

SEA Gateway
2H South
Victoria Quay
Edinburgh
EH6 6QQ

Date 01 February 2024

Your ref 01858 Screening

Our ref PSWV/SEA

Dear Sir/Madam

Screening Determination - Princes Street and Waverley Valley Strategy

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 plan.

SEA Screening

The screening process involved consulting the statutory consultation authorities (Historic Environment Scotland, the Scottish Environment Protection Agency and NatureScot) on whether the above plan is likely to have significant environmental effects.

Each of the Consultation Authorities reviewed the Council's Screening Report and agreed with the Council's summary view that the above plan is unlikely to have significant environmental effects.

Reasons for Determination

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

Yours faithfully,



Andrew Smith

Senior Planning Officer

Enc. Princes Street and Waverley Valley – SEA Screening Report

Planning and Building Standards/Specialist Team

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Screening report

Responsible Authority:	City of Edinburgh Council
Title of the plan:	Princes Street and Waverley Valley Strategy
What prompted the plan: (e.g. a legislative, regulatory or administrative provision)	Regulatory Provision. The Princes Street and Waverley Valley Strategy provides non-statutory guidance supporting delivery of City Plan 2030's Place 1 – Edinburgh City Centre Policy. It further supports delivery of Edinburgh City Centre Transformation's programme for the First New Town and Waverley/Calton, sitting alongside the Old and New Towns of Edinburgh World Heritage Site Management Plan.
Plan subject: (e.g. transport)	Town and country planning and land use, transport.
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:	Andrew Smith City of Edinburgh Council Waverley Court, G2 4 East Market Street Edinburgh EH8 8BG Andrew.Smith@edinburgh.gov.uk
Date:	15/12/2023

<p>Context of the Plan:</p>	<p>The Princes Street and Waverley Valley Strategy includes non-statutory planning guidance to support delivery of City Plan 2030, which alongside NPF4 will form the statutory development plan and principal framework for managing development in Edinburgh. Since publication of the City Centre Princes Street Development Framework (CCPSDF), many redevelopment opportunities have been realised. In 2020, the City Centre Shopping and Leisure Guidance introduced greater flexibility for non-shop use on Princes Street. This Strategy will bring together and expand upon relevant guidance for the study area, representing a material consideration in the determination of planning applications.</p> <p>The Strategy also supports delivery of Edinburgh City Centre Transformation, a 10-year placemaking and mobility programme for the city centre to enhance public spaces to support city life and to prioritise walking, wheeling, cycling and public transport. Key CCT projects are already in progress and the draft public realm vision for the street's footways and adjacent public spaces will deliver the next phase of improvements, guided by principles in the Edinburgh Street Design Guidance. EECT is closely aligned with the Old and New Towns of Edinburgh World Heritage Site Management Plan and wider City Mobility Plan, the Council's strategic approach to sustainable, safe and effective movement of people and goods around Edinburgh.</p>
<p>Description of the Plan:</p>	<p>This Strategy sets out the Council's long-term plan for:</p> <ul style="list-style-type: none"> • the regeneration of Princes Street's buildings; • the renewal of its public realm; and • the future management of the Waverley Valley.
<p>What are the key components of the plan?</p>	<p>The three components of the Strategy focus upon the following related areas:</p> <ul style="list-style-type: none"> • City blocks, buildings and uses – building on and signposting existing guidance, re-affirming and promoting key principles for regeneration on Princes Street. • Public Realm - developing a new vision for Princes Street's public realm, including footways, adjacent streets and public spaces, directly supporting delivery of ECCT; and • Waverley Valley - setting out planning and management considerations for the urban landscape of the Waverley Valley, incl. Waverley Station Masterplan and facilities in West Princes Street Gardens including the Ross Bandstand. <p>Other sections include introductory text, factual background information, timeline, and funding considerations.</p> <p>The study area includes buildings on the south edge of the New Town between Princes Street and Rose Street, the fabric of Princes Street and adjacent banks of Princes Street Gardens, and the wider landscape divide between the Old and New Towns of Edinburgh, including Waverley Station. (refer to: CP2030 page 43 Map 12 – Edinburgh City Centre)</p>

