# City Plan 2030 Environmental Report

June 2024



# City Plan 2030 Environmental Report - Second Revision

# Contents

Non-Technical Summary3
Introduction6
Key facts6
Context8
<ul> <li>Background</li> <li>Scope of Main Issues Report</li> <li>Scope of the Proposed City Plan 2030</li> <li>Relevant aspects of the current state of the environment9</li> </ul>
<ul> <li>Relationships with other plans, policies and strategies (PPS)</li> <li>Environmental Protection objectives</li> <li>Environmental baseline information</li> <li>Environmental problems</li> </ul>
<ul> <li>Scope and level of detail proposed for the Environmental Assessment20</li> <li>Alternatives</li> <li>Scoping in/out of SEA issues</li> <li>Framework for assessing environmental effects</li> <li>SEA methodology</li> </ul> Assessment of the Environmental Effects and Suggested Mitigation
<ul> <li>LDP Policy Assessment</li> <li>LDP Site Assessment</li> <li>Cumulative effects</li> </ul>
Next Steps35
<ul><li>Proposed consultation timescales</li><li>Anticipated milestones</li></ul>
Appendix 1: Relationship with other relevant Legislation, PPS and environmental objectives
Appendix 2: Choices for City Plan 2030 and Policies Assessment
Appendix 3: Cumulative Assessment
The following appendices are published in Volume 2
Appendix 4: Site Assessment
Appendix 5: Assessment of Proposals
Appendix 6: Environmental Information for City Plan 2030 Area
Appendix 7: Consultation Responses
Appendix 8: Site Reference Numbers Table

#### **City Plan 2030 Environmental Report: Non-Technical Summary**

#### <u>Introduction</u>

The City of Edinburgh Council has published the Edinburgh City Plan 2030 Proposed Plan. Once adopted the City Plan 2030 will guide development throughout the Council area until 2032.

This Environmental Report – Second Revision forms part of the Strategic Environmental Assessment of the City Plan 2030 and is a requirement of the Environmental (Scotland) Act 2005. Changes and additions to the report at the Proposed Plan stage are in green and additional changes to address the modifications recommended in the Report of Examination have been added in blue.

The report highlights any significant effects that land use change and development brought about by the policies and proposals contained within the Edinburgh City Plan 2030, may have on the environment. In addition, the Strategic Environmental Assessment process has helped to inform the process of preparing of the Plan.

#### Population and Human Health

The total population of Edinburgh has risen to 527,620 in 2020 and is projected to increase by 13% or 68,100 between 2018 and 2043. In 2018, there was a total housing stock of 248,300 dwellings of which approximately 8% are local authority properties. An ongoing public health priority in Edinburgh is dealing with poor air quality. This is primarily caused by road transport emissions of gases such as nitrogen oxides ( $NO_x$ ) and particulate matter ( $PM_{2.5}$  and  $PM_{10}$ ). These can have significant impacts on health, child development and environmental quality. In Edinburgh, this is estimated as equivalent to 153 attributable deaths in the same year.

#### **Material Assets**

Generally, Edinburgh is well served by public transport with an extensive bus and rail network and developing tram and park and ride network. 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 Council transport schemes which will help improve existing public transport infrastructure including the extended tram route and additional park and ride sites.

Edinburgh has an extensive network of off-road footpaths and cycle paths laid out over the past two decades, utilising in particular former railway alignments or following the banks of the city's watercourses. The area is traversed by a series of core paths that form the Core Path Network across the city.

#### Soil and Land Use

The majority of farmland in the area is classified as prime agricultural land 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 means that land tends to be re-used quickly. However, there are areas of vacant and derelict land in clusters including Newbridge and parts of the waterfront.

#### Water

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. Principal among these is the Water of Leith, which flows through the heart of the city. The Water of Leith has

been subject to intermittent flooding since people first settled in the area. However, this has become more of an issue with the increasing number of people living in close proximity. The Murrayfield, Roseburn and Gogar Burn (around the airport) areas have a history of flooding and flood prevention schemes have been implemented to reduce the risk. In addition, due to the extent of hard surfacing within the urban area, there is a significant risk of surface water flooding events.

#### Cultural Heritage

There are two World Heritage Site designations in Edinburgh, the New and Old Town World Heritage Site and the Forth Rail Bridge. Edinburgh has the largest concentration of listed buildings in the UK outside London (4,812 listings), 50 conservation areas, 56 scheduled ancient monuments and 17 historic gardens and designed landscapes.

#### Landscapes

Edinburgh has numerous outstanding features within easy reach of the City Centre: Holyrood Park including Arthur's Seat and Salisbury Crags, the Braid Hills and Blackford Hill, Corstorphine Hill and the Pentland Hills. These are designated as Green Belt and also as Special Landscape Areas. The Green Belt around Edinburgh was first established in 1957 and it has been an important tool in managing the City's growth and supporting regeneration.

#### **Review of Environmental Issues**

- Loss of prime agricultural land through development.
- Possible future decreases in air quality/need to encourage more sustainable forms of transport.
- Need to adapt to predicted climate change and its potential impacts.
- Need to protect and improve the water status of major waterbodies and avoidance of flood risk and areas which could contribute to flood risk.
- Edinburgh's rich cultural heritage is under significant development pressure. There is a need to protect the cultural heritage from the negative impacts of development.
- Edinburgh has a unique landscape setting surrounded by hills and open countryside and landscape features contained within the urban form. There is a need to protect these features from inappropriate development.
- The social, economic and physical environmental conditions in Edinburgh are variable and therefore do not provide a consistent quality of environment adequate to ensure good standards of public health across all areas and communities.

# **Summary of Assessment Findings**

All the policies and proposals in the Edinburgh City Plan 2030 Proposed Plan have been assessed. Many of the policies are being rolled forward from the previous plan, however, a comprehensive assessment including existing policies has been undertaken.

Environmental objectives are well reflected in the LDP policies and the majority have either positive or neutral/no significant impacts. Only 7 significant negative environmental impacts have been identified. These impacts are associated with policies associated with places. In particular, although mixed use development in West Edinburgh is likely to reuse brownfield land much greenfield land will be required. Policy supporting development at the airport and its expansion also has potential for a range of significant impacts including loss of agricultural land, soil sealing and impacts on water

courses. Mitigation is identified where appropriate to reduce such negative effects although it will not remove them entirely.

The report also assesses the impact of all the development proposals in the Proposed Plan including proposals carried over from the previous plan that do not have consent. Nearly all the housing proposals within the Proposed Plan are on brownfield sites. Inevitably, particularly given that a significant part of the city has historic status, many of the sites have potential significant environmental impacts. However, in the majority of cases the issues raised, for example, impacts on listed buildings, can be mitigated through appropriate assessment, layout and design. Redevelopment of brownfield sites does also provides benefits e.g. an opportunity to factor in surface water flooding by improving water attenuation compared to previous uses.

It should be noted that the SEA was informed by a Strategic Flood Risk Assessment and a Transport Assessment prepared by consultants. The findings of these assessments, which are available separately, helped to inform the analysis of the proposed development sites within the Proposed Plan.

The Environmental Report also identifies cumulative effects of development sites, those internal to Edinburgh and external effects, i.e. cross boundary with adjacent authorities. The internal effects include impact on human health by increasing the number of people exposed to poor air quality, the effect of increased vehicle trips on air quality, impact on soils, particularly from greenfield development, and the landscape impacts of large greenfield developments in West Edinburgh.

Redevelopment of brownfield sites rather than greenfield sites provides an opportunity to reduce the cumulative impacts on air quality, caused by increased trips by private vehicles, as brownfield sites are likely to achieve higher mode share for public transport and active travel. However, there are still expected to be some impacts on air quality and the report sets out the range of mitigation measures that are being pursued and will help to offset these impacts. With regards to external effects, there is an unknown risk associated with an increase in commuter vehicle trips from surrounding council areas and their impact on existing air quality management areas. Again, the mitigation measures being proposed will help to counter these effects.

#### Introduction

#### Purpose of this report

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

- Set out changes following the Main Issues Report (MIR) Stage;
- Provide information on the City Plan 2030 (CP2030) 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 CP2030;
- Identify appropriate mitigation and monitoring; and
- Provide a cumulative assessment of the environmental effects of the Proposed Plan.

The purpose of this second revision of the Environmental Report at the post-Examination stage is to consider the likely significant and cumulative environmental effects of the recommended modifications to policies and proposals; to identify additional mitigation and monitoring if required, and if required, update the cumulative assessment of the environmental effects of the Plan if the recommended modifications are made.

The first revised ER accompanied the Proposed Plan and focused on the environmental effects resulting from new policies and proposals in the Proposed Plan. Any changes from the MIR to the Proposed Plan and any matters not covered in the MIR were also considered in this revised Environmental Report. Changes and additions made to the revised Environmental Report at the Proposed Plan stage were added in green text for ease of reference. Additional changes following modifications recommended in the Report of Examination have been added in blue text.

#### **Monitoring**

The Council will be required to monitor the significant environmental effects arising from the implementation of the City Plan 2030.

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.

#### **Legislation and Guidance**

This report has been prepared in accordance with Section 14 of the Environmental Assessment (Scotland) Act 2005. Various guidance has been used including the Strategic Environmental Assessment Guidance 2013 published by the Scottish Government.

#### **Key Facts**

Name of Responsible Authority	The City of Edinburgh Council	
Title of PPS	City Plan 2030	
Requirement for the PPS	Legislative requirement	
Subject of PPS	Land use planning	
Period covered by PPS	10 years from date of adoption	
Frequency of Update	At least every five years	
Area covered by PPS	The City of Edinburgh Council Area (See Figure 1)	
Purpose of the PPS	Set out a clear spatial strategy for the Council area	

	<ul> <li>Allocate land to meet the needs and targets identified by the Strategic Development Plan and other material considerations</li> <li>Provide a clear context and policy basis for development and for determining planning applications</li> </ul>	
Contact Name	Keith Miller	
Job Title	Senior Planning Officer	
Address	The City of Edinburgh Council	
	Waverley Court	
	Business Centre G3	
	4 East Market Street	
	Edinburgh EH8 8BG	
E-mail	keith.miller@edinburgh.gov.uk	

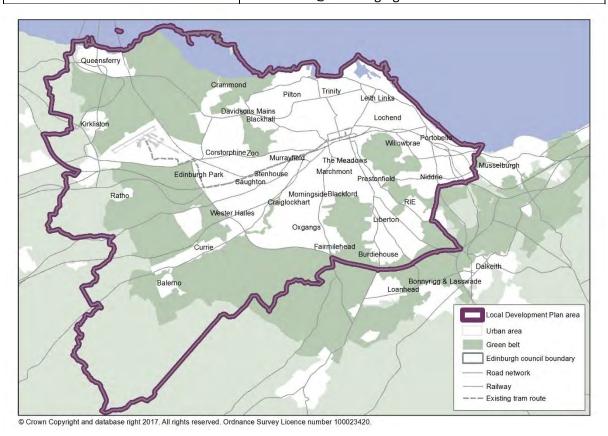


Figure 1: City of Edinburgh Council area, showing council boundary and LDP boundary

#### **SEA** activities to date

The process of environmental assessment of City Plan 2030 has been underway since the beginning of the development plan project. Table 1 sets out the Council's SEA activities to date. Dialogue with the consultation authorities has been maintained throughout the project. The consultation authorities have provided valuable input on the methodology and content of the Environmental Report.

Table 1: SEA Activities to date

SEA Activity	Date
Inception meeting with consultation authorities on the LDP project and timescales and discussion on initial draft of scoping report.	June 2018
Preparatory work on MIR topics and collation of baseline information for SEA	June -July 2018
Preparing of scoping report	July 2018
Submission of scoping report	July 2018
Consultation authority responses to scoping report	August 2018
Prepare environmental report and associated information	September 2018 – October 2019
Circulate draft MIR and Environmental Report to consultation authorities for comment	November 2019
Revise Environmental Report following responses	December 2019
Publication of Environmental Report	January 2020
Consultation on Environmental Report and MIR	January- April 2020
Consultation authority and other stakeholder responses to the Environmental Report	April 2020
Summarise responses to the Environmental Report	May 2020
Publish responses to the MIR and Environmental Report	August 2020
Re-assess options set out in the MIR and those received during the consultation period	August -December 2020
Update Environmental Report to accompany Proposed Plan	December 2020- September 2021
Formal publication of revised Environmental Report	September 2021
Publication of Report of Examination	April 2024
Publication of Environmental Report second revision	May 2024

#### **Summary of comments on Environmental Report and Council response**

The Council welcomes the comprehensive range of detailed comments that were submitted to the draft Environmental Report. The comments have resulted in numerous positive changes being made to the ER to provide additional information and clarification. In particular, it has helped inform the updated SEA. A detailed summary of the points raised during the consultation on the Environmental Report, at the Main Issues Report (MIR) stage, is included in Appendix 7, with a response as to how the comments have been taken into account in preparing the revised Environmental Report. In addition, a number of comments were made to the revised Environmental Report at the Proposed Plan stage. These comments have been added to a revised Appendix 7, with a response as to how the comments have been taken into account in preparing the second revision of the Environmental Report.

#### Context

#### **Background**

The process and timeframe for the preparation and adoption of the City Plan 2030 is set out in the Council's <u>Development Plan Scheme</u>. The first key stage is the MIR with the accompanying ER and Monitoring Statement (MS).

#### **Scope of the Main Issues Report**

The MIR focuses on the main areas of change for Edinburgh since the adoption of the Edinburgh Local Development Plan 2016 (LDP). The 'choices' address these changes, with a preferred option and at least one reasonable alternative for each one. The existing LDP is used as the baseline for preparation of the MIR.

#### **Scope of Proposed City Plan 2030**

Following the consultation period on the MIR, all representations were considered and work on the Proposed Plan was progressed. The Proposed Plan sets out the Council's settled view/position on the issues/choices consulted upon in the MIR.

