

SEA Gateway
2H South
Victoria Quay
Edinburgh
EH6 6QQ

Date 22 January 2024

Your ref

Our ref WEPF/Screening

Dear Sir/Madam

Screening Determination – West Edinburgh Placemaking Framework and Strategic Masterplan

This statement sets out the Council's determination under Section 8(1) of the Environmental Assessment Scotland Act 2005 on whether or not a Strategic Environmental Assessment (SEA) is required for the above.

SEA Screening Process

The screening process involved consulting the Consultation Authorities on whether the above Supplementary Guidance is likely to have significant environmental effects. The responses are summarised as follows:

CONSULTATION AUTHORITY	LIKELIHOOD OF SIGNIFICANT ENVIRONMENTAL EFFECTS
Historic Environment Scotland	No
Scottish Environment Protection Agency	No
NatureScot	No

In addition to consulting the above bodies, the Council has also taken into account the criteria set out in Schedule 2 of the Act in determining whether or not the Supplementary Guidance is likely to have significant environmental effects. The Council has determined that SEA is not required.

Yours sincerely,

Keith Miller

Senior Planner City Plan Team

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Screening report

Responsible Authority:	City of Edinburgh Council
Title of the plan:	Draft West Edinburgh Placemaking Framework and Strategic Masterplan
What prompted the plan: (e.g. a legislative, regulatory or administrative provision)	Regulatory Provision. The Edinburgh City Plan 2030 contains a number of place policies. Place Policy 16 West Edinburgh supports the creation of new urban quarters in West Edinburgh provided it accords with a series of development principles set out in the Policy. The first development principle requires a collaborative, multi-disciplinary, master plan approach, and requires the West Edinburgh Strategic Design Framework (supplementary guidance) to be reviewed. This screening report relates to draft WEPF and Strategic Masterplan that has been prepared to replace the WESDF.
Plan subject: (e.g. transport)	Town and Country Planning and Land Use
Screening is required by the Environmental Assessment (Scotland) Act 2005. Based on Boxes 3 and 4, our view is that:	<input type="checkbox"/> An SEA is required, as the environmental effects are likely to be significant: Please indicate below what Section of the 2005 Act this plan falls within <input type="checkbox"/> Section 5(3) <input type="checkbox"/> Section 5(4) <input checked="" type="checkbox"/> An SEA is <u>not</u> required, as the environmental effects are unlikely to be significant: Please indicate below what Section of the 2005 Act this plan falls within <input checked="" type="checkbox"/> Section 5(3) <input type="checkbox"/> Section 5(4)
Contact details:	Keith Miller City of Edinburgh Council, G3 Business Centre Waverley Court 4 East Market Street Edinburgh EH8 8BG
Date:	6/12/23

<p>Context of the Plan:</p>	<p>The Proposed City Plan 2030 (CP2030) sets out policies and proposals relating the development and use of land in the Edinburgh and will ultimately supersede the adopted Edinburgh Local Development Plan. Policy Place 16 sets out a series of development principles to guide development of allocated sites in West Edinburgh. These principles require a master plan led approach to the development of West Edinburgh and the review of the existing West Edinburgh Strategic Design Framework in order to provide up to date supplementary guidance that is consistent with the CP2030 and provide detailed information to support and deliver the West Edinburgh proposals set out in the Plan.</p>
<p>Description of the Plan:</p>	<p>The West Edinburgh Strategic Design Framework and Strategic Masterplan sets out new place based planning guidance to support the objectives of the CP2030 in accord with the requirements of Policy 16, and articulates a vision to shape the future development of West Edinburgh. It establishes in further detail than the Policy, the Council's expectations from developers, by providing a framework to inform design requirements, sets out the strategic infrastructure requirements, and will form a material consideration in determining planning applications.</p>
<p>What are the key components of the plan?</p>	<p>The Framework consists of the following key components:</p> <p>Introduction Sets out the context for West Edinburgh, defines the role and scope of the supplementary guidance, and a defines a vision for West Edinburgh.</p> <p>Understanding the Framework Area Sets out the different land uses, the sites, and the key issues in West Edinburgh.</p> <p>Delivering Net Zero Sets out the requirement for net zero in the context of sustainable buildings, energy, sustainable travel and Green Blue Infrastructure.</p> <p>Landscape, Biodiversity, the Green Blue Network and the Airport Sets out the requirements for development regarding these matters.</p> <p>Strategic Open Space, Play and Recreation Sets out the requirements for development regarding these matters.</p> <p>Strategic Connections, Access and Movement, Parking Sets out the requirements for development regarding these matters and identifies key strategic transport interventions.</p> <p>Living Well Locally: Delivering 20 minute Neighbourhoods Sets out the requirements for development regarding these matters including a network of local centres, a mix of uses, and community facilities.</p> <p>Creating a distinctive Place Sets out the requirements for development regarding these matters.</p> <p>The Strategic Masterplan Sets out a strategic masterplan that pulls together the various requirements set out in the framework.</p> <p>Infrastructure First, Delivery and Phasing Sets out the requirements regarding infrastructure delivery in West Edinburgh</p>

