UNIFORM</p> <p>GIS/UNIFORM</p> <p>UNIFORM / Open Space Audit</p> <p>UNIFORM/ Open Space Audit</p>
Population and Human Health <i>Improve the quality of life and human health for communities</i>	<p>Number of planning applications with “good” accessibility to convenience or healthcare facilities.</p> <p>Number of new housing units approved with “good” accessibility to good bus, train or tram services.</p> <p>Number of planning applications with “good” accessibility to open space.</p>	<p>UNIFORM and accessibility modelling</p> <p>UNIFORM and accessibility data</p> <p>UNIFORM and accessibility data</p>
Soil <i>Protect the quality of soil</i>	<p>Area of remediated brownfield sites as a result of development.</p> <p>Area of prime agricultural land lost from development (planning applications granted/refused) <i>May have to be restricted to housing and large commercial developments</i></p>	<p>HLA and Vacant & Derelict Land Survey.</p> <p>UNIFORM</p>
Water <i>Prevent the deterioration and, where possible, enhance the status of the water environment and reduce/ manage flood risk in a sustainable way.</i>	<p>Number of new housing units/area approved and refused within area designated as a functional flood plain. <i>May have to restrict to housing and large commercial development.</i></p> <p>Number and size of developments with SUDS</p> <p>Improvements to water quality and ecological status of water courses</p>	<p>UNIFORM and GIS</p> <p>UNIFORM</p> <p>SEPA and River Basin</p>

		Management Plan
Air and Climate <i>Maintain and improve air quality, and reduce the causes and effects of climate change</i>	<p>Number and increases to existing Air Quality Management Areas (AQMA)</p> <p>Number of applications for renewable energy generations approved/refused</p> <p>Total points scored in the Sustainability Statement for all applications complying with the Edinburgh Standards for Sustainable Building.</p>	<p>GIS</p> <p>UNIFORM</p> <p>UNIFORM, applications with sustainability statements</p>
Material Assets <i>Minimise waste and promote the sustainable use of natural resources and material assets.</i>	<p>Percentage of applications granted with Waste Management Plan (or with condition attached).</p> <p>Number of recycling centres</p>	<p>UNIFORM reports</p> <p>GIS</p>
Cultural Heritage <i>Protect and, where appropriate/feasible enhance the historic environment</i>	<p>Number of applications approved where adverse effects on the historic environment were anticipated.</p> <p>Number of applications refused or withdrawn due to adverse impacts on the historic environment.</p> <p>Number of listed buildings on “At Risk” register.</p> <p>Number of scheduled monuments assessed as being in unsatisfactory condition or with extensive significant problems.</p>	<p>UNIFORM</p> <p>UNIFORM</p> <p>Buildings at Risk Register</p> <p>Scottish Historic Environment Audit</p>
Landscape and Townscape <i>Protect and enhance the landscape character and setting of the city and improve access to the open space network.</i>	<p>Areas of Green Belt and Special Landscape Areas land lost to/protected from development (i.e. planning applications granted/refused) <i>May have to be restricted to housing and large commercial developments.</i></p> <p>Number of applications refused solely or partly on design policy grounds.</p> <p>Area of open space lost to/ protected from development (i.e. number of applications granted/refused).</p> <p>Area of open space, parks and woodland delivered from allocations in the Proposed Plan.</p>	<p>GIS and UNIFORM reports with reference to the Open Space Strategy.</p> <p>UNIFORM</p> <p>UNIFORM / Open Space Audit</p> <p>UNIFORM/ Open Space Audit</p>

	Number of applications approved that would impact on the city skyline and key views.	UNiform
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5 NEXT STEPS

5.1. Proposed consultation timescales and methods

5.2. Anticipated milestones in the SEA and planning processes related to this PPS

The anticipated timescales for the LDP are identified in table 8. The main stage for stakeholders and the general public to engage in the preparation of the LDP took place between October 2011 and January 2012 when the MIR and ER were published. The results of that engagement informed the preparation of the Council's Proposed LDP. There was an opportunity to make representations regarding the Second Proposed LDP when it was published in August 2014. There are no provisions to make representations on the modifications to the Plan resulting from the Report of Examination. The publication of this Environmental Report – Third Revision (Volume 1) allows for comments to be made on the environmental assessment of the effect of the modifications on the Plan.

Table 10: Edinburgh LDP and SEA timescales

Timescale	Plan process	Environmental Assessment process
August - October 2014	Publish Second Proposed LDP, Environmental Report (Second Revision) and receive representations	Publish Environmental Report - Second Revision
June/July 2016	Report of Examination	Publish Environmental Report - Third Revision (Volume 1)
End September 2016	Submit Plan as Modified and notification to Scottish Ministers	Submit updated SEA with Plan as Modified
October/November 2016	Adoption at full Council	Post-adoption statement

Policy	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Edinburgh Waterfront	<i>See proposal assessments</i>							
Policy Del-5-4 Edinburgh Park/South Gyle								
	<i>See proposal assessments</i>							
Section 2: Design Principles for New Development								
Policy Des 1 Design Quality and Content, Policy Des 2 Co-ordinated Development, Policy Des 3 Development Design, Policy Des 4 Development Design - Impact on setting and Policy Des 5 Development Design - Amenity	✓	?	✓		?	✓	✓	✓
	<i>General design policies with principles to guide new developments. All policies aim to ensure that new development of the highest design quality, enhances the special character of the city, ensures that the city develops in an integrated and sustainable way and meets the needs of residents and other users. A number of positive environmental implications from the policies including improvements to the quality of life for communities, providing attractive environments for walking and cycling and protecting and enhancing the historic environment. Policies are likely to lead to further environmental benefits relating to biodiversity (particularly Des 3) and enhancements to the status of the water environment.</i>							
Policy Des 6 Sustainable Buildings				✓	✓			
	<i>Policy sets a strong requirement for energy efficiency in building design, SUDS, sustainable waste management and the incorporation of sustainable energy supply.</i>							
Policy Des 7 Layout Design and Policy Des 8 Public Realm and Landscape Design		✓						✓
	<i>Policies require new developments to provide direct and convenient connections by foot or cycle and general improvements to the appearance of external spaces and features, thus improving the quality of life for all. Policy Des 8 requires appropriate planting including the creation of robust landscape structures, leading to a positive effect for landscape and townscape.</i>							

Policy	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Policy Des 9 Urban Edge Development								✓
	<i>Policy aims to conserve and enhance the landscape setting and special character of the city from urban edge development leading to strong positive environmental effects.</i>							
Policy Des 10 Waterside Development	✓	✓						
	<i>Policy encourages attractive frontages to water courses and public access where appropriate. Policy requires proposals to maintain and enhance nature conservation leading to a positive effect for biodiversity, fauna and flora.</i>							
Policy Des 11 Tall Buildings - Skyline and Key Views								✓
	<i>Policy should protect important views of landmark buildings, the historic skyline, landscape features in the urban area and the landscape setting of the city.</i>							
Policy Des 12 Alterations and Extensions and Policy Des 13 Shopfronts								
	<i>No significant environmental implications.</i>							
Section 3: Caring for the Environment								
Policy Env 1							✓	✓

Policy	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
World Heritage Site and Policy Env 2 Listed Buildings - Demolition	<i>Strong benefits for the historic environment where development that would have a detrimental impact on the World Heritage Site or its setting will not be permitted and the loss of a listed building will only seldom be justified.</i>							
Policy Env 3 Listed Buildings - Setting, Policy Env 4 Listed Buildings - Alterations and Extensions and Policy Env 6 Conservation Areas - Development					?		✓	
	<i>Strong benefits for the historic environment where the setting of listed buildings and conservation areas is protected. May partially constrain the ability to incorporate renewable energy generation within or adjacent to the historic environment.</i>							
	<i>These policies ensure that residential conversion and infill development which help to meet windfall assumptions will not do so at the expense of cultural heritage objectives.</i>							
Policy Env 5 Conservation Areas - Demolition of Buildings						✓	✓	
	<i>Positive effects for the historic environment where the policy should avoid gap sites as demolition will only be allowed when a detailed planning application is approved for the site and the retention of existing buildings will be more sustainable than allowing substantial demolition and rebuilding.</i>							
Policy Env 7 Historic Gardens & Designed Landscapes, Policy Env 8 Protection of Important Remains and Policy Env 9 Development of Sites of Archaeological Significance							✓	
	<i>Strong benefits for the historic environment where historic gardens and designed landscapes, important remains and sites of archaeological significance are all protected.</i>							
Policy Env 10	✓	✓	✓		X	✓	✓	✓

Policy	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Development in the Green Belt & Countryside and Policy Env 11 Special Landscape Areas	<p><i>These policies offer significant environmental benefits which protect the environmental characteristics of the city. The Green Belt includes some areas of strong landscape quality and high amenity value, providing access for healthy recreational opportunities. The policies are also likely to enhance green linkages between urban and rural areas, leading to biodiversity benefits, protecting the landscape setting of the city and improving the quality of life for all residents and visitors. Large scale renewable energy technologies are unlikely to be supported within the Green Belt and Special Landscape Areas, leading to a negative environmental effect regarding climatic factors.</i></p>							
Policy Env 12 Trees	✓		✓		✓			✓
	<p><i>Policy will provide environmental benefits in terms of the physical character of the city. There is potential for benefits relating to soil and flooding due to the nutrients that trees will continue to add into the ground, soil stabilisation and retention and the interception of rainfall and surface water which contributes to flood alleviation.</i></p>							
Policy Env 13 Sites of International Importance, Policy Env 14 Sites of National Importance, Policy Env 15 Sites of Local Importance and Policy Env 16 Species Protection	✓							✓
	<p><i>Environmental policies which will support international and nationally important biodiversity and geodiversity as well as sites of local importance and the protection of species. Policies are also likely to have positive implications for the green infrastructure network, recreational opportunities and the natural setting of the city.</i></p>							
Policy Env 17 Pentland Hills Regional Park	✓				X			✓
	<p><i>Policy that aims to ensure that proposals do not detract from the special rural character of the Regional Park, leading to positive biodiversity and landscape setting impacts. Large scale renewable energy technologies are unlikely to be supported within the Regional Park, leading to a negative environmental effect regarding climatic factors.</i></p>							
Policy Env 18	✓	✓				✓		✓