City Plan 2030 includes a spatial strategy for how the Council will meet the requirements of the National Planning Framework 4 and sets out how we will deliver a place-based approach to future growth.

#### Scope of the City Plan 2030 following the Report of Examination

In 2023/24, an examination took place into unresolved representations to the Proposed City Plan 2030. The report of Examination was published on 5 April 24 and recommends modifications. In particular, it required the allocation of the housing site H96 East of Millburn Tower, a site that has already been granted planning permission by Scottish Ministers. It also required the deletion of two brownfield housing sites. There are also some revisions to the text of the existing policies, and two housing policies have been removed. This second revision of the Environmental Report updates the Strategic Environmental Assessment in response to the recommended modifications.

#### **Structure of the Environmental Report**

The ER includes all assessment work used to inform the 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.

#### Relevant Aspects of the Current State of the Environment (Environmental Baseline and Issues)

# Relationships with other plans, programmes or strategies (PPS)

The City Plan 2030 is influenced by a hierarchy of International, European, National and Local PPS's that the plan must take into account as shown in Figure 1. In preparing the City Plan 2030, section 1 of the Planning etc. (Scotland) Act 2006 requires authorities to take into account the National Planning Framework and in the SDP areas, be consistent with the SDP.



Figure 2: Relationship with other relevant PPS

Note this diagram only lists key documents as it is a conceptual diagram. Appendix 1 gives a full list of the relevant PPS and associated environmental objectives to be considered in the ER with regard to their relationship with City Plan 2030. PPSs above the national level have not been considered in detail primarily because it is assumed the environmental protection framework provided by European legislation has been transposed into national and regional plans, policies and guidance.

The City Plan 2030 when adopted will sit alongside the emerging City Mobility Plan and the Edinburgh City Centre Transformation Strategy. The preparation of these documents is being carried out in parallel which has presented the opportunity for cross working to ensure consistency and avoid conflicts. This will ensure that their respective objectives, policies and proposals reflect and reinforce each other in a holistic way, to achieve mutually supportive outcomes. It also gave the opportunity to ensure mitigation to address environmental impacts set out in the respective assessments are consistent.

## **Environmental Protection Objectives**

The environmental protection objectives established at national, regional and local level remain those set out in the Environmental Reports for the NPF3, SDP, and SPP. It is not intended to reiterate these objectives but to direct the reader to the relevant reports outlined above. The Environmental Reports will explain that consideration of those objectives is inherent in statutory plans that City Plan 2030 is required to be consistent with and take account of.

#### **Baseline Information**

The following section provides an initial summary describing the key environmental characteristics of the Edinburgh Council area, focusing on SEA issues.

#### Biodiversity, Flora and Fauna

Edinburgh has a diverse range of designated sites with a mix of habitats and species including the following;

Four Special Protection Areas (SPA) Imperial Dock SPA, part of the Firth of Forth SPA, Forth Island SPA) and St Andrews Bay Complex.

The Firth of Forth is also a Ramsar site which is an international designation for Wetlands of International Importance.

Seven Sites of Special Scientific Interest (SSSI) covering a total area of 1,239ha

Non-statutory designated sites: 109 Local Nature Conservation Sites (including Local Biodiversity Sites and Local Geodiversity sites).

Edinburgh has a Biodiversity Action Plan 2019-21 which takes a landscape scale approach to improve connectivity of natural places, enhance biodiversity which underpins ecosystem services, build in environmental resilience and value natural capital. Sections within the EBAP include blue and green networks and the built environment.

Designation	Number of Sites
Special Protection Area (SPA): Designated under the Wild Birds	4
Directive for wild birds and their habitats.	Firth of Forth (Part
	of), Forth Islands
	(Part of), Imperial
	Dock Lock, Outer
	Firth of Forth and St
	Andrews Bay
	Complex.
Ramsar sites: designated under the Conversion of Wetlands of	1 (Within same
International Importance	boundary as Firth of
·	Forth SPA)
Sites of Special Scientific Interest	6
	Agassiz Rock,
	Arthurs Seat
	Volcano,
	Balerno Common,
	Duddingston Loch,
	Inchmickery,
	Wester
	Craiglockhart Hill
Local Nature Reserves	7 and 2 proposed
	Burdiehouse Burn
	Valley Park,
	Cammo Estate,
	Corstorphine Hill,
	Easter Craiglockhart
	Hill,
	Hermitage of Briad
	& Blackford Hill,
	Meadows Yard,
	Ravelston Woods
	Little France Park
	(p),
	West Craiglockhart
	Hill (p)
Local Nature Conservation Sites	Local Biodiversity
	sites (LBS) 88 plus 4
	proposed sites,

Local Geodiversity
sites (LGS) 30

Table 2: Natural Heritage Designations

#### Population and Human Health

(Further detailed information on populations and households is included in the Monitoring Statement)

- The total resident population of Edinburgh has risen to 527,620 (2020), see Figure 3, and covers an area of 26,373 hectares (National Records of Scotland).
- The age structure of Edinburgh's population differs significantly from the national average, with fewer children and older people and more young adults.
- The population of Edinburgh is projected to increase by 13% or 68,100 between 2018 and 2043 (National Records of Scotland).
- In general, the population of Edinburgh enjoys a high standard of health. Life expectancy is high with females living 82.21 years and males living to 78.4 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. In line with the Environmental Noise (Scotland) Regulations 2006 an Edinburgh Noise Action Plan was published in 2008. The Council identified 3 Noise Management Areas and 10 Quiet Areas in 2014 as part of round 1 of the noise mapping process (see Appendix 6). Following round 2 a further 18 Noise Management Areas and 10 Quiet areas were identified in the city. Work by the Edinburgh Agglomeration Working Group is now commencing on the fieldwork for round 3. The working group will continue to co-ordinate the action planning process and work with the Environmental Noise Steering Group and the Scottish Government in its delivery of the requirements of the Environmental Noise Regulations.
- An emerging public health priority in Edinburgh as well as many cities in the UK and across the world, is dealing with poor air quality (see Appendix 6). This is primarily caused by road transport emissions of gases such as nitrogen oxides (NO<sub>x</sub>) and particulate matter (PM<sub>2.5</sub> and PM<sub>10</sub>). These can have significant impacts on health, child development and environmental quality. In Scotland recent work by Health Protection Scotland estimates that in 2016 there were 1,724 attributable deaths (not actual deaths, but modelled estimates that would be attributable to long term exposure) associated with man-made PM<sub>2.5</sub>. In Edinburgh this is equivalent to 153 attributable deaths in the same year.
- The Council area includes several establishments controlled under Major Hazards legislation.
   There is a requirement to ensure that new development is not located so as to put occupants at undue risk from these hazards.

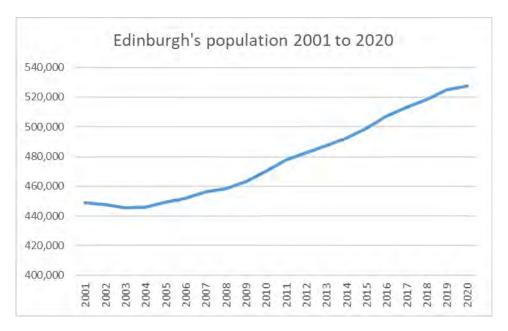


Figure 3: Edinburgh's population (2001-2020)

#### **Material Assets**

- Housing Stock: Out of a total housing stock of 248,300 dwellings (2018) approximately 8% are local authority properties. About 68% of the total housing stock consists of flats or maisonettes with only 10% detached houses. 35% of the housing stock was built prior to 1919. Sites previously allocated for housing development in the Edinburgh Local Development Plan and the Edinburgh City Local Plan were subject to Strategic Environmental Assessment and therefore form part of the baseline assuming they have consent.
- Public Transport Infrastructure: Generally, Edinburgh is well served by public transport with an extensive bus and rail network and developing tram and park and ride network. 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 Council transport schemes which will help improve existing public transport infrastructure including the extended tram route and additional park and ride sites. The Edinburgh Tram project is the largest infrastructure proposal to improve the city's overall transport networks and to date connects the airport to the city centre. The Council is currently undertaking work to extend the tram network to Leith and Newhaven. The current LDP safeguards that route as well as wider long term extension opportunities.
- **Rights of Way**: Edinburgh has an extensive network of off-road footpaths and cycle paths laid out over the past two decades, utilising in particular former railway alignments or following the banks of the city's watercourses. The area is traversed by a series of core paths that form the Core Path Network across the city.

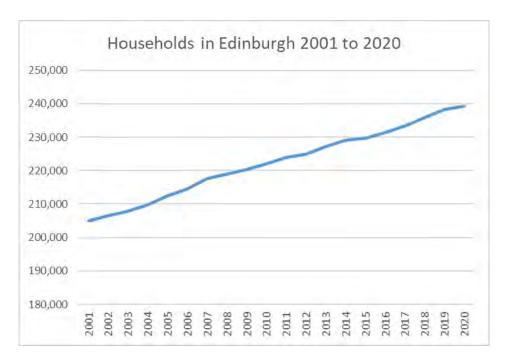


Figure 4: Households in Edinburgh (2001-2020)

# Soil and Land Use

- Agricultural and rural land: 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. In addition, there is a limited amount of carbon-rich and peatland soil which can be found in the Pentland Hills and which is designated a Special Landscape Area.
- Vacant and derelict land: Edinburgh has a relatively low incidence of vacant and derelict
  land compared with other Central Belt authorities. High land values and pressures for
  development means that land tends to be re-used quickly. However, there are significant
  areas of vacant and derelict land in clusters including Newbridge and parts of the
  waterfront, although the total amount in Edinburgh has dropped from 229ha in 2011 to
  153ha in 2020.

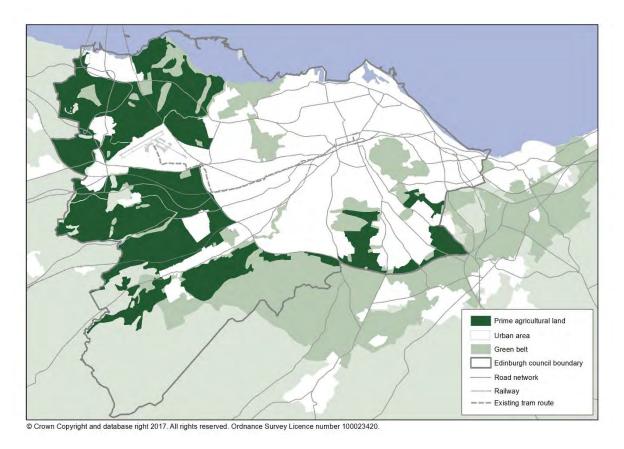


Figure 5: Prime Agricultural Land in Edinburgh

#### Water

- Areas of importance for flood management: These have been identified within the study
  area associated with specific water bodies (as identified e.g. Water of Leith). A map showing
  areas of fluvial flooding is in Appendix 6.
- 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. Principal among these is the Water of Leith, which flows through the heart of the city.
- River, coastal and surface water flooding: The Water of Leith has been subject to intermittent flooding since people first settled in the area. However, this has become more of an issue with the increasing number of people living in close proximity. The Murrayfield, Roseburn and Gogar Burn (around the airport) areas have a history of flooding and flood prevention schemes have been implemented to reduce the risk. In addition, due to the extent of hard surfacing within the urban area, there is a significant risk of surface water flooding events. SEPA has published a Flood Risk Management Strategy for the Forth Estuary. The City of Edinburgh Council as part of the Forth Estuary Catchment Area produces a Local Flood Risk Management Plan (LFRMP). This identifies areas vulnerable to flooding and potential mitigation actions. The plan was adopted in June 2016. An interim update was completed in June 2019. The LFRMP provides further information on the funding and timetable for delivering the actions identified in the strategy between 2016 and 2022. The FRMP and LFRMP will be updated every six years. In addition, the Council will now develop surface water management plans following on from the completed Integrated Catchment Study in 2018.

• 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. This infrastructure was the subject of a major investment programme. Although the availability of water supply could become more of an issue in the future as a result of increased demand (proposed growth) and climate change (increased frequency of droughts), it is currently the capacity of the treatment and distribution infrastructure which require consideration in respect of the amount and location of new development in the Edinburgh area.

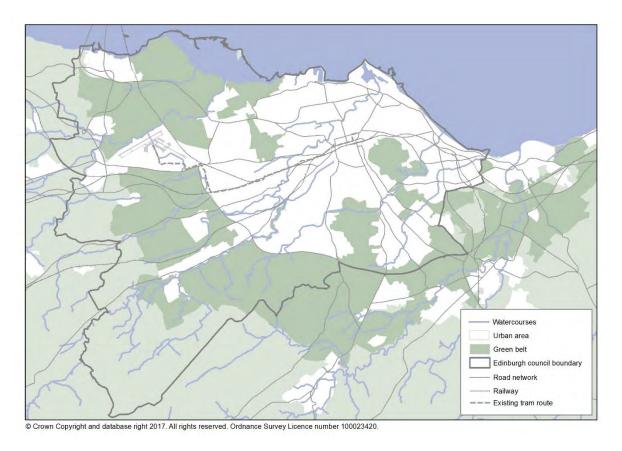


Figure 6: Watercourses in Edinburgh

#### **Cultural Heritage**

**World Heritage Site**: There are two historic designations in Edinburgh. The New and Old Town World Heritage Site, which was inscribed by the United Educational Scientific and Cultural Organisation (UNESCO) in 1995. One of only six in Scotland, it covers approximately 4.5 sq kms of the city's historic core. The other World Heritage site in the Edinburgh area is the Forth Bridge which was inscribed in 2015. Its three diamond-shaped towers form a cantilever bridge which was completed in 1890 and carries a dual-track railway line 46 metres above the Firth of Forth.

**Listed Buildings:** Edinburgh has the largest concentration of listed buildings in the UK outside London, with 4,812 listings, comprising approximately 34,000 individual properties (as at October 2019).