<p>Have any of the components of the plan been considered in previous SEA work?</p>	<p>The West Edinburgh Strategic Design Framework supplementary guidance has been prepared in the context of the Proposed City Plan 2030. The area covered by the guidance comprises a number of sites as identified in the City Plan 2030 - sites H59, H60, H61, H62 H63 and IBG phase 1. All of these sites have been subject to SEA as part of the process of preparing the City Plan 2030 Environmental Report in discussion with the three consultation authorities. The sites were identified as having a range of environmental effects some significant and some unknown. The SEA identified a number of mitigation measures to address these impacts. These measures are set out in Place Policy 16, the supplementary guidance itself or through the application of appropriate policies within CP2030.</p> <p>In addition, Policy Place 16 West Edinburgh has also been subject to SEA. The assessment found there was likely to benefits associated with the policy's reference to design principles but the impact is unknown. The policy scored neutral/no significant effect under the various SEA objectives. It also highlighted that the detailed impacts of the development of sites was covered by the individual site assessments.</p>
<p>In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:</p>	<p>Understanding the Framework Area Delivering Net Zero Landscape, Biodiversity, the Green Blue Network and the Airport Strategic Open Space, Play and Recreation Strategic Connections, Access and Movement, Parking Living Well Locally: Delivering 20 minute Neighbourhoods Creating a distinctive Place The Strategic Masterplan Infrastructure First, Delivery and Phasing</p>

**Identifying interactions of the plan with the environment and
Considering the likely significance of any interactions (Box 10)**

Plan Components	Biodiversity, flora and fauna	Population and human health	Soil	Water	Air	Climatic factors	Material assets	Cultural heritage	Landscape	Inter-relationship issues	Explanation of Potential Environmental Effects	Explanation of Significance
Understanding the Framework Area											<p><i>This component is factual and sets out the different land uses, the sites, and the key issues in West Edinburgh. As a result it does not have any environmental effects. No effects.</i></p>	No significance
Delivering Net Zero		✓		✓	✓	✓					<p><i>This component states that delivering net zero forms a key principle of the planning guidance. It requires buildings to achieve net zero emissions and meet the requirements of CP2030 Policy. Heating is required to be met via heat networks using renewable energy in according with CP2030 Policy. It requires 20-minute neighbourhood based around public transport and active travel. It also requires green and blue infrastructure solutions rather than hard engineering to address issues such as flooding.</i></p> <p>The requirements set out under this component will not directly impact on the environmental topic areas, but they will indirectly impact by influencing the design and delivery of future development proposals,</p>	<p>There are no direct impacts from the supplementary guidance and therefore they have no significance.</p> <p>The planning guidance supports and further develops a number of CP2030 policies and proposals all of which have been subject to full SEA. Furthermore, one of the roles of the guidance is to deliver mitigation identified in the SEA of the CP2030.</p>