Policy	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Open Space Protection, Policy Env 19 Playing Fields Protection and Policy Env 20 Open Space in New Development	<i>Policies Env 18 and Env 19 protect existing open spaces and playing fields leading to biodiversity, quality of life, material asset and open space network benefits. The need for open space provision within new developments will lead to the same environmental benefits with extensions and improvements to the green network likely to be provided.</i>							
Policy Env 21 Flood Protection	?				✓			?
	<i>Policy that aims to ensure that development does not result in increased flood risk for the site or elsewhere within the plan area which will result in positive environmental benefits for climatic factors and may lead to secondary benefits for biodiversity and landscape.</i>							
Policy Env 22 Pollution and Air, Water and Soil Quality			?		?			
	<i>Policy that prevents development that will result in significant adverse effects for health, the environment, air, water or soil quality. The policy has the potential to result in environmental improvements, where mitigation is identified to offset the potential impacts from new development.</i>							
Section 4: Employment and Economic Development								
Policy Emp 1 Office Development			✓					
	<i>Directing major office development to the city centre, strategic business centres and other accessible mixed use locations, including identified town or local centres, will encourage the reuse and regeneration of brownfield land, thus protecting soil. There are general sustainable principles embedded within the policy including proximity to public transport, mixed use proposals with appropriate densities. Recommended modification does not change likely environmental effects.</i>							
Policy Emp 2 Edinburgh Bioquarter								
	<i>See proposal assessments</i>							

Policy	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Policy Emp 3 Riccarton University Campus and Business Park and Policy Emp 7 RBS Headquarters Gogarburn								
<i>General supportive policies of development within the existing boundaries of the campuses. No significant environmental implications.</i>								
	X	X		?	✓		?	X
Policy Emp 4 Edinburgh Airport	<i>A number of significant environmental effects are likely, depending on the scale of development that takes place within the boundaries of the airport. Development could potentially have implications for natural heritage designations along the Gogar Burn and the Scheduled Ancient Monument (Carlowrie Cat Stane). Airport expansion may have flood risk implications associated with the Gogar Burn (see green space proposal 7). Sites removal from the Green Belt is likely to lead to negative effects on the landscape setting of the city, although this could be offset through the provision of structural landscaping. There are positive impacts in terms of accessibility by public transport and the role of the West Edinburgh Strategic Design Framework in promoting a co-ordinated design approach. If a second runway is developed, a number of mitigation measures will be required to maintain water quality, flow rate and sedimentation pattern of the River Almond as it enters the Firth of Forth. These measures are to ensure that the proposal does not have a significant effect on the Firth of Forth Special Protection Area.</i>							
	?				?	✓	X	X
Policy Emp 5 Royal Highland Centre	<i>Development on and adjacent to the existing RHC site unlikely to have any significant environmental impacts. There are some listed buildings on the site and mitigation may be required. The proposed relocation of the showground has a number of positive and negative environmental effects. Positive impacts relate to the opportunity to provide new pedestrian and cycle networks, the importance of accessibility by public transport and the role of the West Edinburgh Strategic Design Framework in promoting a co-ordinated design approach. Development may have a negative impact on built and natural</i>							

Policy	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
	<i>heritage elements and the landscape character of the area.</i>							
Policy Emp 6 International Business Gateway	?	✓		?	✓	✓	X	X
	<i>Potential positive impacts relate to the opportunity to provide new pedestrian and cycle networks, the importance of accessibility by public transport and the role of the West Edinburgh Strategic Design Framework in promoting a co-ordinated design approach. The introduction of housing within the IBG will contribute to place making objectives and potentially reduce the need to travel. Development may lead to negative impacts on built and natural heritage elements, landscape character and flood risk.</i>							
Policy Emp 8 Business and Industry Areas and Policy Emp 9 Employment Sites and Premises								
	<i>No significant environmental implications.</i>							
Policy Emp 10 Hotel Development					✓			
	<i>Policy reinforces the city centre and other locations with good public transport access, reducing the need for private travel.</i>							
Section 5: Housing and Community Facilities								
Policy Hou 1 Housing Development			X		?			?
	<i>Due to the scale of housing set out within the Strategic Development Plan, and the requirement to maintain the five year housing land supply, significant greenfield land is required to be allocated for development, or may be granted planning</i>							

Policy	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
	<p><i>permission, leading to a negative environmental effect on prime agricultural land and soil. An increasing population and car ownership across the city may have an adverse effect on air quality. See individual proposals assessments. The Reporter recommended amendments to the green belt boundary to provide more robust long term green belt boundaries and to reflect potential for future growth if required (at Factory Field, Kirkliston, East of Burdiehouse Road, and East of Lasswade Road). The impact on the landscape and townscape at these locations is unknown, but where this becomes part of the urban area, with no other environmental designations for example open space, then Hou 1 will be applied to assess proposals for new housing.</i></p>							
Policy Hou 2 Housing Mix		✓						
	<p><i>Increasing housing choices is likely to have a positive effect on the quality of life for communities.</i></p>							
Policy Hou 3 Private Open Space in Housing Development	✓					✓		
	<p><i>Provision of open space within new housing development will contribute to wildlife corridors, enhance existing open space provision across the city and generally increase the attractiveness of residential areas.</i></p>							
Policy Hou 4 Housing Density					✓			
	<p><i>Policy promotes an appropriate density of development depending on the characteristics of the local area and accessibility to public transport. By allowing higher density development in areas with good public transport access this will reduce dependency on the private vehicle.</i></p>							
Policy Hou 5					✓	✓		

Policy	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Conversion to Housing	<i>The reuse of existing buildings minimises waste and the conversion of city centre commercial and industrial buildings may have a positive impact on reducing the need to travel to access other services contained within the city centre.</i>							
Policy Hou 6 Affordable Housing, Policy Hou 7 Inappropriate Uses in Residential Areas, Policy Hou 8 Student Accommodation, Policy Hou 9 Sites for Gypsies, Travellers and Travelling Showpeople								
	<i>No significant environmental implications.</i>							
Policy Hou 10 Community Facilities		✓						
	<i>Policy will ensure that appropriate health and other community facilities are provided for housing development, thus encouraging the co-location of development with good health, social and recreational facilities.</i>							
Section 6: Shopping & Leisure								
Policy Ret 1 Town Centre First policy		✓			✓			
	<i>New policy seeks to encourage significant footfall generating activities in town centres (including the city centre and local centres) where there are excellent public transport links with positive benefits for air quality and minimising the need to travel, and encourages the co-location of appropriate town centre uses with good health, social and recreational facilities.</i>							

Policy	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Policy Ret 4-2 City Centre Retail Core		✓			✓			
	<i>Policy has strong indirect environmental effects due to reinforcing the city centre as a focus for retail development. The city centre has excellent public transport links, thus minimising the distance need to travel in private vehicles and encourages the co-location of development with social and recreational facilities.</i>							
Policies Ret 2-3- Ret 9-10, Other retail, town centre and entertainment policies								
	<i>Policies likely to have some minor positive environmental effects by minimising the need to travel by encouraging retail development to more accessible locations and potentially enhancing the quality of life for both residents and visitors.</i>							
Policy Ret 10-11 Food and Drink Establishments								
	<i>No significant environmental implications.</i>							
Section 7: Transport								
Policy Tra 1 Location of Major Development		✓			✓			
	<i>Policy has strong positive environmental effects by directing major developments that would generate significant travel demand to the city centre and other locations well served by public transport, thus minimising the distance need to travel in</i>							

Policy	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
	<i>private vehicles and encourages the co-location of development with social and recreational facilities.</i>							
Policy Tra 2 Private Car Parking		?			?			
	<i>Policy may lead to some positive environmental effects by pursuing a lower provision of car parking where appropriate, thus reducing the number of journeys undertaken by private vehicles and potentially improving air quality.</i>							
Policy Tra 3 Private Cycle Parking and Policy Tra 4 Design of Off-Street Car and Cycle Parking		✓			✓			
	<i>Both policies facilitate appropriate levels of cycle parking and storage facilities in housing and non-residential developments and provide general design principles for the location and quality of cycle provision leading to improvements that make it a more attractive mode of transport and providing potential positive effects on air quality.</i>							
Policy Tra 5 City Centre Public Parking		X			X			
	<i>Likely to lead to negative environmental effects by encouraging the use of private vehicles for journeys into the city centre.</i>							
Policy Tra 6 Park and Ride					✓		?	
	<i>Policy will encourage the use of public transport for journeys into the city centre which is likely to lead to improvements in air quality. May be indirect positive environmental effects on the historic environment due to less vehicle movements within the city centre.</i>							
Policy Tra 7 Public Transport Proposals and Safeguards								
	<i>See proposals assessments.</i>							
Policy Tra 8		?	?		?			

Policy	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Provision of Transport Infrastructure	<i>Policy seeks to assess and mitigate the transport impacts (individual sites and cumulative) of development. The environmental impacts of any required mitigation - based on such transport assessments and the cross boundary study - are not known.</i>							
Policy Tra 8 9 Cycle and Footpath Network	✓	✓			✓			✓
	<i>Protection of proposed cycle/footpaths, public rights of way and abandoned railway alignments will lead to strong positive environmental effects including the strengthening of wildlife corridors and associated biodiversity, promoting the use of cycling and walking and enhancing the landscape setting of the city.</i>							
Policy Tra 9-10 New and Existing Roads								
	<i>No significant environmental effects from general policy (See proposals assessments).</i>							
Policy Tra 10 11 Rail Freight						✓		
	<i>Safeguarding of existing rail freight facilities will allow for sustainable transportation for the transfer of waste.</i>							
Policy Tra 11 12 Edinburgh Airport Public Safety Zones								
	<i>No significant environmental effects.</i>							
Section 8: Resources and Services								
Policy RS1 Sustainable Energy					✓		?	
	<i>Policy sets out a positive stance for the integration of appropriately scaled renewable energy schemes and will contribute to reducing the causes and effects of climate change across the plan area. The importance of considering the effects of proposals on natural heritage interests and the appearance of listed buildings and conservation areas may restrict the</i>							

Policy	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
	<p><i>ability for such schemes to be acceptable within such areas. The continued need for sustainable forms of energy generation could lead to negative environmental effects in the historic environment over the lifetime of the plan.</i></p> <p><i>Supplementary Guidance is to be prepared with regards to heat mapping, with potential positive impacts for encouraging the provision of low/zero carbon technologies.</i></p>							
<p>Policy RS2 Safeguarding of Existing Waste Management Facilities, Policy RS3 Provision of New Waste Management Facilities, Policy RS4 Waste Disposal Sites</p>						✓		
	<p><i>Policies promote waste management facilities in appropriate locations across the city and state a general presumption against new landfill or land raise sites leading to positive environmental effects by restricting facilities that allow for the disposal of residual municipal waste.</i></p>							
<p>Policy RS5 Minerals</p>						?		
<p>Policy RS6 Water and Drainage</p>				✓				
<p>Policy RS7 Telecommunication</p>								
	<p><i>No significant environmental effects.</i></p>							

Appendix 2: Housing Site Assessment Summary

No update. See Environmental Report – Second Revision, Vol 1 June 2014.