**Conservation Areas**: There are 50 conservation areas in Edinburgh, an increase of 10 since 2011, of widely varying character, ranging from the mediaeval Old Town, the Georgian New Town, Victorian suburbs and former villages 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 56 scheduled ancient monuments within the City of Edinburgh Council boundary, with five new sites being designated since 2011.

**Historic gardens and designed landscapes**: Historic Environment Scotland maintains the Inventory of Gardens and Designated 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 and tourism. A total of 17 sites are listed with the Council's area, a reduction of three since 2011.

**Non-designated heritage assets:** There are a variety of non-designated heritage assets and sites of known or suspected archaeological significance that can be found across the wider Edinburgh area. It is important to recognise that not all historic buildings, for example those that are pre1919, are listed or within conservation areas. Despite this these buildings are historic assets and are important in providing a sense of place. In addition, the retention of these buildings has a role to play in terms of climate change and carbon capture through the re-use and repurposing of existing buildings.

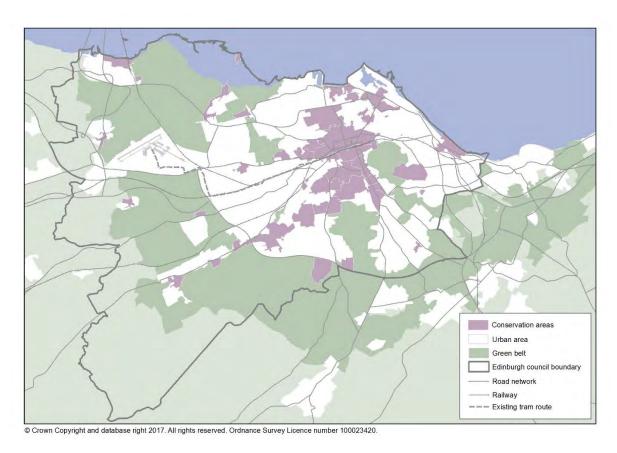


Figure 7: Conservation areas in Edinburgh

#### **Landscapes**

Landscape and Green Belt: Edinburgh has numerous outstanding features within easy reach of the City Centre: Holyrood Park including Arthurs Seat and Salisbury Crags, the Braid Hills and Blackford Hill, Corstorphine Hill and the Pentland Hills. These are designated as Green Belt and also as Special Landscape Areas. The Green Belt around Edinburgh was first established in 1957 and it has been an important tool in managing the City's growth and supporting regeneration. The current LDP

released a significant amount of land from the Green Belt, primarily to meet housing land requirements in the SDP and to facilitate national planning policy on West Edinburgh and uses such as Riccarton Campus.

Within the City Centre itself, Edinburgh has open spaces of world class value. These include topographic and natural features that define the City such as Arthur's Seat, the Water of Leith and Braid Burn river valleys and the coastline. In addition, there are large areas of open space important to the character of the city, such as the Meadows and Bruntsfield Links. These spaces connect with footpaths, green corridors and water courses to form a strong green and blue infrastructure within the urban area.

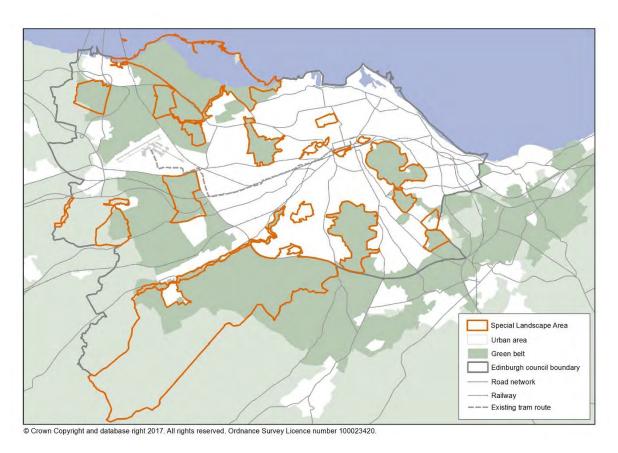


Figure 8: Map showing green belt and special landscape areas.

#### **Environmental Issues**

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

- Review of issues from relevant strategies, plans programmes and environmental objectives
- Review of baseline environmental data
- Inception meetings with key agencies

Relevant environmental issues are summarised in Table 3.

Issue		Topic	Implications for Plan
1.	Loss of prime	Population and human health	Meeting development
	agricultural land (PAL)	·	requirements may need
	through development	Soil	release of PAL around
			Edinburgh and its transport
			corridors.
2.	Possible future	Air and Climatic factors	Support City Mobility plan
	decreases in air		objectives, including
	quality/need to		minimising need to travel and
	encourage more		distances travelled, ensuring
	sustainable forms of		new allocations are well
	transport:		connected to public transport
	There are 6 Air Quality		and existing and proposed
	Management Areas in		active travel infrastructure,
	Edinburgh. 1 new Air		identification of low emissions
	quality management		zone, provide a policy seeking
	area (Jan 2017) has		mitigation of air quality
	been identified since		impacts and emphasis on
	the last LDP due to deterioration of air		delivering brownfield land with
	quality in Leith docks		low car ownership and good access to active travel and
	area (see Appendix 6).		public transport.
2	Need to adapt to	Air and Climate factors	Consider the effects of climate
J.	predicted climate	All and climate factors	change throughout the plan
	change and its		area and for the whole period
	potential impacts.		of the plan and the need for
	potential impacts.		adaptation.
	Climate change is		adaptation.
	likely to result in		
	increased frequency		
	and magnitude of		Need to identify main
	extreme weather		adaptation actions for the
	events such as		identified main climate risks
	flooding, droughts and		e.g. for increased flooding and
	heatwaves.		heatwaves the green and blue
			network that take into account
			climate change.
	Climate change		Need to identify mitigation
	mitigation required		measures e.g. objectives for
	through reducing		zero carbon and how this will
	emissions.		be achieved
	C11113310113.		be acilieved
4.	Need to protect and	Water	Consider potential
	improve the water		enhancements to major
	status of major		waterbodies where new
	waterbodies and		allocations are proposed.
	avoidance of flood risk		Consider risk of flooding with
	and areas which could		regard to redevelopment of
	contribute to		brownfield sites resulting in
	increased flood risk.		change of use exposing higher
			risk property to risk of

Climate change is likely to result in increased flooding from rivers, the sea, surface water and sewer flooding.  Waste water and water supply infrastructure are going to be placed under increasing pressure due to planned growth and climate change potentially impacting the water environment.	Cultural Haritago	flooding. Deliver improved attenuation as part of new developments.  Should consider the effects of climate change and all sources of flooding, including where relevant coastal erosion impacts, on sites and cumulative impact of sites on flood risk.  Consider requirements for strategic surface water drainage and waste water infrastructure and impacts on water quality.  Consider requirements for water supply infrastructure.  Should be part of a multifunctioning green and blue network.
5. Edinburgh has a rich cultural heritage with two World Heritage Sites, Scheduled Monuments, archaeological remains, listed buildings and conservation areas. Edinburgh is under significant development pressure particularly in the historic core. There is a need to protect the cultural heritage from the negative impacts of development e.g. setting of SM, loss of LBs, effect of pollutants, etc	Cultural Heritage	City Plan 2030 should support the protection and enhancement of the cultural heritage resource from the effects of new development. Potential impacts on listed buildings and other heritage assets in the city through the redevelopment of brownfield sites to accommodate mixed use development and new build office and other commercial development in order to meet future demand.
6. Edinburgh has a unique landscape setting surrounded by hills and open countryside. It also has landscape features	Landscape	City Plan 2030 should support the overall protection of the landscape character of areas as well as their visual quality. It will protect where appropriate, designated areas

that are contained		from inappropriate
within the urban form		development and ensure new
such as Arthur's Seat,		developments are designed
Corstorphine, the		and sited to minimise
Braid Hills etc. There		landscape/visual impacts.
is a need to protect		
these landscape		In addition to visual quality,
features from		etc. impacts on landscape and
inappropriate		access to enjoy them, e.g.
development both		beaches and coast line and
within and on the edge		river corridors, should be
of the urban form.		assessed and considered.
7. The social, economic	Population and human health	City Plan 2030 should help
and physical		create well designed and
environmental		sustainable communities with
conditions in		good access to amenities,
Edinburgh are variable		green spaces, services and
and therefore do not		active travel. In addition, it
provide a consistent		will continue to deliver
quality of environment		affordable, safe, quality
adequate to ensure		housing that meets all needs,
good standards of		improve air quality, and help
public health across all		provide equality of access to
areas and		employment opportunities.
communities.		Should also help create
		communities that are ready for
		·
		climate change and are resilient to extremes of
		weather including floods,
		droughts and heatwaves.
		Also are mitigating climate
		change by reducing emissions
		and are zero carbon.

Table 3: Relevant environmental issues

#### Scope and Level of Detail Proposed for the Environmental Assessment

#### **Alternatives**

The MIR focused on the key issues/choices and areas of change in Edinburgh, setting out a series of preferred options and reasonable alternatives. By assessing the impacts of all alternatives, the ER is a key tool in determining the Council's preferred options. The ER proposes recommendations for mitigation and enhanced measures to prevent, reduce or offset adverse impacts and to enhance positive effects that are predicted to arise from the implementation of City Plan 2030.

# 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/City Plan 2030 to be assessed against the following environmental issues:

- Biodiversity, flora and fauna
- Population and human health
- Soil
- Water
- Air and climatic factors
- Material assets
- Cultural Heritage
- Landscape and townscape

The scoping process concluded that the MIR/City Plan 2030 is likely to significantly impact on all these environmental issues. Therefore, these issues provide the context for, and are directly related to, the development of SEA Objectives and the sub-criteria/questions to be used in the assessment process. The approach for the environmental assessment of the MIR is set out in the Scoping Report. This involves the assessment of the MIR in terms of MIR issues and new sites.

#### Framework for assessing environmental effects

The overall approach to the SEA assessment is set out in Tables 4 and 5 (SEA Methodology).

#### Assessing the environmental effects of the Plan

The MIR focused on the key issues and areas of change in Edinburgh. This second revised ER includes a brief summary of the assessment undertaken of the main issues/choices included within the MIR, highlighting which options have been progressed into the Proposed Plan. The assessment has evolved in line with the content of the Proposed Plan, and Reporter's recommendations following examination and considers the environmental effects of the policies, proposals and other 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.

At the MIR stage it was not possible to assess the environmental impact of City Plan 2030 policies. Each issue/choice included within the MIR was assessed with an assessment matrix being developed to assess the choices included in the MIR relative to each SEA objective. An analysis of the preferred choices and reasonable alternatives was 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 LDP. All policies within the Proposed Plan including those which have been rolled forward have been assessed.

#### **New Sites**

Development needs arising from NPF4 requires City Plan 2030 to identify land for new development. Detailed site assessments have been undertaken to identify land with potential for development. A comprehensive urban brownfield site assessment was carried out to assess in full the potential for new development to come forward on previously developed land. This assessment identified over a hundred sites with potential for development. These sites represent the most sustainable options as

they are well located to existing/future public transport services and active travel networks which in turn ensures high mode share and minimises the increase in private car trips.

Site capacity estimates for brownfield sites included in the Proposed Plan remain based on assumptions of a range of densities; medium low (60-100 dwellings per hectare), medium high (100-175 dwellings per hectare) and high (175-275 dwellings per hectare). The density range has been provided to allow flexibility, e.g. ground conditions may affect site layout.

Each of the potential sites was subject to Strategic Environmental Assessment. The outcomes of the environmental assessment are set out in a matrix based on SEA objectives (See Appendix 4). The matrix allows the cumulative effects for the sites to be assessed, both internally, i.e. within the Edinburgh Council boundary, and externally i.e. combined with identified environmental impacts in adjacent council areas (see Appendix 3).

Environmental constraints have been identified and mapped for all sites.

Following the MIR consultation period, all site options were reviewed to take account of comments from consultees, additional sites proposed by consultees and other information from various studies including the Strategic Flood Risk Assessment and the Transport Appraisal before the final selection of sites was identified in the Proposed Plan.

Volume 2 of the Environmental Report was updated to reflect this comprehensive reassessment. Whilst all sites within the Proposed Plan were assessed, some sites were not considered appropriate for inclusion within the plan and therefore have not been subject to SEA. Only sites that were included within the Proposed Plan have been subject to SEA in this report. The report of examination has not recommended any new sites that require to be subject to SEA.

#### **Reporters Recommendations**

The report of examination has only made minor changes to the plan with regard to the housing sites. It is recommended that a new housing site, H96 East of Millburn Tower, is allocated. Two brownfield sites, H6 Russell Road and H71 Gorgie Park Close, have been recommended for deletion.

#### **Existing Proposals**

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

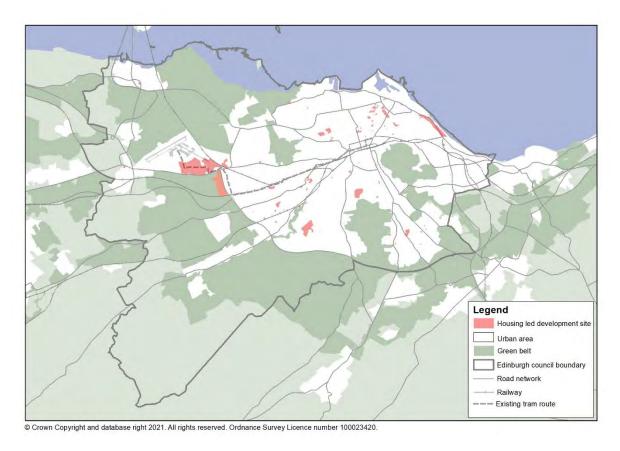


Figure 9: Proposed new housing led development sites

# **SEA Methodology**

Table 4: Methodology for assessing Policy

Biodiversity, Fauna and Flora	To protect and enhance biodiversity, flora and fauna and habitat networks
B1	Would the policy protect and or enhance Biodiversity, including flora and fauna?
B2	Would the policy protect and or enhance existing habitats and established networks?
Population and human health	To improve the quality of life and human health for communities
P1	Would the policy encourage the co-location of development with good health, social and recreational facilities (e.g. useable open space)?
P2	Would the policy protect and encourage the use of core paths, pedestrian walkways and cycle tracks?
Soil	Protect the quality and quantity of soil
S1	Would the policy minimise the use of Greenfield land (promote brownfield)?
S2	Would the policy protect prime agricultural land and carbon rich soils and peat soils from development?