	<p>The Strategy's guiding principles support permanent changes and will apply over the ten-year period to be covered by City Plan 2030. The study area is subject to national planning and historic environment policy, including conserving the OUV of the World Heritage Site, alongside legislation protecting Conservation Areas and Listed Buildings, Ancient Monuments and nationally important Gardens and Designed Landscapes. Castle Rock forms part of the Arthur's Seat Volcano Site of Special Scientific Interest and many local policies serve to protect its open space, trees, biodiversity, special landscape character, its skyline, views.</p>
<p>Have any of the components of the plan been considered in previous SEA work?</p>	<p>The Princes Street and Waverley Valley Strategy supports delivery of City Plan 2030 Policy Place 1, Edinburgh City Centre which ensures development within the city centre is appropriate in terms of the type, design and mix of uses. The CP2030 Environmental Report found Policy Place 1 likely to have 'positive impacts in terms of protecting the historic environment and some minor indirect benefits in terms of human health i.e. encouraging active travel and access to open space.'</p> <p>Edinburgh City Centre Transformation Strategy (ECCT) was developed in alignment with SEA, including assessment of ECCT's objectives, alternative scenarios, final package of interventions and cumulative effects. Benefits were predicted for air quality, and population and human health due to model shift to active travel and public transport. Localised negative effects upon natural and cultural heritage designations were to be mitigated by detailed design, stakeholder liaison and where necessary planning and/or listed building consent.</p> <p>The above plans play pivotal roles in linking national, regional and citywide and city centre policies and have been assessed in terms of their environmental effects, including mitigation and ongoing monitoring framework.</p> <p>The additional detail in the Princes Street and Waverley Valley Strategy is likely to have no or minimal environmental effects beyond those established by higher level plans. This conclusion is justified in the components screened below.</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>City Blocks, Buildings and Uses Public Realm Vision Waverley Valley</p>

**Identifying interactions of the plan with the environment and
Considering the likely significance of any interactions (Error! Reference source not found.)**

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
City Blocks, Buildings and Uses	✓	✗	✗	✗	✗	✗	✓	✓	✓	✓	<p>Conservation and enhancement of historic built form through adaptive re-use within World Heritage Site. A large proportion of properties are listed.</p> <p>Many of the redevelopments recommended in the original CCPSDF have been progressed but a limited number remain presenting opportunities to introduce high quality contemporary buildings.</p> <p>Key development principles reinforce protection and enhancement of the townscape and wider Waverley Valley including plan form and spatial hierarchy of the First New Town, maintaining protected views, skyline and roofscape.</p> <p>Some limited potential for green/blue infrastructure or nest boxes.</p>	<p>Localised beneficial effects are anticipated, supporting design and environmental policy considerations at plot and block level consistent with existing guidance. Energy efficiency/net zero are addressed by other CP2030 policies. Principal framework for development management remains the statutory development plan and Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.</p>

Public Realm Vision	✓	✓	✗	✓	✗	✓	✓	✓	✓	✓	<p>Retention of trees, improved diversity of flora on banking to West Princes Street Gardens strengthening relationship between Street and Valley.</p> <p>Enhancement of conditions for walking, wheeling and equality of access to greenspace. Maintaining safe cycle access alongside strategic cycle network and public transport network.</p> <p>Renewal of paving in natural stone providing long lifespan and fit with heritage setting. Re-use of kerbs and historic paving elements to reduce waste.</p> <p>Incorporation of SUDS where constraints permit, in particular basements and chambers to help deal with increase in intensity, frequency and duration of rainfall.</p>	<p>Localised beneficial effects at street level, consistent with wider CCT objectives across the First New Town and World Heritage Site.</p> <p>Complements traffic reduction and air quality measures set out by City Mobility Plan and street space allocation by mode set out in Future Streets Framework.</p>
Waverley Valley	✓	✓	✓	✓	✗	✓	✓	✓	✓	✓	<p>Enhanced diversity of flora in Gardens to benefit wildlife, climate resilience, habitat connectivity within designed landscape structure.</p> <p>Management of trees and woodland to promote species structural diversity, resilience to climate change and plant pathogens. Some limited scope for additional tree planting whilst</p>	<p>Potential for localised beneficial effects upon flora and fauna, population and human health, water, cultural heritage, and landscape. Overall, no significant change to landform, land use and land cover within the World Heritage Site. Detailed delivery will include review of the Princes Street Gardens Management Plan.</p>

										<p>maintaining open space, views and other habitats.</p> <p>Enhancement of Edinburgh's cultural heritage assets and their settings, including important views to/from Princes Street and wider Valley.</p> <p>Enhancement of the quality of existing greenspace and accessibility. Creation of new public realm, public gardens and connections around Waverley Station.</p> <p>Potential for incorporation of SUDS, incl. rain gardens and depaving where possible to reduce surface water flooding in valley.</p> <p>Continued use of existing transport infrastructure and adaptation of city's main rail terminus and integration with wider transport network.</p>	<p>Considerations for Waverley Station expand on the statutory development plan policies/CMP/CCT. Network Rail, the railway undertaker has rights under the GPDO, however, statutory consents apply in terms of listed buildings. Proposals outwith the scope of the GDPO will require relevant planning consents and to be screened for EIA.</p>
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<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>In preparing this Screening Report, consideration has been given to 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>The Strategy will highlight relevant environmental considerations and evidenced based decision making to reduce risk of environmental harm.</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>Princes Street and Waverley Valley Strategy, brings together and expands upon relevant guidance for the study area. The Strategy recognises the inter-relationship between its key components and takes a holistic approach to ensure a co-ordinated approach to change, avoiding significant cumulative or synergistic effects. The additional detail set out is not likely to have significant environmental effects, as established through SEA of higher-level plans, City Plan 2030 and Edinburgh City Centre Transformation.</p>

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