Appendix 3: LDP Proposals SEA Matrix – Updated July 2016 following Report of Examination

ASSESSMENT KEY

- A significant positive environmental effect ✓
- A significant negative environmental effect X
- Uncertain as to whether any significant positive or negative effects would be likely ?
- No symbol indicates no significant interaction between proposals and environmental objectives

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
HOUSING								
Existing Housing Proposals with no development consent								
<p>There are three two housing sites that are being rolled forward from previous plans that have no development consent;</p> <p>HSG 6: South Gyle Wynd now has planning permission.</p> <p>HSG 7: Edinburgh Zoo</p> <p>HSG 16: Thistle Foundation</p> <p>All of these housing sites were allocated in the Edinburgh City Local Plan (2010). The significant environmental effects were assessed as part of the accompanying Environmental Report and there have been no significant changes that require the sites to be reassessed. Accordingly, the assessments previously undertaken are included as part of the baseline assessment and any significant effects will be considered as part of the cumulative assessment of the Proposed Plan.</p>								
New Housing Proposals, Sites in West Edinburgh								
Emp 6 - International Business Gateway	-	✓	-	?	✓	-	X	✓

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Assessment against SEA objectives	<i>Although currently a greenfield site, the land is already allocated for commercial development, so there will be no further loss of greenfield land over previous allocations. Some of the area may be at risk from flooding leading to a negative effect for water objective. Potential impacts on Scheduled Ancient Monuments and other historic buildings could result in negative effect for cultural heritage.</i>							
Mitigation	<p>Water - Poor ecological status of Gogar Burn including some land prone to flooding. Proposal ENV7 of RWELP Alteration is to divert the Gogar Burn and is required to be implemented. This will reduce flood risk, improve water quality and enhance biodiversity. A Flood Risk Assessment would be required prior to new development to develop further understanding of the mitigation required.</p> <p>Cultural Heritage - Gogar Mains Fort, Gogar Castle and Estate, Gogar mains Farm and Gogar Church Steading and medieval Village should all be protected and enhanced wherever possible.</p>							
HSG 19 - Maybury	-	✓	X	-	✓	-	-	✓
Assessment against SEA objectives	<i>Majority of the site is greenfield and will have a negative effect on the soil objective. Some parts of area are brownfield and these should be considered for development. Access to public transport is good and potential to be improved leading to a positive effect on air and climatic factors objective. Majority of area not prominent from wider views and will not impact on the landscape setting of the city resulting in a positive effect for landscape and townscape.</i>							
Mitigation	<p><i>Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation.</i></p> <p>Soil - Developable area should include existing industrial units which offer potential brownfield redevelopment opportunity.</p> <p>Air and Climatic Factors - Potential to re-route the current bus service to improve already good accessibility towards the northern part of the site.</p> <p>Landscape and Townscape - Height constraint towards top of the ridge should be clearly identified to prevent development that would be prominent in views into the area.</p>							
Del 5 - Edinburgh Park/Gyle	-	✓	✓	?	✓	-	-	✓
Assessment	<i>Housing component in a strategic office location will create a mixed use community and a positive effect for population and human health.</i>							

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
against SEA objectives	<i>Brownfield land has a positive effect for the soil objective and will protect the quality and quantity of soil. Some of the area may be at risk of flooding from the Gogar Burn and this will need to be addressed for any subsequent planning applications. Area has excellent public transport accessibility, a positive effect for air and climatic factors and due to being previously developed and part of the urban area, it will have no impact on the landscape setting of the city.</i>							
Mitigation	<i>Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation. Water - Development to address area at flood risk <i>or culverted watercourses through flood risk assessment</i> and to mitigate against wherever possible.</i>							
HSG 20 - Cammo	-	✓	X	-	?	-	X	?
Assessment against SEA objectives	<i>Greenfield land will have a negative effect on the soil objective. A number of potential impacts unknown. Public transport access varies with potential to improve access for the southern part of the area. Potential impacts on views into tower and estate may result in a negative effect for the cultural heritage objective.</i>							
Mitigation	<i>Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation. Air and Climatic Factors - Frequency of services along Maybury Rd may be increased and potential to realign existing service to provide a public transport stop to the south of the site. <i>Signalised pedestrian crossings on Maybury Road are required in the development principles.</i> Cultural Heritage – Potential impact on views of Cammo water tower and wider Cammo Estate. Encourage development to maintain through views into the water tower and Mauseley Hill. Landscape and Townscape - Potential impact on local landscape setting and designations. Avoid development within the cSLA and AOLQ.</i>							
New Housing Proposals, Sites in South East Edinburgh								
HSG 21 - Broomhills	?	✓	X	?	-	-	-	?
Assessment against SEA	<i>Greenfield land will have a negative effect on the soil objective. Part of area to south may be at risk of flooding from Burdiehouse Burn and could have a negative effect on water objective. Majority of area not prominent from wider views and will not impact on the landscape setting</i>							

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
objectives	<i>of the city resulting in a positive effect for landscape and townscape.</i>							
Mitigation	<p><i>Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation.</i></p> <p>Biodiversity - <i>Local Biodiversity site running along the southern edge of the site. Ensure development does not affect southern area.</i></p> <p>Water - <i>Development should avoid area at risk from flooding to the south of the site, adjacent to the burn.</i></p> <p>Landscape and Townscape - <i>Avoid development on Central Knoll, which is the most prominent part of the site.</i></p>							
HSG 22 - Burdiehouse	?	✓	X	?	✓	-	X	✓
Assessment against SEA objectives	<p><i>Local Nature Reserve and Local Biodiversity Site located to the north of the site could be affected. Greenfield land will have a negative effect on the soil objective. Good access to public transport with the potential for this to be improved leading to a positive effect on air and climatic factors objective. Potential impact on the setting of category B listed Limekilns and cultural heritage objective. Development of the sites northern slopes and western edge aligned below the ridgeline would not affect landscape setting of the city.</i></p>							
Mitigation	<p><i>Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation.</i></p> <p>Biodiversity - <i>Development set away from the burn and reserve should protect current biodiversity.</i></p> <p>Water - <i>Potential opportunity to improve ecological potential of burn to north of site informed by a flood risk assessment.</i></p> <p>Cultural Heritage - <i>Ensure development is set below limekilns to allow views.</i></p>							
HSG 23 - Gilmerton Dykes Road	-	✓	X	-	✓	-	-	✓
Assessment against SEA objectives	<p><i>Greenfield land will have a negative effect on the soil objective. Access to public transport is good leading to a positive effect on air and climatic factors objective. Site is located on flatter land on the ridge top with some existing planting. Development will not affect the landscape setting of the city, subject to additional structured planting.</i></p>							
Mitigation	<i>Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation.</i>							

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
HSG 24 - Gilmerton Station Road (extended site)	-	✓	X	-	✗X	-	-	✗?
Assessment against SEA objectives	<p><i>Greenfield land will have a negative effect on the soil objective. Redevelopment opportunity for land to the south. Access to public transport is good leading to a positive effect on air and climatic factors objective. Less visually prominent location from the wider area and potential to re-define and improve the current urban edge.</i></p> <p><i>Larger site has been granted planning permission at appeal and is allocated as a modification to the Plan. The extension to the site may have an adverse impact on the city's wider landscape setting, particularly as this part of the site lacks a robust and defensible green belt boundary. This part of the wider site has poor accessibility, impacting upon air and climatic factors.</i></p>							
Mitigation	<p><i>Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation.</i></p> <p>Soil - Developable area should include existing industrial land to the south which offers potential brownfield redevelopment opportunity.</p> <p>Air and Climatic Factors – development principles include opportunities for new path and cycle connections through the site and into the wider area to ensure direct access to bus stops and other facilities.</p> <p>Landscape and Townscape – appropriate boundary treatment to south west may mitigate landscape impact and provide scope for potential pedestrian/cycle connections. Associated revision of green belt boundary is considered under assessment of Policy Hou 1. A consequent modification to define green belt boundary at Lasswade Road/Gilmerton Station Road may achieve more rational long-term boundary.</p>							
HSG 25 - The Drum	-	✓	X	-	-	-	X	✓
Assessment against SEA	<p><i>Greenfield land will have a negative effect on the soil objective. Development could affect parts designated as Historic Garden and Designed Landscape potentially leading to a negative effect for cultural heritage objective. Site is low lying and well screened and will not affect the</i></p>							

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
objectives	<i>landscape setting of the city.</i>							
Mitigation	<i>Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation.</i> Cultural Heritage - Restrict development to less visually prominent parts fringing the designed landscape, where these would have less impact on the <i>designed landscape</i> , house or the character of its enclosed setting.							
HSG 26 - Newcraighall North	?	✓	X	?	-	-	-	✓
Assessment against SEA objectives	<i>Development may affect local biodiversity site. Greenfield land will have a negative effect on the soil objective. Area may be at risk from flooding. Low lying flat site with limited visibility from the wider area which will not impact on the landscape setting of the city resulting in a positive effect on landscape and townscape objective.</i>							
Mitigation	<i>Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation.</i> Biodiversity - Need to provide compensatory multi functional green network if local biodiversity site is part of development area. Water - Area may be at risk from flooding. Flood Risk Assessment required for planning applications setting out mitigation.							
HSG 27 - Newcraighall East	-	✓	X	?	-	-	-	✓
Assessment against SEA objectives	<i>Greenfield land will have a negative effect on the soil objective. Area may be at risk from flooding. Low lying site with limited visibility from the wider area so will not impact on the landscape setting of the city, resulting in a positive effect on landscape and townscape objective</i>							
Mitigation	<i>Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation.</i> Water - Area may be at risk from flooding. Flood Risk Assessment required for planning applications setting out mitigation.							