S3	Would the policy minimise soil sealing, as defined in the soil framework?
Water	Prevent the deterioration and where possible, enhance the status of the water environment and reduce/manage flood risk in a sustainable way
W1	Would the policy maintain the status of major water bodies?
W2	Would the policy minimise flood risk both now and in the future?
W3	Would the policy promote the use of SUDs and other water storage solutions?
W4	Would the policy impact upon waste water treatment capacity?
Air and Climatic factors	Maintain and improve air quality and reduce the causes and effects of climate change
A1	Would the policy ensure that measures to improve air quality are not undermined?
A2	Would the policy protect AQMAs and candidate AQMAs?
A3	Would the policy minimise the distance people need to travel?
A4	Would the policy encourage the provision of low/zero carbon technologies
Material Assets	Minimise waste and promote the sustainable use of natural resources
M1	Does the policy encourage the protection and enhancement of open space?
M2	Does the policy contribute towards 'Zero Waste' objectives?
Cultural Heritage	Protect and where appropriate, enhance the historic environment
H1	Does the policy protect and enhance the historic environment?
H2	Does the policy increase access and understanding of historic environment?
Londonno and	Protect and anhance the landscare sharester and estimate files site.
Landscape and Townscape	Protect and enhance the landscape character and setting of the city and improve access to the open space network
L1	Does the policy enhance the landscape setting of the city?
L2	Does the policy maintain the diversity of landscape character?
L3	Does the policy improve access to the open space network?

**Table 5: Methodology for Assessing Sites** 

Biodiversity, Fauna and Flora	To protect and enhance biodiversity, flora and fauna and habitat networks
B1	Would site protect and or enhance the integrity of a European and/or National designated biodiversity site?
B2	Would the site protect and or enhance the integrity of local designated biodiversity sites and wildlife sites?
В3	Would the site protect and or enhance the integrity of existing habitat networks and other wildlife corridors?
B4	Would the site protect and or enhance protected species?
B5	Would the site protect and or enhance ancient woodland?

Population and human health	To improve the quality of life and human health for communities
P1	Would the site be located away from regulated site which would increase the population affected by nuisance (odour, noise), poor air quality or regulated major hazard?
P2	Would the site have an impact on designated quiet areas or noise management areas?
P3	Would the site provide opportunities for active travel or recreation?
P4	Would the site provide opportunities for social interaction and inclusion?
Soil	Protect the quality and quantity of soil
S1	Would the site be located on brownfield land?
Water	Prevent the deterioration and where possible, enhance the status of the water environment and reduce/manage flood risk in a sustainable way
W1	Does the site protect and enhance the water status of major water bodies?
W2	Does the site add to flood risk or reduce flood storage capacity?
Air and Climatic factors	Maintain and improve air quality and reduce the causes and effects of climate change
A1	Does the site provide good accessibility to public transport?
A2	Does the site provide good accessibility to active travel networks?
A3	Does the site affect existing AQMAs and air quality?
A4	Does the site prevent increased flooding or instability as a result of climate change?
Material Assets	Minimise waste and promote the sustainable use of natural resources
M1	Does the site result in the loss of/have adverse effects on open space?
M2	Does the site provide access to open space, greenspace/recreational provision?
Cultural Heritage	Protect and where appropriate, enhance the historic environment
H1	Does the site have significant effects on Listed buildings and their settings?
H2	Does the site have significant effects on scheduled monuments and their settings?
H3	Does the site have significant effects on conservation areas?
H4	Does the site have significant effects on the outstanding value of the World Heritage Sites?
H5	Does the site have significant effects on Historic Gardens and Designed Landscapes?
H6	Does the site have significant effects on non-designated heritage assets?
Landscape and Townscape	Protect and enhance the landscape character and setting of the city and improve access to the open space network
L1	Does the site have significant effects on the landscape setting of the city or its townscape?

L2	Does the site enable clear and defensible green belt boundaries to be
	formed?
L3	Does the site have significant effects on the designated landscape
	areas?
L4	Does the site support the delivery of the green network?

#### **Assessment of the Environmental Effects and Suggested Mitigation**

#### **LDP Policy Assessment**

All of the policies included within the Proposed City Plan 2030 have been assessed. A significant number of policies are being rolled forward from the previous Edinburgh Local Development Plan (2016), however, it was considered appropriate to re-assess all the LDP policies for consistency. The Report of Examination recommended some changes to the policies and recommended the inclusion of new text. The detailed assessments are included within Appendix 2, with a summary of the significant environmental effects as follows.

The assessment demonstrates that environmental objectives are well embedded in the LDP policies and most have either positive or no significant or likely impacts. There is also a range of minor direct or indirect environment benefits likely to occur. This outcome is to be expected due to the Proposed Plan's role in seeking to positively enhance the environmental credentials of the plan area and reflecting the objectives set out within higher tier strategies.

Only 7 significant negative environmental impacts have been identified. These impacts are associated with the policies related to specific places. In particular, although mixed use development in West Edinburgh is likely to reuse some brownfield land, inevitably much greenfield land will be required. Policy supporting development at the airport and its expansion also has the potential for range of significant impacts including loss of agricultural land, soil sealing and impacts on water courses. Some of these impacts could be mitigated, but not all of them could be. Finally, policy supporting development at the Royal Highland Centre could also have impacts in terms of water courses, cultural heritage and landscape, although these could probably be addressed through mitigation.

There are no further negative impacts identified as a result of the revisions or additions to policies as recommended by the Reporters in the modifications to the Plan.

#### **LDP Proposals: New Sites**

All proposals included within the Proposed Plan have been assessed. Appendix 8 identifies the sites by their reference numbers and lists their corresponding CP2030 references to assist. Proposals rolled forward from previous plans that do not have planning consent have also been assessed, with previous sites that do have consent forming the baseline and cumulative assessments. The detailed assessments are included within Appendix 4, with a summary of the significant environmental effects below.

## **Brownfield Sites**

A detailed site assessment was undertaken of all brownfield sites allocated within the Proposed Plan. The full housing site SEA matrix is provided in Appendix 4. The sites assessed comprise a

mixture of existing uses including existing class 4/5 business use, open space, vacant land, council owned land etc.

The SEA assessment carries out a full assessment of all the environmental impacts of the urban sites. The SEA was informed by data from various sources including a Strategic Flood Risk Assessment prepared by consultants. Inevitably, particularly given that a significant part of the city has historic status, many of the sites have potential environmental impacts. In the majority of cases the issues raised, for example impacts on listed buildings, conservation area, townscape impacts etc. can be mitigated through appropriate assessments, layout and design. With regard to surface water flooding, the redevelopment of brownfield sites does actually provide an opportunity to reduce the environmental impacts. The majority of such sites have been previously developed without any consideration to flash flooding/surface water events and tend to comprise largely of non-permeable surfaces. The redevelopment of these sites provides an opportunity to introduce sustainable urban drainage systems and introduce water attenuation.

It should be noted that a number of sites that were identified as part of the housing assessment at the MIR stage were considered to raise potentially significant environmental effects in the Draft ER. Particular issues of concern were sites within PM10 air quality management areas, and sites within areas of very high flood risk. Most of these sites have not been brought forward and were not included within the Proposed Plan, demonstrating that the SEA and the SFRA has helped inform the selection of proposals within the Proposed Plan. It is not possible to identify the specific effects of individual sites on emissions and air quality in terms of trip rates generated. However, the cumulative effects on air quality have been assessed in the SEA.

There are some issues that apply to all sites that cannot easily be measured in the SEA. In particular, all brownfield sites have the potential for impacts on archaeological remains, particularly within historic parts of the city. Where there is a known historical asset present which has been identified by the Council's archaeological officer, this has been identified in the SEA assessment. However, there will always be the potential for archaeological remains to be present that have not been identified. As a result, it is not possible for all these impacts to be known until development is underway. Therefore, the development of brownfield sites will be required to mitigate this impact by carrying out archaeological assessments in advance of construction to assess and preserve any remains found.

#### **Greenfield Sites**

A detailed assessment was undertaken of all greenfield sites around Edinburgh. Detailed information on the assessment work undertaken can be found in the Housing Study. However, a decision was taken not to include any new greenfield sites within the Proposed Plan and therefore there is no assessment of these sites in the SEA.

The Report of Examination has recommended adding a new greenfield site; H96 East of Millburn Tower. This site was previously granted consent by Scottish Ministers and therefore has not been subject to SEA.

# **Assessment of Existing Proposals**

There are a number of existing (legacy) proposals identified in the previous Edinburgh Local Development Plan that do not currently have consent and therefore are required to be subject to SEA. These proposals were subject to the same methodology as new proposals. The results of this analysis are set out in Appendix 5.

With regard to the existing housing sites the analysis shows there are a range of impacts relating to various matters including local nature designations, undesignated heritage assets and potential impacts on city views. In particular, a lot of the housing sites are likely to be affected by surface water flooding. However, most of these impacts can be mitigated through appropriate analysis, layout and design. With regard to the major development allocations at Leith and Granton, many of the sites within these areas already have consent, however, the remaining sites without consent have been subject to SEA. These sites present a complex range of issues, in particular with potential impacts on the Forth Special Protection Area, flooding issues and impacts on city views and heritage matters. It will be possible to mitigate many of the potential impacts but some issues such as areas of poor air quality, specifically in Leith, may restrict the areas capable of being developed.

Some of the business and industry allocations carried over from the previous plan do not have consent and have therefore been subject to SEA. In addition, one of the sites is a new extension to the west of the existing Newbridge Industrial site. Although it is a new allocation, it has been assessed together with the other industrial allocations for consistency. There are some environmental impacts associated with these sites. In particular, they all involve the development of some greenfield land, which cannot be mitigated. However, most of the other environmental impacts, for example potential flood risk, can be mitigated through appropriate analysis, layout and design.

#### **Greenspace and Infrastructure Proposals**

The assessment includes all the proposals within the LDP including greenspace and infrastructure proposals. Analysis shows the greenspace proposals will have overall positive effects in terms of increasing access to active travel networks, open space, recreation and associated health benefits.

The assessment of the infrastructure proposals shows that the majority of them have the objective of improving mode share by active travel and public transport. This is likely to have knock on benefits of discouraging travel by private vehicles, with the potential for reducing congestion and improving air quality.

#### **Cumulative Effects**

The cumulative and/or synergistic effects of the Proposed Plan's land use proposals and policies need to be assessed. This section considers the cumulative, secondary and synergistic effects of land use proposals and policies at a strategic level within Edinburgh (internal) and when combined with the effects of development taking place in adjacent local authority areas (external). Some effects are inevitable when a plan has to identify new sites to accommodate development within one LDP area. However, the effects can be mitigated to a certain extent by ensuring new development is of high density, and is delivered in parallel with appropriate new infrastructure, particularly public transport, active travel measures and landscape measures.

A Habitats Regulation Appraisal (HRA) has been undertaken of the Proposed Plan. The HRA 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.

#### Definitions

**Cumulative effects**; arise where several land use proposals or choices each have insignificant effects but together have a significant environmental effect.

**Synergistic effects**; where 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.

#### **Cumulative Effects (Internal to Edinburgh)**

#### **Policies**

Analysis shows that cumulative or synergistic negative effects are unlikely to be a major implication from the policies within the LDP, and overall effects are mainly related to the loss of greenfield land associated with development in West Edinburgh. Overall 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.

There is a little 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 positive cumulative and synergistic effects on the environment in Edinburgh due to the interactive nature of the policies, for example, policies with regard to enhancing open space are likely to enhance biodiversity and human health.

There are some policies within the Proposed Plan that support new development. In particular, there are a number of general policies that are not site specific but do support development, mainly in existing urban areas across the LDP area. Such general policies include, for example; Econ 1 Supporting Inclusive Growth, Econ 3 Office Development and Econ 6 Hotel Development. Although the policies do not necessarily have direct negative effects they could potentially have cumulative indirect negative effects. Minor changes to the wording of policies recommended by the Report of Examination have not resulted in any changes to the assessment.

#### Population and human health

Air quality and the impact of poor air quality on human health is a key environmental issue in Edinburgh. Policies that are generally supportive of development carry the risk of indirect impacts on air quality, for example through emissions from power generation or through an increase in trip rates and congestion within areas of the city where air quality is poor. The Council already has in place measures to improve air quality and new proposals including the proposed Low Emissions Zone will also help to improve this further. Nevertheless, there is a risk that policies that support development within the existing urban area and on brownfield sites could have impacts, but the impacts of a different strategy, for example supporting greenfield development, could be significantly worse.

There are various policies within the plan that set out mitigation which will help to address these issues; for example, Policy Inf 1 Access to Community Facilities, Policy Inf 4 Provision of Transport Infrastructure, Policy Inf 5 Location of Major Travel Generating Developments, Policy Econ 3 Office Development etc. These policies aim to direct development to accessible locations as well as supporting public transport and active travel improvements. Policy Env 34 Pollution and Air, Water and Soil Quality specifically considers the impact of development on air as well as other environmental considerations from new development. Also place briefs and development principles have been set out to provide additional mitigation associated with active travel and public transport to help deliver better air quality.

#### Waste

Policies Inf 17 to Inf 19 specifically set out the plan's approach to waste management. Policy Inf 17 continues to safeguard existing waste management facilities with policy Inf 18 identifying appropriate locations for new waste management facilities. Policy Inf 19 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**

#### Population and human health

Although the majority of sites do not have an impact on human health there are some urban sites within or adjacent to areas of poor air quality and the development of these sites would have the effect of increasing the population exposed to poor air quality. Appropriate design and layout of development should help to mitigate the impacts for these sites, however, uses likely to impact negatively on air quality, for example power generation should not be supported within these sites.

