

# Integrated Impact Assessment – Summary Report

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Each of the numbered sections below must be completed  
Please state if the IIA is interim or final

## 1. Title of proposal

Erection of student housing development (140 bed).

## 2. What will change as a result of this proposal?

Redevelopment of existing vacant former builders yard, and erection of new purpose built student accommodation block with landscaping.

## 3. Briefly describe public involvement in this proposal to date and planned

Pre application consultation and neighbour notification in accordance with The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. Neighbours within a 20 metre radius of site were neighbour notified. An advert was placed in the Evening News and a site notice placed in a nearby location.

## 4. Is the proposal considered strategic under the Fairer Scotland Duty?

No

## 5. Date of IIA

14/09/2022 and 22/09/2022

## 6. Who was present at the IIA? Identify facilitator, lead officer, report writer and any employee representative present and main stakeholder (e.g. Council, NHS)

Name	Job Title	Date of IIA training
Rachel Webster – facilitator and report writer	Planner	9 March 2022
Lesley Carus	Team Manager	
Jackie McInness – lead officer	Senior Planner	25 April 2018 3 May 2018 20 June 2018 5 September 2018 8 November 2018 9 March 2022
Laura Marshall	Senior Planner	
Cameron Baillie	Senior Transport Officer	7 September 2022

### Evidence available at the time of the IIA

<b>Evidence</b>	<b>Available – detail source</b>	<b>Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal</b>
Data on populations in need	Not used	
Data on service uptake/access	Not used	
Data on socio-economic disadvantage e.g. low income, low wealth, material deprivation, area deprivation.	Not used	
Data on equality outcomes	Not used	
Research/literature evidence	Not used	
Public/patient/client experience information	Not used	
Evidence of inclusive engagement of people who use the service and involvement findings	Public comments submitted to the council during public consultation stage considered.	Range of issues raised by members of the public.
Evidence of unmet need	Not used	
Good practice guidelines	Details from orb.	
Carbon emissions generated/reduced data	Air quality management plan and noise impact assessment submitted.	Reports assessed by internal Council specialists in Environmental Protection and no concerns raised.
Environmental data	Flood risk assessment.	Reports assessed by internal Council specialists in Flood Planning and no concerns raised.
Risk from cumulative impacts	Group knowledge of neighbouring	

<b>Evidence</b>	<b>Available – detail source</b>	<b>Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal</b>
	development sites.	
Other (please specify)		
Additional evidence required		

**8. In summary, what impacts were identified and which groups will they affect?**

<b>Equality, Health and Wellbeing and Human Rights</b>	<b>Affected populations</b>
<b>Positive-</b> More diverse population from existing employment use, opportunities for further education access, accessible public transport, increased security by surveillance and street activity.	Local residents, future occupiers
<b>Negative</b> – Potential for increased discrimination, lack of designated taxi drop off point, doesn't encourage family living.	Local residents, future occupiers

<b>Environment and Sustainability including climate change emissions and impacts</b>	<b>Affected populations</b>
<b>Positive</b> – Air Source Heat Pump not gas powered, less heavy goods movements after construction, zero car parking to reduce ownership.	Local residents, future occupiers
<b>Negative</b> – Energy required to level site, increased water runoff, no public greenspace created.	Local residents, future occupiers

<b>Economic</b>	<b>Affected populations</b>
<b>Positive</b> – New onsite employment, increased population to support local shops/business	Local residents, future occupiers
<b>Negative</b> – Expensive rent levels, loss of existing convenient supplier for building trade.	Local residents, future occupiers

**9. Is any part of this policy/ service to be carried out wholly or partly by contractors and if so how will equality, human rights including children’s rights, environmental and sustainability issues be addressed?**

Private ownership and developer.

**10. Consider how you will communicate information about this policy/ service change to children and young people and those affected by sensory impairment, speech impairment, low level literacy or numeracy, learning difficulties or English as a second language? Please provide a summary of the communications plan.**

Does not relate to policy or service change.

**11. Is the plan, programme, strategy or policy likely to result in significant environmental effects, either positive or negative? If yes, it is likely that a Strategic Environmental Assessment (SEA) will be required and the impacts identified in the IIA should be included in this. See section 2.10 in the Guidance for further information.**

No EIA Screening carried out, but based on officer knowledge EIA required.

**12. Additional Information and Evidence Required**

If further evidence is required, please note how it will be gathered. If appropriate, mark this report as interim and submit updated final report once further evidence has been gathered.

None.

**13. Specific to this IIA only, what recommended actions have been, or will be, undertaken and by when? (these should be drawn from 7 – 11 above) Please complete:**

<b>Specific actions (as a result of the IIA which may include financial implications, mitigating actions and risks of cumulative impacts)</b>	<b>Who will take them forward (name and job title)</b>	<b>Deadline for progressing</b>	<b>Review date</b>
Enquire with applicant about provision for loading bay and taxi drop off	Rachel Webster	Ongoing	Before DM Sub Committee date
Request details on disable parking provision nearby from applicant.	Rachel Webster	Ongoing	Before DM Sub Committee date
Request details on potential to increase the number of accessible rooms available.	Rachel Webster	Ongoing	Before DM Sub Committee date

**14. Are there any negative impacts in section 8 for which there are no identified mitigating actions?**

No.

**15. How will you monitor how this proposal affects different groups, including people with protected characteristics?**

Not monitored through the Development Management Planning Process.

**16. Sign off by Head of Service**

Name David Givan

A handwritten signature in black ink, appearing to read 'D. Givan', followed by a long horizontal line extending to the right.

Date 4 Jan 2023

**17. Publication**

Completed and signed IIAs should be sent to:

[integratedimpactassessments@edinburgh.gov.uk](mailto:integratedimpactassessments@edinburgh.gov.uk) to be published on the Council website [www.edinburgh.gov.uk/impactassessments](http://www.edinburgh.gov.uk/impactassessments)

**Edinburgh Integration Joint Board/Health and Social Care**

[sarah.bryson@edinburgh.gov.uk](mailto:sarah.bryson@edinburgh.gov.uk) to be published at [www.edinburghhsc.scot/the-ijb/integrated-impact-assessments/](http://www.edinburghhsc.scot/the-ijb/integrated-impact-assessments/)