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
HSG 28 - Ellen's Glen Road	-	✓	✓	-	✓	-	-	✓
Assessment against SEA objectives	<i>Re-use of brownfield land will have a positive effect on the soil and landscape and townscape objectives. Site has good access to public transport leading to a positive effect for air and climatic factors. Site includes the loss of inaccessible semi natural greenspace, however, a new accessible local green space of higher quality will be provided.</i>							
Mitigation	<i>Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation. Population and Human Health - New residential frontage to Ellen's Glen Road Air and Climatic Factors - Two new pedestrian/cycle links identified to increase permeability of the site</i>							
HSG 29 - Brunstane	-	✓	X	-	✓	-	X	✓
Assessment against SEA objectives	<i>Greenfield site which will have a negative effect on the soil objective. Public transport access varies but potential for this to be significantly improved leading to a positive effect on air and climatic factors objective. Site is low lying and would not affect the wider landscape setting of the city. Potential impacts on views of Brunstane and Newmills (adjacent listed buildings and Inventory Site (Newmills)) and the setting of two Scheduled Ancient Monuments located within the site.</i>							
Mitigation	<i>Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation. Population and Human Health - Creation of community focal point towards centre of site including a new primary school and local centre. Cultural Heritage - Retain open setting to north and east of Brunstane House and Scheduled Ancient Monuments. Setback and landscape framework to be provided to Inventory Site.</i>							
HSG 30 - Moredunvale Road		✓	X			?		

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Assessment against SEA objectives	<i>Proposal will result in the loss of open space resulting in a negative environmental effect on soil and potentially material assets. However, existing open space is of poor quality and redevelopment will lead improve the appearance and use of the land.</i>							
Mitigation	<i>Inclusion of development principles within the Proposed Plan to guide the development of the land.</i> Air and Climatic factors - Proposals should provide better pedestrian and cycle access between the site and the surrounding area. Material Assets - Proposals should incorporate play space, allotments and growing spaces as green space improvements.							
Other New Housing Proposals Elsewhere in the City								
HSG 31 - Curriemuirend		✓	X			?		
Assessment against SEA objectives	<i>Proposal will result in the loss of open space resulting in a negative environmental effect on soil and potentially material assets. However, existing open space is of poor quality and redevelopment will lead improve the appearance and use of the land and also facilitate open space improvements to Green Space Proposal 10.</i>							
Mitigation	<i>Inclusion of development principles within the Proposed Plan to guide the development of the land.</i> Population and Human Health - Creation of an active frontage along Wester Hailes Road Air and Climatic factors - Proposals should provide better pedestrian and cycle access to both the allotments and Clovenstone Drive park							
HSG 32 - Builyeon Road, Queensferry	-	✓	X	-	✓	-	X	✓
Assessment against SEA objectives	<i>Greenfield land will have a negative effect on the soil objective. Greenfield sites also provide supporting habitat for qualifying features (assemblage of birds) for the Firth of Forth SPA. The HRA has identified this loss of supporting habitat as having a Minor Residual Effect on site integrity and all sites affected will be considered in the HRA in-combination assessment. Site has good access to public transport</i>							

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
	<i>services. Site identified as northern part of Dundas Castle Inventory Site potentially leading to a negative effect for the cultural heritage objective.</i>							
Mitigation	<p><i>Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation.</i></p> <p>Population and Human Health - <i>New pedestrian/cycle links identified within site brief. New green network linking existing open space at Echline across the site to HSG 33 (South Scotstoun).</i></p> <p>Cultural Heritage - <i>In conjunction with the existing policy woodland, Forth Replacement Crossing and new landscape framework within the site, impacts on the character and views to/from the Inventory Site can be mitigated.</i></p> <p>Landscape and Townscape - <i>Road alignment for Replacement Forth Crossing has significantly changed character of land. Additional substantial landscaping on southern boundary will provide appropriate buffer to new road alignment, both in terms of landscape and noise impacts.</i></p>							
HSG 33 - South Scotstoun, Queensferry	-	✓	X	-	✓	-	-	✓
Assessment against SEA objectives	<i>Greenfield land will have a negative effect on the soil objective. Greenfield sites also provide supporting habitat for qualifying features (assemblage of birds) for the Firth of Forth SPA. The HRA has identified this loss of supporting habitat as having a Minor Residual Effect on site integrity and all sites affected will be considered in the HRA in-combination assessment. Site has good access to public transport services including a direct pedestrian/cycle link to Dalmeny train station. Site is relatively low lying and development would not impact on the landscape setting of the city.</i>							
Mitigation	<p><i>Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation.</i></p> <p>Population and Human Health - <i>Improved pedestrian/cycle links identified within site brief. Green network identified across the site from east to west linking the national cycle network into HSG 32 (Builyeon Road, Queensferry) and existing open space in Echline. Safeguarding zone for the oil installation to be taken into account in the layout and site capacity.</i></p>							

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
HSG 34 - Dalmeny	-	✓	X	-	✓	-	?	?
Assessment against SEA objectives	<p><i>Greenfield land will have a negative effect on the soil objective. Greenfield sites also provide supporting habitat for qualifying features (assemblage of birds) for the Firth of Forth SPA. The HRA has identified this loss of supporting habitat as having a Minor Residual Effect on site integrity and all sites affected will be considered in the HRA in-combination assessment. The majority of the site is located within the Dalmeny Conservation Area which may have an effect on the cultural heritage objective. Protection of key views from Main Street to the Forth Road and Rail Bridges required to protect the landscape and townscape objective.</i></p>							
Mitigation	<p><i>Inclusion of development principles within the Plan to guide the development of the land.</i></p> <p>Cultural Heritage - <i>Use of traditional materials and continuation of traditional rural built form essential. Detailed proposals required to conform to Dalmeny Conservation Area Character Appraisal.</i></p> <p>Landscape and Townscape - <i>Retention of important key view corridors from Main Street to Forth Road and Rail Bridge through appropriate layout and building heights.</i></p>							
HSG 35 - Riccarton Mains Road			X		✓			✓
Assessment against SEA objectives	<p><i>Greenfield land will have a negative effect on the soil objective. Access to local facilities by foot and cycle and access to public transport are both good leading to a positive effect on air and climatic factors objective. Well contained site on the edge of the existing settlement will not impact on the landscape setting of the city.</i></p>							
Mitigation	<p>Air and Climatic factors - <i>Opportunity to provide link to Curriehill Rail Station should be explored to further improve access to public transport services.</i></p>							
HSG 36 - Curriehill	-	✓	X	?	✓	-	-	✓

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Road, Currie								
Assessment against SEA objectives	<i>Greenfield land will have a negative effect on the soil objective. Greenfield sites also provide supporting habitat for qualifying features (assemblage of birds) for the Firth of Forth SPA. The HRA has identified this loss of supporting habitat as having a Minor Residual Effect on site integrity and all sites affected will be considered in the HRA in-combination assessment. Area may be at risk of flooding. Site has good access to public transport services including being directly adjacent to Curriehill train station. Well contained site on the edge of the existing settlement will not impact on the landscape setting of the city.</i>							
Mitigation	<i>Site brief included within Plan with development principles aimed at providing appropriate mitigation. Population and Human Health - Need to formalise direct route across the site linking rail station with the existing settlement. Water - Site brief refers to the need to maintain existing planting on western boundary adjacent to minor watercourse. Flood risk assessment required for planning application setting out mitigation.</i>							
HSG 37 - Newmills Road, Balerno	-	✓	X	-	✓	-	-	-
Assessment against SEA objectives	<i>Greenfield land will have a negative effect on the soil objective. Greenfield sites also provide supporting habitat for qualifying features (assemblage of birds) for the Firth of Forth SPA. The HRA has identified this loss of supporting habitat as having a Minor Residual Effect on site integrity and all sites affected will be considered in the HRA in-combination assessment. Access to public transport services is good, leading to a positive effect on air and climatic factors. Site well defined by existing settlement and will not impact on landscape setting of city.</i>							
Mitigation	<i>Site brief included within Plan with development principles aimed at providing appropriate mitigation.</i>							
HSG X – Ravelrig Road, Balerno	-	✓	-	-	X	-	?	-
Assessment	<i>Site is not located on prime agricultural land so will have no impact on the soil objective unlike the other sites. Development would not</i>							

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
against SEA objectives	<i>adversely impact the landscape feature, characteristics or views from which the city and village of Balerno can be understood and experienced. Public transport accessibility is poor. Unknown impacts on the adjacent Historic Garden/Design Landscape Inventory Site.</i>							
Mitigation	<p><i>Site brief included within Plan with development principles aimed at providing appropriate mitigation.</i></p> <p>Air and Climatic Factors – <i>Any required local road and junction improvements will need to be made. Green network connections, incorporating pedestrian and cycle links are required to integrate the site with the wider area.</i></p> <p>Landscape and Townscape - <i>Substantial woodland edge to be retained to form a new green belt boundary.</i></p>							
HSG X South East Wedge South – Edmonstone	?	-	X	-	✓	X	-	X
Assessment against SEA objectives	<i>Greenfield land will have a negative effect on the soil objective. The majority of the site has good public transport accessibility. The site is designated as a Local Nature Conservation – the impact on biodiversity, fauna and flora is unknown. The site is also a Special Landscape Area - development would be prominent from Old Dalkeith Road and the Wisp due to ground levels of the site which are retained above surrounding road levels. The site was part of the greenspace proposal GS4 South East Wedge Parkland, which forms an integral part of the wider green network and is now diminished.</i>							
Mitigation	<p><i>Site brief included within Plan with development principles aimed at providing appropriate mitigation.</i></p> <p>Material Assets – <i>The development principles require new development to incorporate sizeable areas of open space, and integrate a network of footpaths, cycleways and open space to be part of the wider green network.</i></p> <p>Landscape and Townscape - <i>The development principles require new development to retain views and open aspects to the south and east. Additional boundary planting would also mitigate some of the landscape impacts. The development principles ensure that the visual separation from Danderhall is achieved through sensitive design and screen planting.</i></p>							
HSG X South East Wedge North –	?	-	X		X	X	-	X