#### Soil

By focusing development on brownfield sites, the Proposed Plan strategy is likely to have an overall positive effect on soils. There are also a range of environmental policies which would help to support positive environmental effects, for example, working towards zero carbon standards and creating green, adaptable and resilient places, by promoting green infrastructure, SUDs, enhanced biodiversity, good health etc. It also sets out place briefs to ensure sites provide sufficient open space and ensure they contribute towards the green/blue networks, which will have positive benefits in terms of habitat creation and biodiversity.

#### Air and Climatic factors

Air quality is one of the key environmental issues of concern within the Council area. The Proposed Plan strategy of delivering high density, low car ownership development within the urban area will help to reduce the impact as sites within the urban area have better access to existing public transport services and active travel networks. The air quality issues are mostly attributable to traffic congestion and AQMAs are in place with action plans to help reduce emissions in these areas.

Evidence from the TA (see Appendix 6) shows that trip rates and traffic delays will increase in specific AQMAs and at Barnton junction as a result of the redevelopment of sites. However, some of these trips may be offset by a reduction in business trips through the redevelopment of former business sites although there is no data available to calculate this. This must also be viewed in the context that air quality is generally improving across Edinburgh as the vehicle fleets are updated, particularly public transport, although there continues to be problem areas. In addition, the Council is bringing forward various transport proposals including a Low Emission Zone in the city centre and has prepared a City Mobility Plan which will help to address existing air quality issues which in turn will help to mitigate and offset the impacts of new development.

#### **Material Assets**

A positive cumulative effect is likely to be the delivery of an extended green blue network. These networks offer a range of environmental benefits. The new housing sites provide opportunities to

extend the green blue network and place policy development principles set out the opportunities for sites to contribute.

The scale of housing brownfield release, particularly the larger sites, provides the opportunity for play facilities and areas of open space to be delivered. Some of these play facilities and open spaces are specifically identified in the development principles and proposals within the plan whilst others will be identified in subsequent site briefs and masterplans.

The creation of new and improved play facilities and open spaces are likely to lead to a positive cumulative effect. The Open Space Strategy will also be used to inform the location, nature and scale of new open space thus ensuring that more people live within walking distance of play facilities, local and large green spaces and that they are of better quality.

#### Landscape and Townscape

The most significant impact is the cumulative landscape impact of the development of all the sites in West Edinburgh on the landscape character. There will be a significant change to the open agricultural landscape. This will also have an effect on the views of the skyline and views as you approach the city from the west. This is the result of urbanising the land to the west of Gogar Roundabout, in particular between the A8 and the airport. Whilst it will have a strong visual landscape impact development does provide the opportunity to redevelop the airport crosswinds runway. The creation of a new city district gives the opportunity to change the character of the landscape in a positive way to an urban form, and one that helps integrate the airport into a more urban environment. However, it is important that the development is guided by development briefs and masterplans to ensure a coherent and a holistic approach to maximise the positive overall effects on the landscape.

#### **Cumulative Effects (External to Edinburgh)**

#### Air and Climatic Factors

Edinburgh is at the centre of the city region and is the main travel to work destination and regional shopping centre. Development within other council areas is likely to lead to an increase in commuter vehicle trips into Edinburgh and in turn a deterioration in air quality, particularly within Edinburgh. There is no emissions data currently available to quantify the level of impact on Edinburgh's AQMAs from development outwith Edinburgh so it is assumed that a proportion of the additional trips generated would pass through the AQMAs or other air quality hot spots.

Through strategic/regional transport proposals, and the LDP evelopment strategy of delivering high density low car ownership development within the urban area, some of the impacts of increased commuting can be mitigated against. However, there is still likely to be an impact on air quality. The Council continues to monitor air quality annually across Edinburgh. The Council has recently approved a proposal for a city centre Low Emissions Zone and has prepared a City Mobility Plan in parallel to the new City Plan. The City Mobility Plan contains a package of measures dedicated to ensuring transport and land use planning are working together to deliver the same solutions including supporting expansion of the tram network, strengthening parking controls in the city centre, exploring a work place parking levy, regional transport/active travel interchanges/hubs etc. Together these strategies will seek to improve air quality in Edinburgh and help to tackle the impacts of commuting.

# Landscape and Townscape

The risk of a cross boundary landscape impact is only likely to happen where development sites have been identified next to or close to the Council boundary. As the Proposed Plan strategy is to focus development on brownfield sites within the urban area and around existing allocations in West Edinburgh, there is not expected to be any cumulative or synergistic impacts on the landscape from development outwith the Edinburgh area.

#### **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 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 designation 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 6 sets out the proposed indicators that will be used to monitor the environmental effects of the plan.

Table 6: Proposed Monitoring Indicators		
Environmental Objective	Indicators	Data Sources
Biodiversity	Number of planning	GIS/Uniform
Protect and enhance	applications for development	
biodiversity, flora and fauna,	on, or overlapping a nature	
and habitat networks	conservation site	
	approved/refused (Focusing	
	mainly on major housing and	
	commercial developments).	
Population and Human Health	Number of planning	Uniform and accessibility
Improve the quality of life and	applications with "good"	modelling
human health for communities	accessibility to convenience or healthcare facilities.	
	Treditricare facilities.	
	Number of new housing units	Uniform and accessibility data
	approved with "good"	,
	accessibility to good bus, train	
	or tram services.	
	Population with good	GIS
	accessibility to open space.	
Soil	Area of remediated brownfield	HLA and Vacant & Derelict
Protect the quality of soil	sites as a result of	Land Survey.
receeting quanty of son	development.	Zana sarvey.
	Area of prime agricultural land	GIS/Uniform
	lost from development	
	(planning applications	
	granted/refused) May have to	

	be restricted to housing and large commercial developments	
Water Prevent the deterioration and, where possible, enhance the status of the water environment and reduce/ manage flood risk in a sustainable way	Number of new housing units/area approved and refused within area designated as a functional flood plain.  May have to restrict to housing and large commercial development.	Uniform and GIS
	Number of SUDS features by type in new development (e.g. underground, over-ground or permeable paving).	Uniform/GIS/Scottish Water: no current data source
	Improvements to water quality and ecological status of water courses.	SEPA and River Basin Management Plan
Air and Climate  Maintain and improve air quality, and reduce the causes	Number and changes to existing Air Quality Management Areas (AQMA)	Evidence from annual air
and effects of climate change		quality monitoring report
Material Assets Minimise waste and promote the sustainable use of natural resources and material assets.	Number of applications for waste management facilities.	GIS
Cultural Heritage Protect and, where appropriate/feasible enhance the historic environment	Number of applications approved where adverse effects on the historic environment were anticipated.	Uniform
	Number of applications refused or withdrawn due to adverse impacts on the historic environment.	Uniform
	Number of listed buildings on "At Risk" register.	Buildings at Risk Register
	Number of scheduled monuments assessed as being in unsatisfactory condition or with extensive significant problems	Scottish Historic Environment Audit

Landscape and Townscape Protect and enhance the landscape character and setting of the city and improve access to the open space network	Areas of Green Belt and Special Landscape Areas land lost to/protected from development (i.e. planning applications granted/refused) May have to be restricted to housing and large commercial developments.	GIS and Uniform reports with reference to the Open Space Strategy.
	Area of open space lost to/ protected from development (i.e. number of applications granted/refused).	Uniform / Open Space Audit
	Area of open space, parks and woodland delivered from allocations in the Proposed Plan.	Uniform/ Open Space Audit
	Number of applications approved that would impact on the city skyline and key views.	Uniform

# **Next Steps**

The milestones in the SEA and planning processes related to the City Plan 2030 are set out in Table 7. The main stage for stakeholders and the general public to engage in the preparation of the LDP took place between January 2020 and March 2020 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 Proposed LDP when it was published (September 2021), including the revised ER. A summary of comments received on the revised ER are set out in Appendix 7. There are no provisions to make representations on the modifications to the Plan resulting from the Report of Examination.

Table 7: City Plan 2030 and SEA Timescales

Timescale	LDP Process	SEA Process
September 2021	Publish Proposed Plan and	Publish Revised Environmental
	receive representations (6	Report
	weeks)	
December 2022	Submit proposed LDP, Action	Submit Environmental Report
	Programme schedule 4s to	with Proposed Plan
	Scottish Ministers	
January 2023 – early 2024	Examination / Report of	
	Examination	
Spring 2024	Revised Proposed Plan to	Prepare revised Environmental
	include reporter	Report to reflect reporter
	recommended alterations	recommendations
Summer 2024	Adoption of LDP	Publish post adoption
		statement

Appendix 1: Relationship with other relevant Legislation, PPS and environmental objectives

Name of PPS or Legislation	<b>Environmental Objectives</b>
Biodiversity, Flora & Fauna	
Habitats Regulations	The Habitats Regulations transpose the provisions of the EU Habitats and Birds Directives into Scottish Law and require that local development plans are subject to an appropriate assessment of their implications for European sites.
Nature Conservation (Scotland) Act 2004	To conserve biodiversity and protect the nations precious natural heritage. Implementation is linked to the national biodiversity strategy.
Convention on Biological Diversity – UK Post 2010 Biodiversity Framework/Scottish Biodiversity Strategy	Conserve species and habitats that are considered vulnerable or threatened on a local or national basis and in turn contribute to the conservation of our global biodiversity; promote awareness of local natural resources; promote community engagement in and ownership of the practical conservation of natural resources and promote the sustainable and wise use of resources.
2020 Challenge for Scotland's Biodiversity	The focus of the strategy is on protecting and restoring healthy ecosystems, connecting people with nature and ensuring biodiversity contributes to sustainable economic growth.
Scotland's Biodiversity: It's in Your Hands (2004)	The strategy outlines a number of actions with the overall aim of conserving biodiversity for the health, enjoyment and well being of the people of Scotland now and in the future.
Wildlife & Countryside Act 1981 (as amended).	The Act implements the Convention of the Conservation of European Wildlife and Natural Habitats (the 'Bern Convention') and the European Union Directives on the Conservation of Wild Birds and Natural Habitats. The Act is concerned with the protection of wildlife and their habitat (countryside, national parks and designated protected areas). Addresses the problem of species protection and habitat loss by setting out the protection that is afforded to wild animals and plants in Britain.
Pollinator Strategy for Scotland 2017-2027	The strategy sets out measures to respond to threats to pollination services provided by insects such as land-use changes, land management, pesticides, pollution, invasive non-native species, diseases and climate change.
Population & Human Health	

Land Reform (Scotland) Act 2003	Establishes statutory public rights of access to land for recreational and other purposes.
Getting the best from our lands: A Land use strategy for Scotland 2021-2026	A national land-use strategy has been prepared under the Act. This third strategy sets out a vision, objectives and policies to achieve sustainable land use. It covers the next five years and aims to provide a more holistic understanding of the land, the demands place upon it and the benefits this is provided by the land.
Let's Get Scotland Walking – The National Walking Strategy	The National Walking Strategy outlines a vision of Scotland where everyone benefits from walking. Its 3 strategic aims are:  • Create a culture of walking,  • Better quality walking environments throughout Scotland,  • Enable easy, convenient and safe independent mobility for all.  It contains recommendations from a working group on measures to assist improvement including removing physical, practical and knowledge barriers.
Cycling Action Plan for Scotland 2017 – 2020	Third iteration of the Cycling Action Plan for Scotland. Sets out a new set of actions to help achieve the vision of "10% of everyday journeys to be made by bike by 2020". The actions are under 5 sections;  • Leadership and Partnership • Infrastructure, Integration and Road Safety • Promotion and Behaviour Change • Resourcing • Monitoring and Progress.
Active Travel Task Force Report	The Task Force was announced by the Minister for Transport in November 2016, its remit was to identify and make recommendations to the Minister on ways to improve delivery of inclusive walking and cycling projects. The report sets out recommendations following extensive evidence gathering and consultation under the following headings;  • Infrastructure  • Policies  • Processes and resources  • Community engagement  • Behaviour change and culture.
A Long-Term Vision for Active Travel in Scotland 2030.	Sets out a long-term vision for delivering lasting change and increasing the number of people choosing to travel actively.

Soil	
Scottish Soil Framework  Water	To promote the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland, to be achieved through targeted activities including reducing soil erosion; greenhouse gas emissions from soil and contamination
Water Environment and Water Services	To prevent deterioration in the status of the
(Scotland) Act 2003 (WEWS) Act – Scotland River Basin Management Plan 2015-2027	water environment, including rivers, lochs, estuaries, coastal waters and groundwater and protect, enhance and restore all surface water bodies to 'good' status.  The area management plan supplements the river basin management plan (RBMP) for the Scottish river basin district in the delivery of Water Framework Directive requirements.
Flood Risk Management (Scotland) Act 2009	To reduce and manage the risks that floods pose to human health, the environment, cultural heritage and economic activity through improved assessment and the sustainable and coordinated management of flood risk.  The Act imposes a new duty on local authorities to exercise their flood risk related functions with a view to reducing overall flood risk and establishes the requirement to prepare plans to manage flood risk which will provide a framework for coordinating actions across catchments to deal with all forms of flooding and its impacts.
Flood Risk Management Strategy: Forth Estuary Local Plan District	Strategy identifies flooding sources, its impacts and outlines actions to address this flood risk in the Forth estuary area.
Marine (Scotland) Act 2010	Aims to achieve good environmental status of the EU's marine waters by 2020 and to protect the resource base upon which marine-related economic and social activities depend. The Marine (Scotland) Act transposes the Directive into Scots law and makes provision for a new statutory marine planning system to sustainably manage demands on the marine environment.
Air	
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland	Air quality targets have been set at the European and UK levels. The Air Quality Strategy for England, Scotland, Wales and Northern Ireland sets objectives for Particulate Matter (PM), oxides of nitrogen (NOx), sulphur dioxide (SO2) and ozone (O3) amongst others.

