

City Plan 2030

Strategic Flood Risk Assessment

September 2021

Scottish
Water
GREENDYKES KNIGHT CRES SUD
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• EDINBURGH •
THE CITY OF EDINBURGH COUNCIL

City Plan 2030 incorporation of Strategic Flood Risk Assessment

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

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

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

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

62	240	240	Calder Estate (K)	HLS2018	0.21	Vacant	Pentland Hills	319175	670134	Medium Likelihood	No Risk	59.38	No Risk	0	No Risk	No Risk	Medium Likelihood	No Risk	Medium	Medium	No	No	Yes	Yes	Y	Y	12	0	0	0	3	0	2	1	0	0	1	20	High	Yes	Holistic flood risk assessment of the murrayburn area required to confirm flood extents. 59% within the medium flood zone.							
	5		Calderwood		37.83			310275	669381	No Risk	No Risk			High Likelihood	No Risk	Medium Likelihood	No Risk	No Risk	No Risk	No Risk	No	No	Yes	Y	Y	12	0	3	0	3	0	0	0	0	0	3	14	Medium	Yes									
	392	392	Carion Place	HLS2018	3.87	Employment-Industrial	Leith	327936	676100	3. Least Vulnerable	No Risk	0	No Risk	0	No Risk	Medium Likelihood	No Risk	Medium Likelihood	Medium Likelihood	High	Medium	Yes	No	No	No	Y	Y	0	0	2	0	3	3	3	1	0	0	0	17	High	Yes	Future flood risk from coastal and river sources and surface water						
	257	257	Chalmers Street (Eye Pavilion)	HLS2018	0.21	Health	City Centre	325266	672999	3. Least Vulnerable	No Risk	0	No Risk	0	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No	No	No	Y	Y	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No Risk	Yes						
	280	280	Clovenstone House	HLS2018	0.68	Community	Pentland Hills	320597	669674	1. Most Vulnerable Use	No Risk	0	No Risk	0	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No	No	Yes	Y	Y	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No Risk	Yes				
	136	136	Coburg Street	HLS2018	1.02	Employment-Industrial	Leith	326712	676506	3. Least Vulnerable	No Risk	0	No Risk	0	No Risk	Medium Likelihood	No Risk	Medium Likelihood	No Risk	Medium	Medium	No	No	No	Y	Y	0	0	2	0	3	0	2	1	0	0	0	0	0	13	Medium	Yes						
	92		Colinton Mains	Promoted/Urban Sites	0.28			323269	669220	No Risk	0	No Risk	0	No Risk	Low Likelihood	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No	Yes	No	Y	Y	0	0	0	1	0	0	0	0	0	0	0	0	0	5	Medium	Yes						
	386	386	Commercial Street	HLS2018	0.16	Employment-Industrial / Retail	Leith	326845	676600	3. Least Vulnerable	No Risk	0	No Risk	0	No Risk	Medium Likelihood	No Risk	No Risk	No Risk	No Risk	No Risk	No	Yes	No	Y	Y	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	8	Medium	Yes				
	345	345	Constorphine Road (A)	HLS2018	0.11	Retail	Constorphine / Murrayfield	320917	672833	3. Least Vulnerable	No Risk	0	No Risk	0	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No	No	No	N	Y	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No Risk	Yes			
	346	346	Constorphine Road (B)	HLS2018	0.05	Vacant	Constorphine / Murrayfield	320994	672850	3. Least Vulnerable	No Risk	0	No Risk	0	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No	No	No	N	Y	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	Low	Yes			
	385	385	Coruna Place	HLS2018	0.25	Employment-Industrial	Leith	326723	676060	3. Least Vulnerable	No Risk	0	No Risk	0	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No	No	No	N	Y	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	Low	Yes				
	371	371	Cowans Close	HLS2018	0.37	Mixed uses	Southside / Newington	326264	672875	No Risk	0	No Risk	0	No Risk	Medium Likelihood	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No	No	No	N	Y	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2	Low	Yes			
	15		Craigentiny Depot	Promoted/Urban Sites	5.04			330645	673459	No Risk	0	No Risk	0	No Risk	Medium Likelihood	Low Likelihood	No Risk	No Risk	No Risk	No Risk	No Risk	No	Yes	No	N	Y	0	0	2	1	0	0	0	0	0	0	0	0	0	0	0	0	2	Low	Yes			
	191	191	Craiglockhart Avenue	HLS2018	0.23	Employment-office	Fountainbridge / Craiglockhart	322332	670790	3. Least Vulnerable	No Risk	0	No Risk	0	High Likelihood	Low Likelihood	No Risk	No Risk	Medium	Medium	No	No	No	Yes	N	Y	0	0	3	1	0	0	0	2	1	0	0	0	0	0	0	0	7	Medium	Yes			
	95	95	Crews Road South	HLS2018	6.32	Employment-mixed uses	Inverleith	323553	674822	1. Most Vulnerable Use	No Risk	0	No Risk	0	High Likelihood	No Risk	No Risk	No Risk	High	Medium	No	No	No	No	Y	Y	0	0	3	0	0	0	0	0	3	1	0	0	0	0	0	12	Medium	Yes				
	404	404	Crosswinds	HLS2018	50.23	Airport Runway	Almond	316709	671510	4. Essential Infrastructure	High Likelihood	9.36	No Risk	0	High Likelihood	Low Likelihood	Medium Likelihood	No Risk	Medium	Medium	No	No	Yes	No	Y	Y	15	0	3	1	3	0	2	1	0	0	0	0	0	0	0	18	High	Yes	Development should consider the realignment of Gogar Burn and providing flood buffer zone.			
	354	354	Daily Road	HLS2018	0.19	Vacant	Sighthill / Gorgie	323718	672700	3. Least Vulnerable	No Risk	0	No Risk	0	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No	No	Yes	N	Y	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No Risk	Yes		
	340	340	Drumbar Drive	HLS2018	0.45	Open space	Drum Brae / Gyle	320140	674440	3. Least Vulnerable	No Risk	0	No Risk	0	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No	No	No	N	Y	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No Risk	Yes	
	75	75	Duddingston Park South	HLS2018	0.22	Mixed uses	Portobello / Craigmillar	330414	672340	3. Least Vulnerable	No Risk	0	No Risk	0	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No	No	Yes	Y	Y	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	Medium	Yes	
	16	16	Duddingston Park South (Duddingston Yards)	HLS2018	0.46	Employment-Industrial	Portobello / Craigmillar	330407	672440	3. Least Vulnerable	High Likelihood	20.33	No Risk	0	Medium Likelihood	No Risk	Medium Likelihood	No Risk	Medium	Medium	No	No	No	No	Y	Y	15	0	2	0	3	0	2	1	0	0	0	0	0	0	0	0	0	20	High	Yes	Development should consider providing flood protection buffer zone. Safe guarding the functional floodplain as defined by SEPA and considering future flood risk.	
	38	38	Dumbyden Drive	HLS2018	0.80	Employment-Industrial	Pentland Hills	320562	670310	3. Least Vulnerable	No Risk	0	No Risk	0	Medium Likelihood	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No	No	Yes	N	Y	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	Low	Yes	

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