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
The Wisp								
Assessment against SEA objectives	<i>Greenfield land will have a negative effect on the soil objective. The majority of the site also has poor public transport accessibility. The site formed part of greenspace proposal GS4, South East Wedge Parkland, which in addition to its recreational function defines the landscape and townscape structure and is now diminished. The site lacks distinctive features. The site is prominent in views from Holyrood Park and Craigmillar Castle, where it forms the eastern continuation of the Gilmerton ridge and provides visual containment and backdrop to Craigmillar Castle Park, the Old Town ridge and Arthur's Seat. Part of the site is designated a Local Nature Conservation Site, so the impact on biodiversity of any development would be unknown.</i>							
Mitigation	<i>Site brief included within Plan with development principles aimed at providing appropriate mitigation.</i> Material Assets - Design and maintenance schedule is required to secure the green-space link on the western boundary of the site. Air and Climatic Factors - Pathways and cycle routes both internally and connected to the proposed developments is a requirement of the brief.							
HSG X Lang Loan	-	-	X	-	✓	-	-	X
Assessment against SEA objectives	<i>Greenfield land will have a negative effect on the soil objective. The majority of the site has poor public transport accessibility. Development of the site's ridgetop location would impact upon the city's wider landscape setting. Perimeter woodland encircling the Murrays defines the edge of the green belt so development to the south would breach this defensible boundary.</i>							
Mitigation	<i>Site brief included within Plan with development principles aimed at providing appropriate mitigation.</i> Air and Climatic Factors – provide pedestrian and cycle links with the housing areas to the west and north. Junction improvements would assist with congestion levels in the surrounding roads. Landscape and Townscape - Landscaping would be required to achieve the necessary integration with adjacent housing areas.							
EXISTING GREEN SPACE PROPOSALS								
GS 1 - Dalry Community Park	✓	✓				✓		

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Assessment against SEA objectives	<i>Reconfiguration of park proposed as part of Fountainbridge Development Brief, identified in previous plan. Proposal will lead to a number of positive environmental effects including; enhancements to habitat networks, significant improvements to the pedestrian/cycle network and general enhancements to an existing area of open space.</i>							
Mitigation								
GS 2 - Leith Western Harbour Central Park		✓				✓		
Assessment against SEA objectives	<i>Park proposal identified as part of Leith Western Harbour Master Plan, identified in previous plan. Proposal will lead to a significant increase in public open space provision, meeting the Council's large greenspace standard thus enhancing open space provision in the area and encouraging the co-location of development with good recreational facilities.</i>							
Mitigation								
GS 3 - Leith Links Seaward Extension		✓				✓		

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Assessment against SEA objectives	<i>Proposal forms part of wider Leith Docks redevelopment, identified in previous plan and will lead to an increase in public open space provision linking new development with the existing park and encouraging the co-location of development with recreational facilities. Extent is reduced by recommended post-examination modifications.</i>							
Mitigation								
GS 4 - South East Wedge Parkland	✓	✓				✓		✓
Assessment against SEA objectives	<i>Proposal forms part of major landscaping identified in previous plans to support wider development proposals and will lead to an increase in public open space provision linking new development with the existing park and encouraging the co-location of development with recreational facilities. Proposal will lead to a number of positive environmental effects including enhancements to habitat networks, providing a major new green network link and protecting the landscape setting of the city. Extent is diminished as consequence of new housing allocations recommended as post examination modifications.</i>							
Mitigation	<i>Stability of ground needs to be considered to ensure safe public access can be achieved.</i>							
NEW GREEN SPACE PROPOSALS								
GS 5 - Niddrie Burn Parkland	✓	✓		✓		✓		

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Assessment against SEA objectives	<i>New park proposal identified as part of the urban expansion proposals at Greendykes and directly linked to the new channel works being undertaken for the Niddrie Burn. The naturalised form of the burn has the potential to lead to biodiversity, fauna and flora benefits and will enhance the status of the water environment. The parkland will increase public open space in the area, co-ordinate new development with improved recreational facilities.</i>							
Mitigation								
GS 6 - IBG Open Space		✓				✓		
Assessment against SEA objectives	<i>New open space proposals that incorporate three areas of parkland (along A8 corridor, central parkland and archaeology park), reflecting the principles set out within the West Edinburgh Landscape Framework. Proposal will increase public open space and co-ordinate new development due to being identified prior to detailed Master Planning for the site, offering recreational facilities in parallel with new development.</i>							
Mitigation	<i>Important that the proposal is embedded within detailed Master Planning of the site to ensure its integration and subsequent delivery.</i>							
GS 7 - Gogar Burn	✓			✓		✓		
Assessment against SEA objectives	<i>Proposal is to divert the Gogar Burn following the route identified on the proposals map. The proposal will deliver a number of environmental benefits including reducing flood risk, improvements to water quality and enhancements to biodiversity. The naturalised form of the burn will lead to biodiversity, fauna and flora benefits and will enhance the status of the water environment.</i>							

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Mitigation								
GS 8 - Inverleith Depot		?				?		
Assessment against SEA objectives	<i>If the Council's depot at Inverleith Park is no longer required, the site can be converted into green space as identified by this proposal. The type of green space should be consulted on with the local community and whilst any proposal is likely to provide positive effects, it is not possible to establish such effects at this stage.</i>							
Mitigation								
GS 9 - Broomhills Park		✓				✓		✓
Assessment against SEA objectives	<i>New open space proposal within the centre of the new housing site at Broomhills (HSG 21) which has been identified as open space due to landscape constraints. Proposal will protect the landscape setting of the city and lead to an increase in public open space provision linking the park with new development. There is also the opportunity for the park to share recreational space with primary school proposal SCH 8 which is identified within the boundaries of the new housing site further enhancing the co-location of development with recreational facilities.</i>							

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Mitigation	<i>Site brief included within Proposed Plan with development principles for adjacent housing site. Important that open space proposal is embedded within detailed Master Planning of housing site and potentially new primary school.</i>							
GS 10 - Curriemuirend						✓		
Assessment against SEA objectives	<i>Proposals to enhance existing open space in conjunction with housing development on adjacent site (proposal HSG29) which will include the provision of play space and upgrading of the football pitch. The enhancement of existing open space will provide positive environmental effects.</i>							
Mitigation								
GS 11 - Newmills Park		✓				✓		✓
Assessment against SEA objectives	<i>New open space proposal to create a linear park in conjunction with the new housing site at Newmills, Balerno (HSG 37). Linear park will deliver part of the cycle/footpath link safeguard (T8) between the Water of Leith and Kirknewton, leading to a number of positive environmental effects. The park will promote habitat connectivity through an extension of the existing green network along the Water of Leith. This will also contribute to the landscape framework within the townscape of the development corridor. Will address an area of deficiency identified in the Open Space Strategy (2010).</i>							

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Mitigation	<i>Site brief included within Proposed Plan with development principles for the adjacent housing site. Important that open space proposal is embedded within detailed master planning of housing site including active frontages onto the linear park.</i>							
EXISTING SCHOOL PROPOSALS								
SCH 1 - Portobello High School		✓	X			X		
Assessment against SEA objectives	<i>School proposal will result in the loss of part of the public park, leading to negative environmental effects for soil and material assets. The replacement of an existing school which is in poor condition will provide positive environmental effects by considerably improving the quality of the learning environment for pupils.</i>							
Mitigation	<i>Qualitative improvements to the remaining park should be provided to offset the loss of part of the public park.</i>							
SCH 2 - High School, Craigmillar		✓	✓					
Assessment against SEA objectives	<i>Whilst the exact site for the new school is yet to be established, it will occupy a brownfield site in a central location near to other local services leading to a number of positive environmental effects including protecting soil and encouraging the co-location of development with good educational facilities.</i>							

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Mitigation	<i>Master Plan should identify appropriate location for new school as part of wider Master Plan proposals, ensuring it is integrated within the wider regeneration of the area.</i>							
SCH 3 - New Greendykes		✓	X		✓			
Assessment against SEA objectives	<i>Indicative proposal for new primary school if required in association with new Greendykes housing proposal HSG 5. The Exact location of the site has not yet been determined but is likely to be located on current greenfield land. The proposal would be integrated within the new housing leading to positive environmental effects for population and human health and air and climatic factors.</i>							
Mitigation	<i>Future Master Plans should identify appropriate location for new school as part of wider Master Plan proposals, ensuring it is integrated within the wider regeneration of the area.</i>							
SCH 4 - North of Waterfront Avenue, Granton and SCH 5 - Western Harbour, Leith		?			?			
Assessment against SEA objectives	<i>Primary school proposals that are part of major housing led regeneration. Due to being part of wider redevelopment proposals that have yet to be implemented, it is difficult to establish the significant environmental effects of the proposal. There may be environmental effects depending on the co-location of other community facilities and the delivery of pedestrian and cycle links.</i>							

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Mitigation								
NEW SCHOOL PROPOSALS								
SCH 6 - Maybury, SCH 7 - Gilmerton, SCH 8 Broomhills, SCH 9 - Brunstane SCH 10 - Queensferry South		✓	X		✓			
Assessment against SEA objectives	All five new school proposals involve the loss of greenfield land, resulting in a negative effect for soil. Specific locations for the new schools are included in the site briefs within part 1 of the Proposed Plan. The locations are embedded within new housing sites and offer links to existing communities thus encouraging the co-location of development with educational facilities and minimising the distance people need to travel.							
Mitigation	Detailed Master Plans for sites will be required to integrate the new schools within the housing sites, ensuring excellent pedestrian and cycle links. Opportunities for sharing open space required to be provided should also be explored to ensure land is used efficiently.							
EXISTING AND NEW SHOPPING PROPOSALS								

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Proposals S1-S4 all have planning consent and are part of wider Master Plans/Development Briefs. The significant environmental effects were set out within the Environmental Report that accompanied the Edinburgh City Local Plan as well as other SEA's prepared as part of supplementary guidance. The assessments are included as part of the baseline assessment and any significant effects will be considered as part of the cumulative assessment of the Proposed Plan.								
S5 - Brunstane new local centre		✓			✓			
Assessment against SEA objectives	<i>The new local centre is located towards the centre of the new housing site and adjacent a bus safeguard. The centre will encourage the co-location of development minimising the distance people need to travel resulting in positive environmental effects for population and human health and air and climatic factors.</i>							
Mitigation	<i>Detailed Master Plan for site will be required to integrate the local centre within the housing site, ensuring excellent pedestrian and cycle links.</i>							
TRANSPORT PROPOSALS AND SAFEGUARDS								
Public Transport Proposals and Safeguards (T1-T7)			?		✓			
Assessment against SEA objectives	<i>A number of proposals and safeguards that will deliver improvements to public transport services and protect longer term safeguards for future potential public transport services. Improvements to public transport services will lead to positive environmental effects for air and climatic factors due to less of a reliance on private motor vehicles. Some of the proposals do involve the loss of greenfield land which may have a negative effect on soil, however some of the proposals are directly linked to development sites where the precedent for development has already been established.</i>							