Environmental Noise (Scotland) Regulations 2006	Implements the EU Environmental Noise Directive. Introducing strategic noise mapping and noise action planning for large urban areas. Introduces Noise management areas and Quiet areas.
Cleaner Air for Scotland 2 strategy	Scotland's second air quality strategy, setting out how the Scottish Government and its partner organisations propose to further reduce air pollution to protect human health and fulfil Scotland's legal responsibilities over the period 2021-26.
Climate	
Climate Change Scotland Act 2009	The Act introduces a new duty on the Council (and all public bodies) to exercise their function in a way that is best calculated to contribute towards the greenhouse gas emissions by at least 80 percent by 2050.
Material Assets	
Zero Waste Plan	To achieve a zero waste Scotland, where we make the most efficient use of resources by minimising Scotland's demand on primary resources, and maximising the reuse, recycling and recovery of resources instead of treating them as waste.
Cultural Heritage	
Historic Environment Policy for Scotland 2019	Policy statement directing decision-making that affects the historic environment. HEPS sets out a series of principles and policies for the recognition, care and sustainable management of the historic environment. It promotes a way of understanding the value of the historic environment which is inclusive and recognises different views. It encourages consistent, integrated management and decision-making to support positive outcomes for the people of Scotland. It also supports everyone's participation in decisions that affect the historic environment.
Landscape	
European Landscape Convention	To promote the protection, management and planning of all landscapes, including natural, urban and peri-urban areas, and special, everyday and also degraded landscapes.
Other Relevant PPS	
National Planning Framework 4 (2023)	The National Planning Framework 4 aims to set out a national spatial strategy for Scotland until 2045. It sets out six overarching spatial principles to plan for Scotland's future places and they play a key role in delivering UN sustainable development goals. By applying these principles it will support the delivery of

	sustainable places, liveable places and
	productive places .
Central Scotland Green Network	Identified as National Development in NPF3.
Central Sectional Green Network	Aims to deliver a high quality green network
	that will meet environmental, social and
	economic goals designed to improve people's
	lives, promote economic success, allow nature
	to flourish and help Scotland respond to the
	challenge of climate change.
SEStran Regional Transport Strategy 2015-2025	Sets out a regional transport strategy for the
, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Edinburgh city region with 4 key objectives,
	Economy: to ensure transport encourage
	growth in a sustainable manner, Accessibility:
	to improve accessibility for those with limited
	transport choice, Environment: to ensure
	development is achieved in an environmentally
	sustainable manner, and Safety and Health: to
	promote a healthier and more active
	population
Edinburgh Adapts Plan 2016-20	The plan sets out a vision to take action to
	prepare for the challenges that Edinburgh will
	face in the future in the context of climate
	change. The associated Action Programme sets
	out specific actions under 5 sections including
	the Built Environment and Infrastructure.
	Initial work on the next phase of the plan is
	about to commence.
2030 Climate Strategy – Delivering a net zero	This <del>draft</del> -strategy sets out how the Council will
climate ready Edinburgh	support and deliver action to meet the
	Council's net zero ambition working with leading strategic partners and highlights actions
	citizens, communities and the wider business
	community could take to help drive down
	emissions.
Edinburgh Economy Strategy 2018	Sets out priorities and actions to be taken by
Lamburgh Leonomy Strategy 2010	the Council and partners over the next five
	years from 2018 to deliver the strategy's aim to
	enable good growth for the Edinburgh
	economy.
City Vision 2050	Emerging new 2050 vision for Edinburgh with
•	four emerging themes: An Inspired City, a
	Thriving City, A Connected City and a Fair City.
City Mobility Plan	The City Mobility Plan, which supersedes the
	Local Transport Strategy, provides a strategic
	framework for the safe and effective
	movement of people and goods around
	Edinburgh. It is made up of a series of
	objectives and policy measures, under the
	categories of People, Movement and Place,
	which will focus on mobility's role in
	maintaining Edinburgh as a vibrant, attractive

	city while addressing the environmental and health impacts associated with transport.  Measures include a proposal for a low emissions zone.
Edinburgh City Centre Transformation	This document outlines a programme for a vibrant and people-focused capital centre, which improves community, economic and cultural life. Within the city centre the CCT programme seeks to improve the experience of the streets as places to spend time and shop. The proposals include; wider pavements, pedestrian priority at crossings, inclusive design and disabled parking provision, new cycle infrastructure, stronger links to Princes Street Gardens, St Andrew Square and Charlotte Square and improved public transport stops and journey times.
Towards Edinburgh 2050 (West Edinburgh Strategy Phase 2)	This document sets out a vision for the future of West Edinburgh and the steps required to maximise its potential. It offers an opportunity to deliver the benefits of inclusive economic growth in the South East of Scotland and beyond. The strategy is to be used to assist with the preparation of future policy and delivery plans for physical development, investment and infrastructure projects to 2050. The strategy is the starting point of the process which will require collaboration, engagement and consultation.

# Appendix 2: CP2030 Policies Assessment

## **SEA Main Issues/Choices**

# No Update – See Environmental Report September 2021

## Assessment Key

A significant Positive environmental effect

A significant negative environmental effect

Uncertain as to whether any significant positive or negative effects would be likely

Neutral or no significant effect is likely

## **CP2030 Policy Assessment - Updated following Report of Examination**

Plan Section: Plac	ce Base	ed Polici	es Centi	ral Edin	burg	h																
SEA Objective	Biodi	versity	Popula	ation	Soil			Wat	er			Air	& Clim	nate		Mater Assets		Cultu Herit		Lands	cape	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	А3	A4	M1	M2	H1	H2	L1	L2	L3
Policy Place 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
Edinburgh City Centre	positi	oolicy en ve impa uraging a	cts in te	rms of	prote	ecting	g the	histo	ric env													be
Policy Place 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fountainbridge	princi there	policy su ples and may be part of	d a mast minor l	erplan penefit	. The	re is	not a	nticip	ated to	be a	ny sign	ifican	it envi	ronm	ental	impacts	from	the de	velop	ment p	rinciple	
Policy Place 3	-	-	-	-	-	-	•	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Plan Section: Pla	ice Base	ed Polici	es Cent	ral Edir	burg	h																
SEA Objective	Biodi	versity	Popul	pulation Soil				Wat	er			Air 8	& Clim	ate		Mate		Cultu Herit		Land	scape	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
Astley Ainslie	and a	oolicy su master inor ben ssessme	plan. Tl efits bu	nere is	not a	nticip	oated	to be	any si	gnifica	nt env	ironn	nental	impa	icts fro	om the	devel	opmen	t princ	iples b	ut ther	e may

SEA Objective	Biodi	versity	Popul	ation	Soil			Wat	er			Air	& Clin	nate		Mater Assets		Culti Heri	ural tage	Land	scape	
Question	B1	B2	P1	P2	S1	S1 S2 S3 W1 W2 W3 W4 A1							A2	А3	A4	M1	M2	H1	H2	L1	L2	L3
Policy Place 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Edinburgh Waterfront	accor	oolicy su d with t the dev lopment	he relev elopme	ant de nt prin	velop ciples	men but	t prir there	ciples may	and m	naster or ber	plans. nefits b	There	e is no	t anti	cipate	d to be	any si	ignifica	ant en	vironm	ental in	npacts
Policy Place 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Royal Victoria	princ mino	- policy su iples. The r benefics sment.	nere is r	ot anti	cipat	ed to	be a	ny sig	nifican	t envii	ronme	ntal ir	mpact	s fron	n the o	develop	ment	princi	ples b	ut there	e may b	e
Policy Place 5 Royal Victoria hospital Policy Place 6	princ mino	iples. Tl r benefi	nere is r	ot anti	cipat	ed to	be a	ny sig	nifican	t envii	ronme	ntal ir	mpact	s fron	n the o	develop	ment	princi	ples b	ut there	e may b	e
Royal Victoria hospital	princ mino asses - This princ mino	iples. Tl r benefi	nere is r ts but th - apports onere is r	not anti ne level - develop not anti	cipat of im - omen cipat	ed to npact - t wit ed to	be a is ur  - hin the be a	ny sig nknow - ne bou ny sig	nifican n. The - undary nifican	t envire detail  -  of the t envir	ronme led im - c Crewe	ntal ir pacts - e Roae ntal ir	of the	deve - h site	elopmo	developent of the developent of the developent develope	ment ne site - being ment	princi e are s - in acc princi	et out  - ord wi ples bi	in the in the in the in the interest in the in	e may b ndividu - elopme e may b	e ual site - nt pe

SEA Objective	Biod	iversity	Popul	ation	Soil			Wat	er			Δir	& Clim	nate		Mate	rial	Cultu	ıral	Land	scape	
SEA OBJECTIVE	Diod	iversity	i opui	ation	3011			VVac	Ci			^" '	c Ciiii	iate		Asset		Herit		Land	scape	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
Steads Place	This	policy su	pports	develor	omen				ındarv	of the		s Plac	e site	subie		theing	in acc	ord wi	th dev	/elopm	ent pri	nciples
		e is not a												•		•						
	l	he level															•			•		
Policy Place 8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jane Street	This	policy su	pports	develor	omen	t wit	hin th	ne bou	ındarv	of the	Jane S	Street	site si	ubiec	t to it	being ir	acco	rd with	n deve	lopme	nt princ	ciples.
	1	e is not a												•		_				•		
		he level															•			•		
Policy Place 9	-	-	_	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	_	-
West Bowling	This	policy su	pports	develor	omen	t wit	hin th	ne bou	ındary	of the	West	Bowli	ing Gre	een Si	treet s	ite sub	ect to	it bei	ng in a	ccord	with	
Green Street		lopment																				ut
	there	e mav be	minor	benefit	s but	the I	evel	ot imp	act is i	unkno	wn. Th	ne det	tailed i	ımpac	cts of t	he dev	elopm	ent of	the si	te are :	set out	in the
		e may be			s but	the I	evel	of imp	act is	unkno	wn. Th	ne det	tailed	ımpad	cts of t	he dev	elopm	ent of	the si	te are	set out	in the
Policy Place 10		idual site			s but	the I	evel (	of imp	act is	unkno	wn. Th	ne det	ailed i	impad	ts of t	he dev	elopm -	ent of	the si	te are	set out	in the
	indiv -	idual site	e assess -	ment.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Newhaven	indiv - This	idual site	- pports	ment. - develor	- omen	- t wit	- hin th	- ne bou	- undary	- of the	- Newh	- laven	- Road	- 1 site	- subje	- ct to it	- peing	- in acco	- ord wit	- th deve	- elopme	- nt
Policy Place 10 Newhaven Road 1	indiv - This princ	idual site  -  policy su  ciples. Tl	- pports onere is r	ment.  - developed of anti	- omen	- t witl	- hin th	- ne bou	- undary nifican	- of the t envii	- Newh	- naven	- Road	- 1 site	- subje	- ct to it l	- peing ment	- in acco	- ord wit	- th deve	- elopme e may b	- nt oe
Newhaven	indiv - This princ mino	idual site	- pports onere is r	ment.  - developed of anti	- omen	- t witl	- hin th	- ne bou	- undary nifican	- of the t envii	- Newh	- naven	- Road	- 1 site	- subje	- ct to it l	- peing ment	- in acco	- ord wit	- th deve	- elopme e may b	- nt oe
Newhaven Road 1	indiv - This princ mino	or benefi	- pports onere is r	ment.  - developed of anti	- omen	- t witl	- hin th	- ne bou	- undary nifican	- of the t envii	- Newh	- naven	- Road	- 1 site	- subje	- ct to it l	- peing ment	- in acco	- ord wit	- th deve	- elopme e may b	- nt oe
Newhaven Road 1 Policy Place 11	indiv - This prince mince asses -	idual site - policy su ciples. The benefit ssment	pports on the property of the	ment.  - developed antine level	- omen cipato	t with ed to apact	hin the be a	- ne bou ny sig nknow	- undary nifican n. The	of the envir	- Newh ronme led im	- naven ntal ir pacts	- Road mpacts of the	- 1 site s from deve	subject the collopme	- ct to it levelop ent of tl	eing ment ne site	- in acco princip are se	- ord wit oles bu et out	th deve ut there in the	- elopme e may b individu	- nt oe ual site
Newhaven	indiv - This prince mince assess- This	idual site - policy su siples. Tl or benefi ssment policy su	pports of the poorts of the po	ment developed antine level - developed	- cipate of im	t with ed to appact	hin the be a sis ur	- ne bou ny sig nknow - ne bou	- undary nifican n. The	of the t envir	- Newh ronme led im	- naven ntal ir pacts - naven	- Road mpacts of the	- 1 site s from deve	subje the colopme	ct to it levelopent of the ct to it levelopent	- peing ment ne site	- in acco princip are se - in acco	- ord with oles but et out	th deve	- elopme e may b individu - elopme	- nt pe ual site
Newhaven Road 1 Policy Place 11 Newhaven	This prince assess - This prince	policy succiples. The sament.  policy succiples. The policy succiples. The policy succiples. The policy succiples. The policy succiples.	pports of the pp	ment.  development antime level  development antime	- cipate of im - cipate	t with ed to appact	hin the be a control in the bear a control i	- ne bouny signknow - ne bouny signs ne bouny sig	undary nifican n. The	of the t envir	- Newh ronme lled im	- naven ntal in pacts - naven ntal in	- Road mpacts of the - Road	- 1 site s from deve - 2 site s from	subject the collopment of the	ct to it levelopent of the	- peing ment ne site - peing ment	- in acco princip are se - in acco princip	- prd with oles but out - prd with oles but oles	th deve	elopme e may b individu - elopme e may b	rnt oe ual site
Newhaven Road 1 Policy Place 11 Newhaven	indiv - This prince mince assess- This prince mince mi	idual site - policy su siples. Tl or benefi ssment policy su	pports of the pp	ment.  development antime level  development antime	- cipate of im - cipate	t with ed to appact	hin the be a control in the bear a control i	- ne bouny signknow - ne bouny signs ne bouny sig	undary nifican n. The	of the t envir	- Newh ronme lled im	- naven ntal in pacts - naven ntal in	- Road mpacts of the - Road	- 1 site s from deve - 2 site s from	subject the collopment of the	ct to it levelopent of the	- peing ment ne site - peing ment	- in acco princip are se - in acco princip	- prd with oles but out - prd with oles but oles	th deve	elopme e may b individu - elopme e may b	rnt oe ual site
Newhaven Road 1 Policy Place 11 Newhaven Road 2	indiv - This prince mince assess- This prince mince mi	idual site - policy su ciples. Tl or benefi ssment policy su ciples. Tl or benefi	pports of the pp	ment.  development antime level  development antime	- cipate of im - cipate	t with ed to appact	hin the be a control in the bear a control i	- ne bouny signknow - ne bouny signs ne bouny sig	undary nifican n. The	of the t envir	- Newh ronme lled im	- naven ntal in pacts - naven ntal in	- Road mpacts of the - Road	- 1 site s from deve - 2 site s from	subject the collopment of the	ct to it levelopent of the	- peing ment ne site - peing ment	- in acco princip are se - in acco princip	- prd with oles but out - prd with oles but oles	th deve	elopme e may b individu - elopme e may b	rnt oe ual site
Newhaven Road 1  Policy Place 11 Newhaven Road 2  Policy Place 12	indiv - This prince minor assess- This prince minor assess This prince minor assess-	idual site - policy su siples. Tl or benefi ssment policy su siples. Tl or benefi ssment	pports of the poorts of the po	ment.  - developed antine level  - developed antine level  - developed antine level	- cipate of im - comen cipate of im	t with ed to heart with ed to heart	- hin the be a is ur - hin the be a	- ne bou ny sig nknow  - ne bou ny sig	- undary nifican rn. The undary nifican rn. The	of the detail	- Newh ronme led im - Newh ronme led im	- naven pacts - naven ntal ir	- Road mpacts of the Road mpacts of the	- 1 site s from deve	subject the collopment of the	ct to it levelopent of the ct to it levelopent o	- peing ment ne site - peing ment ne site	- in according are see  - in according are see  - in according are see	- ord with oles but out ord with oles but out out out out out oles but out out oles but out oles out oles out oles oles out ol	- th deve in the  - th deve ut there in the in the	- elopme e may b individu  - elopme e may b individu	- nt pe ual site
Newhaven Road 1 Policy Place 11 Newhaven Road 2 Policy Place 12	indiv - This prince assess - This prince mince assess - This prince mince assess - This prince mince assess -	policy such policy	pports of the pports of the ports of the ports of the pports of the ppor	ment.  - develop not anti ne level  - develop not anti ne level	omen cipate of im	t with ed to a pact to a p	- hin the be a is ur - hin the be a is ur -	- ne bou ny sig nknow - ne bou ny sig nknow - ne bou	- undary nifican rn. The undary nifican rn. The	of the tenvire detail	- Newhronme led im - Newhronme led im	- naven ntal ir pacts ntal ir pacts	Road mpacts of the mpacts of the	- 1 site s from deve	subject the collopment of the	ct to it levelopent of the ct to it levelopent of the cent of the	- peing ment - peing ment ment ne site	- in according are see - in according are see - are see - with d	- ord with oles but out oles but out oles but out oles but oles but oles but oles but oles oles oles oles oles oles oles oles	- th deve in the  - th deve ut there in the  - th deve ut there in the  - pment	- elopme e may b individu  - elopme e may b individu  - princip	- nt oe - nt oe ual site
Newhaven Road 1 Policy Place 11 Newhaven	indiv - This prince assess- This prince mince assess- This prince mince assess- This there	idual site - policy su siples. Tl or benefi ssment policy su siples. Tl or benefi ssment	pports of the poorts of the po	ment.  - develop not anti ne level  - develop not anti ne level  develop ted to k	- cipate omen cipate cipate omen cipate of im	t with	- hin the be a tis ur - hin the be a tis ur - hin the	- ne bouny signaknown - ne bount enventeenvelocities.	- undary nifican rn. The undary nifican rn. The - undary rironm	of the tenville detail	- Newhronme led im	- aven ntal ir pacts - aven ntal ir pacts - cr Roas fron	Road mpacts of the Road mpacts of the ad subject the control of th	- 1 site s from deve	subject the collopment of the	ct to it levelopent of the lev	- peing ment ne site peing ment ne site - ccord ples b	- in according are see - in according are see - with dut the	- ord with oles but out oles but out out out out out out out oles but out oles but out oles oles out o	th deve	- elopme e may bindividue e may bindividue e may bindividue e principinor be	- nt oe - nt oe ual site