											which should generate positive impacts under certain topic areas.	
Landscape, Biodiversity, the Green Blue Network and the Airport	✓	✓	✓	✓	✓	✓			✓	✓	<p><i>This component requires;</i></p> <ul style="list-style-type: none"> • <i>Development in West Edinburgh to deliver a strategic green blue network which links into the wider green network.</i> • <i>Management of surface water to be considered early in the design process of the green blue network.</i> • <i>Design of development to further develop proposals related to the Gogar Burn.</i> • <i>Development to retain and incorporate existing trees, woodland and hedgerows.</i> • <i>Development to minimise removal and movement of soil.</i> <p>The requirements set out under this component will not directly impact on the environmental topic areas, but they will indirectly impact by influencing the design and delivery of future development proposals which should generate positive impacts under certain topic areas.</p>	<p>There are no direct impacts from the supplementary guidance and therefore they have no significance.</p> <p>The planning guidance supports and further develops a number of CP2030 policies and proposals all of which have been subject to full SEA. Furthermore, one of the roles of the guidance is to deliver mitigation identified in the SEA of the CP2030.</p>
Strategic Open Space, Play and Recreation	✓	✓	✓	✓	✓	✓	✓		✓	✓	<p><i>This component requires;</i></p> <ul style="list-style-type: none"> • <i>Development to establish a clearly defined hierarchy of open space.</i> • <i>Development to include a network of large open spaces as a foundation to the green blue network.</i> • <i>Development to include off road active travel green routes and green streets.</i> 	<p>There are no direct impacts from the supplementary guidance and therefore they have no significance.</p> <p>The planning guidance supports and further develops a number of CP2030 policies and proposals all of which have been subject to full SEA. Furthermore, one of the roles of the guidance is to deliver mitigation identified in the SEA of the CP2030.</p>

											<ul style="list-style-type: none"> • <i>Development to include open space that meets play access standards.</i> <p>The requirements set out under this component will not directly impact on the environmental topic areas, but they will indirectly impact by influencing the design and delivery of future development proposals which should generate positive impacts under certain topic areas.</p>	
Strategic Connections, Access and Movement, Parking		✓			✓	✓				✓	<p><i>This component requires;</i></p> <ul style="list-style-type: none"> • <i>Development of all the sites in West Edinburgh to connect together to form a single place.</i> • <i>Development to provide strategic east-west routes.</i> • <i>Development to ensure safe connections across primary and secondary links.</i> • <i>Development to establish a public transport route over the railway.</i> • <i>Development to include a potential airport access route.</i> • <i>Development to include additional capacity for public transport.</i> • <i>Development to include effective control of parking.</i> • <i>Development to include Electric Vehicle charging infrastructure.</i> • <i>Development to include key transport interventions.</i> <p>The requirements set out under this component will not directly impact on the environmental topic areas,</p>	<p>There are no direct impacts from the supplementary guidance and therefore they have no significance.</p> <p>The planning guidance supports and further develops a number of CP2030 policies and proposals all of which have been subject to full SEA. Furthermore, one of the roles of the guidance is to deliver mitigation identified in the SEA of the CP2030.</p>