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Mitigation								
Active Travel Proposals and Safeguards (T8)		✓			✓			
Assessment against SEA objectives	<p>A number of proposed and potential cycle and footpath links are identified on the proposals map. The creation of these links will result in positive environmental effects by providing more attractive pedestrian and cycle routes and generally improving the quality of life for all and reducing the desire to travel by private motor vehicles.</p>							
Mitigation								
Road Access and Capacity Proposals and Safeguards (T9-T16)					?		?	
Assessment against SEA objectives	<p>A number of road and junction upgrades aimed at supporting existing development proposals. The impact on air quality is likely to be mixed. Whilst additional motor vehicles could negatively effect air quality, the upgrading of junctions should alleviate congestion and idling vehicles which are one of the main causes of poor air quality. Safeguard T12 (Improvements to Newbridge Roundabout) may result in effects to a Scheduled Ancient Monument (SAM) directly adjacent to the junction.</p>							

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Mitigation	<i>As proposals are progressed for Newbridge Roundabout, the potential need for mitigation of the SAM should be noted. Each proposal should consider the impact on air quality as the design of the proposals are progressed. Potential integration with active travel and policies within the Council's Local Transport Strategy (2014-2017) should also be considered.</i>							
New Road Access and Capacity Proposals and Safeguards (T17-T21)		?			?			
Assessment against SEA objectives	<i>A number of junction improvements proposed to support the new housing allocations included within the Plan. Proposals could encourage the use of private motor vehicles leading to a negative environmental effect for population and human and health. The impact on air quality is likely to be mixed. Whilst additional motor vehicles could negatively effect air quality, the upgrading of junctions should alleviate congestion and idling vehicles which are one of the main causes of poor air quality.</i>							
Mitigation								
CITY CENTRE PROPOSALS								
Proposals CC1-CC4 all have planning consent and the significant environmental effects were set out within the Environmental Report that accompanied the Edinburgh City Local Plan. The assessments are included as part of the baseline assessment and any significant effects will be considered as part of the cumulative assessment of the Proposed Plan.								
WATERFRONT PROPOSALS								
Proposals EW1a to EW2d all have planning consent and/or the significant environmental effects were set out within the Environmental Report that accompanied								

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
<p>the Edinburgh City Local Plan. The assessments are included as part of the baseline assessment and any significant effects will be considered as part of the cumulative assessment of the Proposed Plan. The recommended post-examination modifications reduce the extent of some housing-led regeneration, but do not directly establish new development proposals, so therefore do not directly have different environmental effects in themselves.</p> <p>The plan does identify a new designation which supports industrial development in the north and eastern parts of Leith Waterfront. The eastern part of EW 1c identifies housing to the east of the Leith Links Seaward Extension (Proposal GS 3). The environmental effect of these change in land use designation has been undertaken.</p>								
Business and Industry Area, Leith Docks	X		?		?			?
Assessment against SEA objectives	<p><i>The industrial designation is likely to have negative effects on biodiversity. There are a number of potential indirect effects if the land is not developed for housing, as alternative sites may have to be found to meet housing requirements in future SDPs and LDPs.. This is likely to result in more greenfield land being built on which could have significant environmental effects for the soil and landscape environmental objectives.</i></p>							
Mitigation								
EDINBURGH BIOQUARTER								
Edinburgh BioQuarter			X	?				?

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Development Principles								
Assessment against SEA objectives	<p><i>Partly implemented urban extension focused on the Edinburgh Royal Infirmary and the associated medical school. Lands previously allocated to create further clinical and teaching development and related commercial research and development, collectively known as life science uses. The Proposed Plan identifies a small area of land to the east, promotes a higher density with more development than previously planned with a wider range of ancillary uses supported. Proposal likely to result in negative environmental effects for soil due to the inclusion of additional land within the allocation and may effect the landscape setting of the city due to the denser form of development being promoted. Updated flood risk assessment likely to be required including additional land and detailed layouts to ensure flood risk is minimised.</i></p>							
Mitigation	<p><i>Development principles are included within the plan which acknowledge the environmental sensitivities of developing the site, particularly the upper slopes which are visually more prominent. More detailed development principles will be set out in supplementary guidance for Edinburgh BioQuarter and the South East Wedge Parkland. The supplementary guidance and any future Master Plans or planning applications are likely to require further more detailed environmental assessments.</i></p>							

Appendix 4: Landscape and Visual Effects Cumulative Assessment

Landscape and Visual Effects

The cumulative landscape and visual assessment considers, at a strategic level, the additional impacts which could result from the interaction between:

- Edinburgh’s Local Development Plan and adjacent local plans
- Land use allocations in the Edinburgh LDP, in addition to existing development and any relevant planning consents or applications

This assessment is focused upon the new greenfield sites proposed as part of the LDP and considers their effects on the broad areas of landscape which surround the existing settlement as defined in the Edinburgh Landscape Character Assessment. Any effects on open space are considered under green network/open space in volume 1 of the Environmental Report.

Cumulative landscape effects can arise when two or more developments collectively affect components of the landscape, for example woodland, or as a result of developments which produce an overall change to the character of the landscape or designated site.

Cumulative visual effects can occur when two or more developments change views or the appearance of the landscape. These effects can be observed in the same direction of view, in succession by the observer turning their gaze, or sequentially as viewed from a transport route or path.

INTERACTION BETWEEN DEVELOPMENT PLANS

Will housing allocations or transport proposals between two adjacent local development plans combine to produce significant landscape effects?

No. Proposals within Edinburgh and adjacent local authorities are unlikely to give rise to significant cumulative landscape and visual effects due to the Edinburgh Green Belt, which serves to protect and enhance the quality and character of the landscape setting of the City (see figure 8).

The Green Belt is to be retained between Edinburgh and Midlothian within the South East Edinburgh SDA, extending from Fairmilehead in the west to **Old Dalkeith Road**. **An exception is at Edmonstone where appeal decisions and the recommended modifications have removed green belt designations between Edinburgh and Danderhall in Midlothian.** To the northeast of the City, where the existing settled farmland plays a more limited role in defining Edinburgh’s landscape setting, Green Belt designation will be removed in order to permit a more sustainable pattern of development.

Development at Brunstane, Newcraighall North and Newcraighall East in Edinburgh, will result in plan-led coalescence with existing allocations and the campus of Queen Margaret University in East Lothian.

Sustainable growth will focus around established access to public transport, whilst improving existing paths and proposing new green corridors and bus connections, in addition to the provision of new public parks and open spaces.

The wooded grounds of Newhailes House to the east of Brunstane, will continue to define the separate identity of each settlement along the coastal margin.

A broad wedge of Green Belt and countryside policy area will be retained between

Edinburgh and West Lothian to the north and west of the City, with the exception of land at the Airport and to the north of the A8 corridor to be removed from the Green Belt as a result of the West Edinburgh Planning Framework.

Housing proposals outwith the SDAs, which form extensions to existing settlements in the northwest and southwest of the Council Area, will not result in significant landscape interactions with development in West Lothian.

INTERACTION BETWEEN PROPOSALS

Landscape Effects

Will the proposals interact to result in significant change to the character and diversity of the wider landscape setting of the city, including designated sites?

Overview

The different types of landscape which exist across the City are set out in the Edinburgh Landscape Character Assessment. The main landscape types likely to be affected by the new housing site allocations are: *rolling farmland*, *lowland farmland* and *settled farmland* (see figure 8). More limited change to the *policy landscape* types is anticipated.

South East Edinburgh

In the South East Edinburgh SDA, through change to **green belt boundary and** urban residential character, the proposed housing sites of Broomhills, Burdiehouse, Gilmerton Dykes Rd, Gilmerton Station Rd, **North of Lang Loan** will result in a collective reduction in the extent of *rolling farmland* occurring between Burdiehouse and Gilmerton. However, *rolling farmland* will be retained **in the green belt to the south of Lang Loan and Gilmerton Station Road** within the SDA for its value as open setting to the City Bypass and arterial approaches, and in providing a foreground to views towards the City and Pentland Hills.

Rolling farmland is not uncommon in Edinburgh and the Lothians and further broad areas of this landscape type lie to the west of the City, to the north of Currie and Juniper Green, and to the east and west of Ratho. The housing sites occur within parcels of the landscape which relate to existing built up areas and can be physically integrated with the local townscape. An overall enhancement to woodland cover and the character of the urban edge is to be delivered via green network, open space and green belt boundary requirements.

Additionally, the plan includes longer-term opportunities to enhance the landscape character of the urban edge, through redevelopment of the plant hire and reprocessing yard to the south of Gilmerton Station Rd

The Drum, **was** the only housing allocation within the *policy landscape* type and occupies a discrete and previously modified parcel of land to the southwest of the policies of Drum House. Neutral to beneficial effects on the Inventory Site are anticipated through provision of a new woodland edge to the greenbelt, Inventory Garden and Designed Landscape and Special Landscape Area. **The allocation of land at Edmonstone will result in the loss of its open parkland.**

Edinburgh Bioquarter, identified by The Scottish Government as an Enterprise Area (Life Sciences), incorporates the northern edge of the *policy landscape* type at

Edmonstone. The Proposed Plan allocates a small parcel of Green Belt land to the east and a denser form of development within the site. Whilst this could lead to development being more visually prominent, supplementary guidance will define design parameters to ensure subsequent siting and design of development is informed by landscape considerations.

Policy landscapes are a recognised feature on the periphery of Edinburgh and contribute to its setting and identity. No significant collective loss of the policy landscape type is considered likely. The Drum housing site will not impact adversely on the character of the Inventory Site and the greater part of the Edmonstone policies continue to form part of the South East Wedge Parkland green space proposal. **A loss of the policy landscape type will occur through development at Edmonstone. Although its framework of trees and woodland will remain there will be a permanent change to urban area.**

The combined effect of **Brunstane**, Newcraighall North and Newcraighall East **and the Wisp**, will result in a loss of *settled farmland* to the northeast of the City. However, this does not impact significantly upon the overall character and diversity of *settled farmland* across the city. Broad areas of *settled farmland* are also found to the west of Liberton and Broomhills, and at Gogar where they contribute to the setting and character of the City.