Plan Section: Pla	ce Bas	ed Polici	es Nort	h and E	ast E	dinb	urgh															
SEA Objective	Biodi	versity	Popul	ation	Soi	I		Wat	er			Air	& Clim	nate		Mate	rial	Cultu	ıral	Land	scape	
																Asset	s	Herit	age			
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
South Fort	This	oolicy su	pports	develo	omer	nt wit	hin tl	he bou	ındary	of the	South	Fort	Street	site	subjec	t to it b	eing ir	n accoi	rd with	n devel	opment	
Street	princ	iples. Th	nere is n	ot anti	cipat	ted to	be a	ny sig	nifican	t envi	ronme	ntal i	mpacts	s fron	n the d	develop	ment	princip	oles bu	ut there	may be	9
	mino	r benefit	ts but th	ne level	of ir	npac	t is ur	nknow	n. The	e detai	iled im	pacts	of the	deve	elopme	ent of tl	he site	are se	et out	in the i	ndividu	al site
	asses	sment.																				
Policy Place 14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stewartfield	This	oolicy su	pports	develo	omer	nt wit	hin tl	he bou	ındary	of the	Stewa	rtfiel	d site	subje	ct to i	t being	in acc	ord wi	th dev	elopme	ent prin	ciples.
	There	e is not a	nticipat	ted to b	oe an	ıy sigi	nifica	nt env	rironm	ental i	mpact	fron	n the d	levelo	opmer	nt princi	iples b	ut the	re may	y be mi	nor ben	efits
	but tl	he level	of impa	ct is un	knov	wn. T	he de	etailed	l impa	cts of t	the dev	elop	ment c	of the	site a	re set c	ut in t	he ind	lividua	l site a	ssessme	ent.
Policy Place 15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seafield	This	oolicy su	pports	develo	omer	nt wit	hin tl	he bou	ındary	of Sea	afield s	ubjec	t to it	being	in acc	cord wi	th dev	elopm	ent pr	inciple	s and a	
	mast	erplan.	There is	not ar	ticip	ated	to be	any s	ignifica	ant en	vironm	enta	l impad	cts fro	om the	e develo	pmer	nt princ	ciples l	but the	re may	be
	mino	r benefit	ts but th	ne level	of ir	mpac	t is ur	nknow	n. The	e detai	iled im	pacts	of the	deve	elopmo	ent of t	he site	are se	et out	in the i	ndividu	al site
	asses	sment.																				

Plan Section: Pla	ce Bas	ed Polici	es West	t Edinb	urgh																	
SEA Objective	Biodi	iversity					Wat	er			Air	& Clim	ate		Mate: Asset:		Cultu Herit		Lands	scape		
Question	B1	B2	P1	P2	S1	S2 S3 W1 W2 W3 W4				A1	A2	А3	A4	M1	M2	H1	H2	L1	L2	L3		
Policy Place 16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
West Edinburgh	princ greer assoc	policy su iples and offield allo ciated wi es are se	d a massocation th the p	terplans, and toolicy's	. Dev the re refer	velop edeve rence	ment lopm to de	t in Wo ent of esign p	est Edi f the di orincip	nburgl sused	n involv	ves th	ne repu runwa	urpos ay at	ing of Edinbu	existingurgh air	g alloc port.	ated s There	ites, ra is like	ther th	an new benefi	<i>i</i> ts
Policy Place 17	?	-	-	-	-	Χ	х	?	?	-	-	-	-	Х	-	-	-	?	-	-	-	-