											but they will indirectly impact by influencing the design and delivery of future development proposals which should generate positive impacts under certain topic areas.	
Living Well Locally: Delivering 20 minute Neighbourhoods		✓					✓				<p><i>This component requires;</i></p> <ul style="list-style-type: none"> • <i>Development in west Edinburgh to create a network of centres to deliver 20-minute neighbourhoods.</i> • <i>Development to provide a mix of uses including residential, retail, business, industrial uses, Education, community facilities, health care and airport related.</i> <p>The requirements set out under this component will not directly impact on the environmental topic areas, but they will indirectly impact by influencing the design and delivery of future development proposals which should generate positive impacts under certain topic areas.</p>	<p>There are no direct impacts from the supplementary guidance and therefore they have no significance.</p> <p>The planning guidance supports and further develops a number of CP2030 policies and proposals all of which have been subject to full SEA. Furthermore, one of the roles of the guidance is to deliver mitigation identified in the SEA of the CP2030.</p>
Creating a distinctive Place		✓									<p><i>This component sets out a strategic placemaking approach and establishes a series of design parameters as a foundation for creating a unique and distinctive place as an exemplar of urban sustainable living.</i></p> <p>The requirements set out under this component will not directly impact on the environmental topic areas, but they will indirectly impact by influencing the design and delivery of future development proposals</p>	<p>There are no direct impacts from the supplementary guidance and therefore they have no significance.</p> <p>The planning guidance supports and further develops a number of CP2030 policies and proposals all of which have been subject to full SEA. Furthermore, one of the roles of the guidance is to deliver mitigation identified in the SEA of the CP2030.</p>

											which should generate positive impacts under certain topic areas.	
The Strategic Masterplan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<p><i>This component brings together the various requirements set out in the planning guidance in the form of a draft masterplan.</i></p> <p>The requirements set out under this component will not directly impact on the environmental topic areas, but they will indirectly impact by influencing the design and delivery of future development proposals which should generate positive impacts under certain topic areas</p>	<p>There are no direct impacts from the supplementary guidance and therefore they have no significance.</p> <p>The planning guidance supports and further develops a number of CP2030 policies and proposals all of which have been subject to full SEA. Furthermore, one of the roles of the guidance is to deliver mitigation identified in the SEA of the CP2030.</p>
Infrastructure First, Delivery and Phasing		✓				✓	✓				<p><i>This component seeks the early provision of infrastructure through coordinated delivery to deliver a cohesive and well connected place.</i></p> <p>The requirements set out under this component will not directly impact on the environmental topic areas, but they will indirectly impact by influencing the design and delivery of future development proposals which should generate positive impacts under certain topic areas</p>	<p>There are no direct impacts from the supplementary guidance and therefore they have no significance.</p> <p>The planning guidance supports and further develops a number of CP2030 policies and proposals all of which have been subject to full SEA. Furthermore, one of the roles of the guidance is to deliver mitigation identified in the SEA of the CP2030.</p>

<p>Summary of how environmental principles have been considered: (including an outline of how the guiding principles, as set out in section 13 of the Continuity Act, are relevant to the plan)</p>	<p>The guiding principles set out in section 13 of the Continuity Act are as follows:</p> <ul style="list-style-type: none"> • Protecting the environment should be integrated into the making of policies; • The precautionary principle; • The principle that preventive action should be taken; • The principle that environmental damage should as a priority be rectified at source; and • The principle that the polluter should pay. <p>As part of the process of preparing the City Plan 2030 the Council has carried out the SEA process in accord with the 2005 Act and prepared an Environmental Report. Although that assessment did not expressly refer to the guiding principles, due to it being prepared prior to the Continuity Act, the intent of the principles has been embodied within the SEA process itself, for example, through the identification of environmental mitigation requirements which have been set out as either policy requirements or included within the supplementary guidance.</p>
<p>Summary of interactions with the environment and statement of the findings of the Screening: (Including an outline of the likely significance of any interactions, positive or negative, and explanation of conclusion of the screening exercise.)</p>	<p>The West Edinburgh Placemaking Framework and Strategic Masterplan supplementary guidance sets out in further detail than the City Plan 2030 the design and delivery requirements for development in West Edinburgh. It is not considered to have any direct significant environmental effects. Any environmental interactions are indirect and are associated with the formal allocation of West Edinburgh in the City Plan 2030, which has already been subject to the SEA process. Therefore the conclusions of the screening are that a SEA is not required.</p>

When completed send to: SEA.gateway@gov.scot or to the SEA Gateway, Scottish Government, Area 2F (South), Victoria Quay, Edinburgh, EH6 6QQ.