At a strategic scale, subject to the preparation of supplementary guidance and Master Plans, the proposals in South East Edinburgh are unlikely to give rise to significant cumulative effects upon the character and diversity of landscape character within the SDA.

West Edinburgh

In the West Edinburgh SDA, in combination with the land identified for development through the West Edinburgh Planning Framework at the International Business Gateway, the Cammo and Maybury housing sites will result in the collective loss of *lowland farmland* to the east of the Airport.

Lowland farmland is not uncommon in Edinburgh and the Lothians and covers a broad area of landscape to the northwest of the city, including the Almond valley. The slopes of Lennie Hill to the north of Craigs Rd and south and west of Cammo, will be retained for their value to the wider landscape setting of the city. In addition, green network, open space and green belt boundary requirements, will contribute to the enhancement of woodland cover and existing landscape features.

Landscape effects of the IBG are to be mitigated through related supplementary guidance on landscape and urban design to achieve green network principles (*refer to West Edinburgh Strategic Design Framework (2010) and West Edinburgh Landscape Framework (2011)*). Interactions are not considered likely between greenfield sites and the housing component of allocations at Edinburgh Park and The Gyle, as these sites are located within the existing urban area.

At a strategic scale, subject to the preparation of Master Plans, the proposed housing sites in West Edinburgh are unlikely to give rise to significant cumulative effects upon the character and diversity of landscape character within the SDA

Interaction between SDAs and other greenfield housing sites outwith SDA

The main housing sites in each SDA, lie within different landscape types i.e. *rolling farmland*, *lowland farmland* and *settled farmland*, therefore significant interactions between allocations in the each SDA are considered unlikely.

The proposed housing sites outwith the SDAs on the northern edge of Currie and Balerno, occupy discrete parcels of the wider *rolling farmland* landscape type to the west of the City. The scale of change is not considered to be significant, either in its own right or in conjunction with allocations at Broomhills, Burdiehouse, **Lang Loan** and Gilmerton, given the broad areas of *rolling farmland* which remain to the southeast and west of the City.

The proposed housing sites outwith the SDAs to the south and east of Queensferry, will result in loss of both *lowland farmland* and *settled farmland*.

Whilst the loss of lowland farmland at Dalmeny is relatively small in scale, development at Builyeon Rd will result in a collective reduction in *lowland farmland* in conjunction with development at Cammo and Maybury. However, a broad extent of this landscape type will remain as a predominant landscape characteristic across the Almond Basin.

The southern edge of Builyeon Road site, also includes a small area of *policy landscape*, associated with Dundas Castle and retained as part of the Forth Replacement Crossing works. The LDP therefore includes a number of sites such as the Drum, Cammo and Brunstane, which border *policy landscapes*. However, the proposed site briefs require wider changes to landscape character to be mitigated through provision of new landscape frameworks.

Development at South Scotstoun will result in a loss of *settled farmland*, in conjunction with residential expansion at Brunstane and Newcraighall. It is recognised that *settled farmland* to the southeast of Queensferry is fragmented by the M90, A90, Royal Elizabeth Yard and Dalmeny oil storage depot. The site provides for integration with the existing townscape and will secure improvements to landscape character and condition through required green network and green belt boundary proposals.

At a strategic scale, subject to the preparation of Master Plans, the proposed housing sites in the South East and West Edinburgh SDAs and proposed housing sites outwith SDAs, are unlikely to give rise to significant cumulative effects upon the character and diversity of the City's landscape setting.

Previous allocations, relevant consents and applications

The cumulative landscape assessment acknowledges existing land use allocations and *strategic transport proposals* as part of the landscape baseline, in terms of changes to the diversity of landscape character.

Consequently, no significant cumulative effects are considered likely as a result of new housing site proposals, *national developments* or existing land use allocations being rolled forward within the LDP. This includes the following:

- The construction of the Forth Replacement Crossing and its new southern approach roads due to open in 2016.
- Redevelopment of the former Agilent works, Queensferry for a residential and mixed use development (11/00995/PPP).
- Development at Ferrymuir Business and Retail Park
- In addition to the three proposed housing sites at Brunstane and Newcraighall, *settled farmland* has already been allocated at Springfield, Queensferry, outwith the SDAs in the adopted RWELP (2006) and within the South East SDA as part of the South East Wedge Parkland greenspace proposal and New Greendykes housing sites in the adopted ECLP, 2010. The RHASS masterplan for the Royal Highland Centre Ingliston, seeks to improve the character and condition of *settled farmland* to the west of the

Airport (10/01832/PPP – Minded to grant April - 2011)

- In addition to the Cammo, Maybury, **Builyeon Road and Bankhead Drive** housing sites, *lowland farmland* has already been allocated for housing at North Kirkliston, outwith the SDAs, with a small proportion of this landscape type also occupied by the eastward edge of Ratho Station (10/02737/PPP)
- In addition to the Balerno, Currie, Broomhills, Burdiehouse and Currie housing sites, the MIR stage Environmental Report reflected the existing consent for residential development at Burdiehouse Mains (PPA-230-2047) within the *rolling farmland* landscape type.
- Some cumulative change to relatively modest scale *policy landscape* at Edmonstone has already been consented. The Bioquarter extension was allocated as part of the ECLP 2010. A private hospital (04/03551/OUT), residential care village (08/00934/OUT) and care home (08/00936/OUT) were previously approved as exceptions to green belt policy. **In March 2013, a Planning Appeal (PPA-230-2087) was granted for 110 residential units within the former walled garden and Eight Acre Field at Edmonstone Estate.**

At a strategic scale, the proposed housing sites are unlikely to give rise to significant cumulative effects upon the character and diversity of the City's landscape setting, in conjunction with previous allocations, relevant consents and applications. The cumulative effect of the allocation at Edmonstone was considered in light of existing consents.

Visual Effects

Will the proposals interact to result in significant changes to visual amenity, including views from the same location or a sequence of views along a recognised route or path?

Overview

The main views experienced by a range of observers in the SDAs have been outlined in Appendix 4 and 5 at the MIR stage and describe views from the City Bypass, arterial approaches, secondary roads within the green belt and recreational viewpoints. **Additionally, views to and from proposed housing sites outwith the SDAs have been evaluated in Appendices 7, 8 and 9.** The impact of two or more developments on the appearance of these views is now considered.

South East Edinburgh

In South East Edinburgh, visual interaction between housing sites is partly limited by intervening woodland, built up areas and landform e.g. the Burdiehouse to Gilmerton ridge or low-lying nature of the coastal margin. These characteristics also restrict a sequence of repeated views from the City Bypass and arterial approaches, including Lasswade Rd and Gilmerton Rd.

Travelling along Burdiehouse Rd, there would be some sequential views of the Broomhills and Burdiehouse allocations, to either side of the road. The impact of this visual change is likely to be insignificant, given the brief duration of views, reduced sensitivity of road users to landscape change, presence of existing housing and anticipated visual change of the existing consent at Burdiehouse Mains (PPA-230-2047)

Visibility exists between the Broomhills and Burdiehouse housing sites and both sites can be viewed in combination from the Lang Loan. However, these impacts could be successfully mitigated by masterplan design, in particular proposed tree planting, in conjunction with existing scrub woodland surrounding the Burdiehouse Limekilns.

Travelling out along the Lang Loan sequential views of development at Burdiehouse and north of Lang Loan will arise. Effects are to be mitigated by site landscape frameworks.

Enhancement of the existing woodland and break of slope to the south of the proposed housing at Gilmerton Dykes Rd is likely to reduce visual interaction with the Gilmerton Station Rd housing site. Some combined visibility would be possible from the summit of Lasswade Rd, however, impacts are likely to be insignificant given the brief duration of views, reduced sensitivity of road users to landscape change and presence of existing housing. Expansion of Gilmerton Station Road allocation and addition of land to the north of Lang Loan will result in a combined visibility between housing areas. To avoid adverse visual effects, updates to site briefs for this part of the SDA will require a coordinated landscape framework incorporating comprehensive planning of open space and active travel networks. A consequent modification to define green belt boundary at Lasswade Road/Gilmerton Station Road may achieve more rational long-term boundary.

Combined visibility between The Drum and Gilmerton Station Rd housing sites is limited by existing tree cover and development along Gilmerton Rd. Any subsequent redevelopment of the existing plant hire and reprocessing yard to the south of Gilmerton Station Rd, could be visually contained from the wider landscape, however, visual integration with development at Gilmerton Station Rd would be encouraged for urban design reasons.

Due to their low-lying location and pattern of existing development, no adverse visual interaction is likely between Newcraighall North and East. Development at Brunstane would be observed together with development at Newcraighall North by users of the Innocent Railway Core Path, impacting adversely on open views to the Forth Estuary and the path's rural context. Mitigation measures required by the site brief include: the incorporation of views to the Firth of Forth, Arthur's Seat and Pentland Hills in the design of new streets and the creation of new multi-user path links across the site. Additionally, provision for allotments under the pylon wayleave to the north of the Core Path will provide a set-back to new development.

The proposed housing sites seek to conserve valued landscape characteristics and views to the wider landscape setting of the city, in addition to identifying potential view corridors within site briefs. Subject to the timing of developments, potential exists for some temporary visual construction impacts upon existing local residential receptors. However, such impacts could be mitigated in the longer term through site design.

At a strategic scale, no significant cumulative effects upon visual amenity are considered likely as result of the interaction between the proposed housing sites in the South East Edinburgh SDA, subject to implementation of mitigation measures, including revised site briefs.

West Edinburgh

In the West Edinburgh SDA, there are unlikely to be significant visual interactions between the Maybury and Cammo housing sites due to the intervening landform of Lennie Hill and localised ridge along Craigs Rd, which will be supplemented by new green belt boundary tree planting. New woodland, combined with the shed of slope to the north and south will also mitigate combined and sequential views of the sites from Craigs Rd itself.

Travelling along Maybury Rd, some sequential westward views to the Cammo and Maybury sites would be possible. The impact of this visual change is likely to be insignificant. At the southern end of Maybury Road, roadside cuttings restrict views and presence of existing housing is already an influence on landscape character.

From the north of Maybury Rd, view corridors to Cammo's landscape features will be included within the development and southern backdrop of the Pentland Hills retained.

The proposed Maybury and Cammo sites are unlikely to interact visually with residential components of the IBG and existing urban area at Edinburgh Park/The Gyle. To the south of Lennie Hill, the landscape is generally flat and low-lying, and has been sub-divided by woodland and existing development, which filters and restricts views between these locations, including from higher ground at Craigs Rd.

At the west end of the Maybury site, potential exists for cumulative interaction between proposed housing site and existing influence of Airport infrastructure upon visual amenity. However, landscape enhancements, to complement the IBG landscape framework to the south, could address and enhance the visual integration of development with the Airport and Edinburgh-Fife railway.

The proposed housing sites seek to conserve valued landscape characteristics and views to the wider landscape setting of the city, in addition to identifying potential view corridors within site briefs. Subject to the timing of developments, potential exists for some temporary visual construction impacts upon existing local residential receptors. However, such impacts could be mitigated in the longer term through site design.

At a strategic scale, no significant cumulative effects upon visual amenity are considered likely as result of the interaction between the proposed housing sites in the West Edinburgh SDA, subject to implementation of mitigation measures.

Interaction between SDAs and other greenfield housing sites outwith SDAs

Physical separation and distance between SDAs, limits any significant visual interactions and no sequential views occur from the City Bypass. Combined visibility is limited to the northern slopes of the Pentland Hills, which afford long range views of both SDAs by the observer turning from east-northeast to northwest.

From this elevated vantage point to the southwest of the City, the visibility of sites in South East Edinburgh diminishes to the northeast of the SDA. Broomhills is the nearest and most prominent site, with Burdiehouse appearing as a westward continuation of 'The Murrays'. Gilmerton Dykes Rd is hard to discern due to its small scale, whilst views to Gilmerton Station Rd are constrained by a combination of aspect and landform of the Burdiehouse-Gilmerton ridge and existing development on Gilmerton Dykes Rd. **The addition of land north of Lang Loan and extension of Gilmerton Station Road will not create significant new focal points in the landscape from this distance and orientation.**

A broad swathe of open farmland remains visible to the north of the City Bypass, with sites integrated with the existing urban edge and visual effects mitigated by proposed planting, open space and siting of development below local ridgelines. **Modifications to be mitigated by appropriate landscape framework.**

Land at Cammo and Maybury to the northwest, is low-lying and foreshortened in views from the northern slopes of the Pentlands. It forms a narrow horizontal band in the middle-ground of the view, beyond The Gyle and Bughtlin and is set against a backdrop of Lennie Hill, Craigie Hill and Dalmeny estate, the Forth Estuary and Ochils. The IBG is partly screened by policy woodland to the south of the A8, whilst Edinburgh Park/The Gyle forms part of the existing urban area.

Outwith the SDAs, visual interaction between sites at Balerno and Currie is limited by intervening woodland, landform and the existing built up area. The sites are not

visible in sequence from roads or recognised paths. There is no visual interaction between the small proposed housing site at Bankhead Rd, Dalmeny and proposed development at South Scotstoun. Subject to adherence to height constraints and view corridors specified in the Bankhead Rd site brief, development at Dalmeny would not be visible in succession with South Scotstoun from the route of the Newbridge to Queensferry and Kirkliston Core Path. Visual interaction between Builyeon Rd and South Scotstoun is limited by the existing urban area, A90, B800 and woodland at Dundas Estate.

Both the Builyeon Rd and South Scotstoun sites would be visible in succession from the A90 and southern approach to the Forth replacement Crossing. The impact of this visual change is less likely to be significant, given the brief duration of views experienced at speed by road users with a passing interest in their surroundings and the changes to the baseline landscape resource and visual amenity resulting from the development of the Forth Replacement Crossing.

The proposed briefs require new roadside planting to be established within the sites to retain a rural setting to the A90 between Queensferry and Cramond, in addition to providing new green network connections and green belt boundaries.

Physical distance between sites and the containment of intervening ridges and policy woodland to the west of the City and on the coastal margin, restricts visibility between housing proposals outwith the SDAs and those within the West Edinburgh and South East Edinburgh SDAs.

At a strategic scale, no significant cumulative effects upon visual amenity are considered likely as result of the interaction between the housing sites proposed in both the West Edinburgh and South East Edinburgh SDAs and proposed housing sites outwith SDAs.

Previous allocations, relevant consents and applications

Due to physical separation and distance between developments, no significant visual effects are anticipated as a result of new housing site proposals in West Edinburgh and existing land use allocations being rolled forward within the LDP (previously described in the cumulative landscape impact assessment)

Sites at Gilmerton Station Rd and The Drum do not visually interact with Edinburgh Bioquarter or the Edmonstone consents due to the intervening topography of the Burdiehouse-Gilmerton ridge and lack of intervisibility from arterial approaches.

The Bioquarter and Gilmerton Dykes Rd housing site could both feature in views from Holyrood Park and Craigmillar Castle, however, due to the expansive panorama available and small scale change of the housing site, significant cumulative visual effects are not anticipated.

The retention of a wooded and undeveloped Burdiehouse – Gilmerton ridgeline in views and implementation of the South East Wedge Parkland greenspace proposal, will provide for the visual integration of the various development parcels allocated in South East Edinburgh within the Edinburgh City Local Plan. **Woodland to remain despite allocation at Edmonstone which is usually contained in citywide views from the north.**

In addition, supplementary guidance for the Edinburgh Bioquarter, will define design parameters to ensure subsequent siting and design of development is informed by existing views, including those from Craigmillar Castle and Holyrood Park.

In conjunction with the development of the Forth Replacement Crossing and ongoing development at Ferrymuir, residential development at Builyeon Rd may impact

adversely on views from Builyeon Rd and A90, as experienced by vehicular travellers, cyclists and pedestrians. Mitigation measures proposed, include street improvements and avenue tree planting, in addition to recommendations for early phasing of the site landscape framework.

Visual interaction between the site at Builyeon Rd and the existing allocation at Springfield to the west of Queensferry would be contained by the built up area at Echline and new Queensferry junction.

Potential exists for adverse visual impacts to occur in views from the Newbridge to Queensferry and Kirkliston Core Path (NCN 1), from which both the proposed housing at South Scotstoun and consented development at the former Agilent site would be visible. However, a diversion to this route was approved as a green spine through the former Agilent site, to improve natural surveillance. Consequently, the path's context will be urbanised in any event. Additionally, the South Scotstoun site brief requires the existing tree lined path to be enhanced and extended to the west.

At a strategic scale, no significant cumulative effects upon visual amenity are considered likely as result of the interaction between proposed housing sites in the LDP and previous allocations, relevant consents and applications.

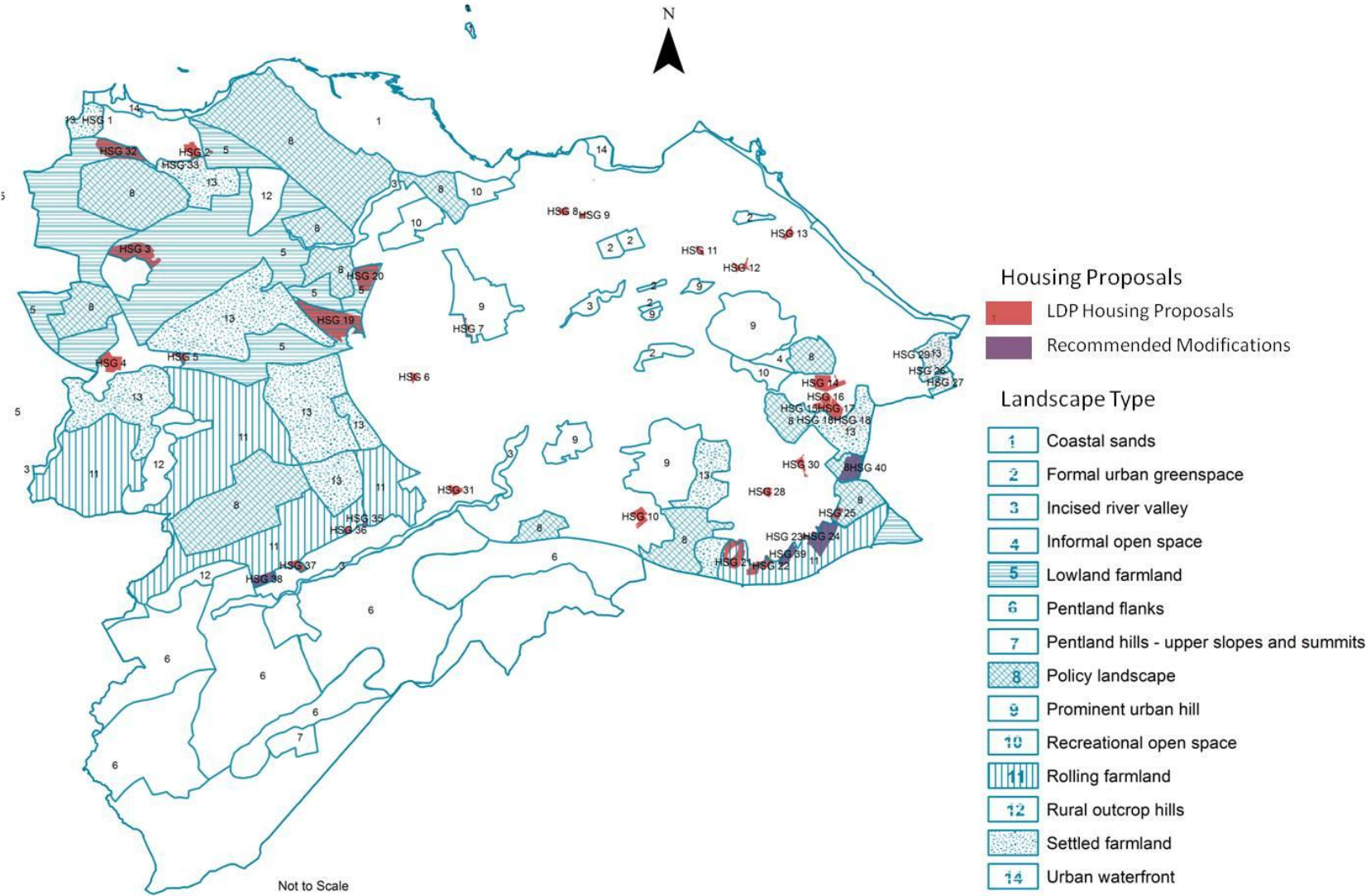


Figure 8: Cumulative Landscape Effects: comparison of housing proposals against landscape character types

Assessment of Environmental Effects of MIR options and SEA Matrix

No update. See Environmental Report – Second Revision, Vol 1 June 2014.