SEA Objective	Biod	iversity	Popul	ation	Soil		Wat	er			Air & Cli	nate		Mate: Assets		Cultu Herit		Land	scape	
Question	B1	B2	P1	P2	S1 S2	S3	W1	W2	W3	W4	A1 A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
Edinburgh					/elopmen															
Airport					ing on the						-							•		
,	_				Gogar Bu															,
					Stane). If															nond
		•			Firth of I						•									
	land	and soil	sealing	and th	e likeliho	od of	encou	raging	people	e to trav	el more	oy air.				·				
Policy Place 18	-	-	-	-		-	-	-	-	-		-	-	-	-	-	-	-	-	-
RBS Gogarburn	This	policy su	pports	office a	nd ancilla	ary de	evelopi	ment a	t the R	RBS head	dquarters	subje	ct to v	arious i	equir	ement	s. The	ere is no	ot antic	ipate
	to be	any sigi	nificant	enviro	nmental i	mpac	ts.													
		, . 0																		
olicy Place 19	-	-	-	-		-	-	-	_	-		-	-	-	-	-	_	_	-	-
•	- This	- policy su	- pports	- develo		- thin t	le bou	- ındarv	of the	- existing		- c busi	- ness ce	- entre Ed	- linbur	- gh Par	- k/Sou	- th Gyle	- subject	t to
Edinburgh					 pment wi					_						_			-	
Edinburgh Park/South	vario	us requi	rement	s and d	evelopm	ent pi	rinciple	es. The	ere is n	ot antic	ipated to	be ar	ny sign	ficant e	nviro	nment	al imp	acts bu	ıt is like	ly to
dinburgh Park/South	vario	us requi inor ind	rements	s and d nefits i	evelopm n terms o	ent pi f stre	rinciple ngther	es. The	ere is n	ot antic	ipated to	be ar	ny sign	ficant e	nviro	nment	al imp	acts bu	ıt is like	ly to
Edinburgh Park/South Gyle	vario	us requi inor ind	rements	s and d nefits i	evelopm	ent pi f stre	rinciple ngther	es. The	ere is n	ot antic	ipated to	be ar	ny sign	ficant e	nviro	nment	al imp	acts bu	ıt is like	ly to
Edinburgh Park/South Gyle Policy Place 20	vario be m subje	us requi inor ind ect to SE	rements irect bei A and fo	s and d nefits in orms pa	evelopm n terms o art of the	ent profession of the professi	rinciple ngther ine.	es. The	ere is n een sp	ot antic	ipated to active tr	be aravel.	ny sign This sit	ficant e e has c	enviroi onsen	nment t and t	al imp	oacts buore has	it is like not be	ly to en
Policy Place 19 Edinburgh Park/South Gyle Policy Place 20 Royal Highland Centre	vario be m subje	us requi inor ind ect to SE - policy su	rements irect bei A and fo	s and d nefits in orms pa - the dev	evelopm n terms o art of the  velopmen	ent pi f stre basel - t and	rinciple ngther ine. - enhar	es. The ning gr	ere is neen sp	ace and	ipated to active tr	be ar avel.	ny sign This sit - res (RI	ficant e te has c - HC) subj	enviroi onsen - ect to	nment t and t x variou	al imp hereformation in the control of the control	oacts buore has	not be not and	ly to en
Edinburgh Park/South Gyle Policy Place 20	various be musubje - This safeg	inor ind ect to SE - policy su	rement: irect bei A and fo - ipports i	s and d nefits in orms pa - the dev	evelopm n terms of art of the  velopment Park for the	ent pi f stre basel - t and ne fut	rinciple ngther ine. - enhar ure rel	x ning gr	ere is neen sp  -  nt of the nof the nof the nof the needs not a second not a secon	ace and  - Possible Royal  - ROYal  - RHC.	ipated to active tr  Highland Developr	be areavel.  Vent	ry sign This sit - res (Ri	e has c  - HC) subj	enviror onsen - ect to nt to t	x variou he exis	al imp therefore - us requisiting F	x uireme	not be not and e is not	ly to en
Edinburgh Park/South Gyle Policy Place 20 Royal Highland	various be musubje - This safegantic	inor ind ect to SE - policy su guards la ipated to	rement: irect bei A and fo  - ipports fi nd at No o have s	s and d nefits in orms pa - the dev orton F	evelopm n terms o art of the  velopmen Park for th	ent profession from the following from the fut	rinciple ngther ine. - enhar ure rel ntal im	x ncement location	ere is neen sp  - nt of the nof the althou	- ne Royal e RHC.	ipated to active tr  Highland Development are som	be areavel.  I Centinent of elisters	res (Rion and d build	- HC) subjadjace	environ onsen - ect to nt to t	x variou he exis	- us requisiting F	x uireme RHC site	- nts and e is not nay be	ly to en
Edinburgh Park/South Gyle Policy Place 20 Royal Highland	be m subjection  This safegantic requ	us requi inor ind ect to SE - policy su guards la ipated to ired alth	rement: irect bei A and fo  - ipports ind at No o have so	s and d nefits in orms pa - the dev orton P significa e level	evelopm n terms of art of the  velopmen Park for the ant environ of impac	f stre basel - t and ne fut onmer t is ur	rinciple ngther ine. - enhar ure rel ntal im	x ncementocation pacts and property and pacts are an area of the pacts and pacts and pacts are an area of the pacts and pacts are an area of the pacts are area.	ere is neen sport of the althous posed	e RHC.	ipated to active tr  Highland Development are some on of the	be areavel.  I Cent ment de liste show	res (Ribon and dispround	e has c  - HC) subj adjacedings or	environ onsen  ect to nt to t the s number	x variou he existite and	al imperhereful as requesting Formula and mitigonic control of the	x uireme RHC site gation r	- nts and e is not nay be egative	ly to en
Edinburgh Park/South Gyle Policy Place 20 Royal Highland	various be musubje - This safeguantic requirements impa	us requi inor ind ect to SE - policy su guards la ipated to ired alth cts. In p	rement: irect bei A and fo pports i nd at No o have s ough the	s and d nefits in orms pa - the dev orton F significa e level	evelopm n terms of art of the  velopmen Park for the ant enviro of impactive oppo	ent profession of the standard fut the surrounding fut the standard fut the standard function of	rinciple ngther ine.  - enhar ure rel ntal im	x ncemen locatio pacts a n. Properties	- nt of th although	- ne Royal e RHC. gh there relocation	ipated to active tr  Highland Developme are som on of the avel links	be aravel.  I Cent ment of the lister show, and properties.	- res (Rhon and d build ground public for a build ground public for a build ground for a bublic	- HC) subjadjacedings or dhas a	ect to to the shumber trace	x variou he existite and er of pessibili	- us requisiting Fid mitig	x uireme RHC site gation read of	- nts and e is not nay be egative the nee	ly to en -
Edinburgh Park/South Gyle Policy Place 20 Royal Highland	various be musubje - This safeguantic requirement trave	policy su guards la ipated to ipated alth cts. In p	rement: irect bei A and for - ipports find at No o have so ough the particula ate veh	s and d nefits in orms pa - the dev orton P significa e level ir, positicle. Ri	evelopmenterms of the evelopmenter of the evelopmenter of impactive opposisk of neg	ent pi f stre basel - t and ne fut onmei t is ur rtunit ative	rinciple ngther ine.  - enhar ure rel ntal im nknow ry to cr impac	x ncemen ocation pacts and Property of the pacts and the pacts and the pacts and the pacts on both the pacts on both the pacts on both the pacts on both the pacts and the pacts and the pacts on both the pacts on both the pacts and the pacts are pacts and the pacts and the pacts are pacts are pacts and the pacts are pacts are pacts and the pacts are pacts are pacts and the pacts are pacts are pacts and the pacts are pacts are pacts are pacts and the pacts are pacts are pacts are pacts and the pacts are pacts are pacts are pacts and the pacts are pacts are pacts are pacts are pacts and the pacts are pacts are pacts are pacts and the pacts are pacts are pacts are pacts and the pacts are pacts are pacts and the pacts are pacts are pacts and the pacts are pacts are pacts are pacts and the pacts are pacts are pacts are pacts are pacts and the pacts are pacts and the pacts are pacts are pacts are pacts are pacts and the pacts are pacts a	- nt of the althous posed setter a puilt he	- ne Royal ne RHC. gh there relocation	ipated to active tr  Highland Develope are som on of the avel links andscape	be aravel.  I Cent ment of the lister show and pand pand pand pand pand pand pand	- res (Ribon and build ground bublic tootent	- HC) subjadjace dings or dinas a transpo	environonsen  - ect to nt to to the s numbert accelling w	x variou he existite and er of pessibili	- us requisiting F d mitigositive ty, recould b	x uireme RHC site gation reand n ducing	- not be ent is like not be not be not and e is not nay be egative the needsessed the needs of t	ly to en - d to
edinburgh Park/South Gyle Policy Place 20 Royal Highland	various be m subject of the subject	policy sugards la ipated to althous. In pel by privestion.	rement: irect bei A and for - ipports ind at No o have so ough the particula ate veh lo detai	s and d nefits in orms pa - the dev orton P significa e level ir, positicle. Ri	evelopm n terms of art of the  velopmen Park for the ant enviro of impactive oppo	ent pi f stre basel - t and ne fut onmei t is ur rtunit ative	rinciple ngther ine.  - enhar ure rel ntal im nknow ry to cr impac	x ncemen ocation pacts and Property of the pacts and the pacts and the pacts and the pacts on both the pacts on both the pacts on both the pacts on both the pacts and the pacts and the pacts on both the pacts on both the pacts and the pacts are pacts and the pacts and the pacts are pacts are pacts and the pacts are pacts and the pacts are pacts and the pacts are pacts are pacts and the pacts are pacts are pacts and the pacts are pacts and the pacts are pacts are pacts and the pacts are pacts are pacts are pacts are pacts and the pacts are pacts are pacts are pacts are pacts are pacts and the pacts are pacts are pacts are pacts are pacts and the pacts are pacts and the pacts are pacts are pacts and the pacts are pacts are pacts are pacts are pacts are pacts and the pacts are	- nt of the althous posed setter a puilt he	- ne Royal ne RHC. gh there relocation	ipated to active tr  Highland Develope are som on of the avel links andscape	be aravel.  I Cent ment of the lister show and pand pand pand pand pand pand pand	- res (Ribon and build ground bublic tootent	- HC) subjadjace dings or dinas a transpo	environonsen  - ect to nt to to the s numbert accelling w	x variou he existite and er of pessibili	- us requisiting F d mitigositive ty, recould b	x uireme RHC site gation reand n ducing	- not be ent is like not be not be not and e is not nay be egative the needsessed the needs of t	ly to en - d to
dinburgh ark/South Gyle olicy Place 20 Goyal Highland Centre	various be m subject of the subject	policy su guards la ipated to ipated alth cts. In p	rement: irect bei A and for - ipports ind at No o have so ough the particula ate veh lo detai	s and d nefits in orms pa - the dev orton P significa e level ir, positicle. Ri	evelopmenterms of the evelopmenter of the evelopmenter of impactive opposisk of neg	ent pi f stre basel - t and ne fut onmei t is ur rtunit ative	rinciple ngther ine.  - enhar ure rel ntal im nknow ry to cr impac	x ncemen ocation pacts and Property of the pacts and the pacts and the pacts and the pacts on both the pacts on both the pacts on both the pacts on both the pacts and the pacts and the pacts on both the pacts on both the pacts and the pacts are pacts and the pacts and the pacts are pacts are pacts and the pacts are pacts and the pacts are pacts and the pacts are pacts are pacts and the pacts are pacts are pacts and the pacts are pacts and the pacts are pacts are pacts and the pacts are pacts are pacts are pacts are pacts and the pacts are pacts are pacts are pacts are pacts are pacts and the pacts are pacts are pacts are pacts are pacts and the pacts are pacts and the pacts are pacts are pacts and the pacts are pacts are pacts are pacts are pacts are pacts and the pacts are	- nt of the althous posed setter a puilt he	- ne Royal ne RHC. gh there relocation	ipated to active tr  Highland Develope are som on of the avel links andscape	be aravel.  I Cent ment of the lister show and pand pand pand pand pand pand pand	- res (Ribon and build ground bublic tootent	- HC) subjadjace dings or dinas a transpo	environonsen  - ect to nt to to the s numbert accelling w	x variou he existite and er of pessibili	- us requisiting F d mitigositive ty, recould b	x uireme RHC site gation reand n ducing	- not be ent is like not be not be not and e is not nay be egative the needsessed the needs of t	ly to en - d to
Edinburgh Park/South Gyle Policy Place 20 Royal Highland Centre	various be misubje - This safegiantic requirement impairment in the safegian for -	policy suguards la ipated to set to s	rements irect being A and for at No or have so ough the particular at even to detail cation.	s and d nefits in orms pa - the dev orton F significa e level ir, posit icle. Ri led assi	evelopmenterms of the velopmenter for the ant environ of impactive opposisk of negressment	ent profession of the contract	rinciple ngther ine.  - enhar ure rel ntal im nknow ty to cr impace reloca	x ncemen ocation pacts and pacts are pacts are pacts are pacts and pacts are pacts are pacts and pacts are pacts and pacts are pacts are pacts and pacts are pacts are pacts and pacts are pacts are pacts and pacts are pacts and pacts are pacts are pacts are pacts and pacts are	- nt of the althouse posed setter a puilt he ite has	e RHC. gh there relocation ritage, labeen de	ipated to active tr  Highland Development are som of the avel links and scape one as th	be ar avel.  I Cent ment of the lister show and per and per site	res (Ribon and d build ground bublic footent is only	- HC) subjadjaced has a cranspo a police	environonsen  - ect to the s numbert according w y safeg	x variou he exisite and pessibili hich coguard	al impendent of the country of the c	x uireme RHC site gation re and n ducing te addre sssible r	not be not be not be is not nay be egative the nee essed the location -	d to
Edinburgh Park/South Gyle Policy Place 20 Royal Highland	various be musubje - This safeguantic requimpatrave mitigua for - This	policy surpling and allow policy surpling and allow policy surpling and allow policy surpling allow policy sur	rements irect being A and for a poports in a number of	s and d nefits in prms pa - the dev orton F significa e level ir, posit icle. Ri led ass	evelopmenterms of the evelopmenter of the evelopmenter of impactive opposisk of neg	ent profession from the fut on mere fut at ive of the thin the triangle of triangl	rinciple ngther ine.  - enhar ure rel ntal im nknow cy to cr impact e reloca	x ncemen location pacts and Property on beating serious seriou	- nt of the n of the although the netter abouilt he ite has	e Royal e RHC. gh there relocation ctive tra ritage, I been do	ipated to active tr  Highland Development are some on of the avel links and scape one as the public arcange one as the public arcange one as the public arcange one arcange on ar	be ar avel.  I Cent ment of e lister show, and per and	res (Rion and d build ground build botent is only	e has c e has c lC) subj adjacedings or d has a cranspo ial flood a police	ect to the snumbort according wy safeg	x variou he exisite and er of p essibili hich co guard	al imperbered in the control of the	x uireme RHC site gation r e and n ducing t e addre ssible r	nt is like not be not be not sand e is not nay be egative the nee essed the location of the not sand in the no	d to

Plan Section: Pla	ice Bas	ed Polici	es West	t Edinb	urgh																	
SEA Objective	Biod	iversity	Popul	ation	Soil	l		Wat	er			Air	& Clin	nate		Mate Asset		Culti Heri		Land	scape	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
Campus & Business Park																						
Policy Place 22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maybury	a ma	policy su sterplan or benefi paseline.	. There	is not	antici	pate	d to l	oe any	signifi	cant e	nviron	ment	al imp	acts	from t	he deve	elopm	ent pri	inciple	s but tl	nere ma	ay be
Policy Place 23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Builyeon Road	princ there	policy su ciples and may be idual site	d a mast minor l	terplan benefit	. The	ere is	not a	anticip	ated to	be a	ny sign	ificar	it envi	ronm	ental	impacts	from	the de	evelop	ment p	rinciple	

Plan Section: Pla	ce Bas	ed Polici	es Sout	h West	Edin	burgl	า															
SEA Objective	Biodi	versity	Popul	ation	Soil			Wat	er			Air	& Clin	nate		Mate: Asset:		Cultu Herit		Land	scape	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	А3	A4	M1	M2	H1	H2	L1	L2	L3
Policy Place 24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	there	iples and may be idual site	minor	benefit																		
Policy Place 25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gorgie Road East		oolicy su iples and									_											

Plan Section: Pla SEA Objective		iversity	Popul		Soil		Wat	er			Δir	& Clin	nate		Mate	rial	Cult	ıral	Land	scape	
SEA OBJECTIVE	Diod	iversity	i opui	ation	3011		Wat				A	C Ciiii	iate		Asset		Heri		Lana	scape	
Ougstion	B1	B2	P1	P2	S1 S2	2 S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
Question																					
		e may be			s but the	e level	of imp	oact is	unkno	wn. If	ne dei	tailed	ımpa	cts of 1	the dev	elopm	nent of	the si	te are	set out	in the
	indiv	idual site	assess	ment.																	
Policy Place 26	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stevenson	This	policy su	pports	develo	pment w	ithin t	he bo	undary	of the	Steve	nson	Road :	site sı	ubject	to it be	ing in	accor	d with	develo	pment	
Road	princ	ciples and	d a mast	terplan	. There	is not	anticip	oated t	o be a	ny sign	ifican	nt envi	ronm	ental i	impacts	from	the d	evelop	ment p	rinciple	es but
	ther	e may be	minor l	benefit	s but the	elevel	of imp	oact is	unkno	wn. Th	ne det	tailed	impad	cts of t	the dev	elopm	nent of	the si	te are	set out	in the
	indiv	idual site	e assess	ment.																	
Policy Place 27	-	-	-	-	-  -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
 Broomhouse	This	policy su	pports	develoi	oment w	ithin t	he bo	undarv	of the	Broor	nhou	se Ter	race s	ite su	biect to	it bei	ng in a	ccord	with d	evelopr	nent
Terrace		ciples and													•		_				
rerrace	-	e may be																			
		idual site			.5 Dut tin	LICVCI	01 1111	Jact 13	unkno	vv11. 11	ic ac	tancu	ппрач	213 01 1	tile dev	Ciopii	icht o	tile 3	te are.	set out	iii tiic
Policy Place 28	IIIGIV		_	_				_		_					_			_	_	_	
•	Thin	naliau au	-	daala.		i de la de	- 				-	- Doo	- -l -:+-	ا منامان			<u> </u>		- 	la a ma a m	
Murrayburn		policy su												-		_					
Road	-	ciples and																			
		e may be			s but the	e level	of imp	oact is	unkno	wn. If	ne dei	tailed	ımpa	cts of 1	the dev	elopm	nent of	the si	te are	set out	in the
	indiv	idual site	assess	ment.															1	_	
Policy Place 29	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dumbryden	This	policy su	pports	develo <sub>l</sub>	pment w	ithin t	he bo	undary	of the	e Dumb	rydei	n Drive	e site	subje	ct to it k	eing i	in acco	ord wit	h deve	lopmen	it
Orive	princ	ciples and	d a mast	terplan	. There	is not	anticip	oated t	o be a	ny sign	ifican	nt envi	ronm	ental i	impacts	from	the d	evelop	ment p	rinciple	es but
	ther	e may be	minor	benefit	s but the	elevel	of imp	oact is	unkno	wn. Tł	ne det	tailed	impa	cts of t	the dev	elopm	nent of	the si	te are	set out	in the
	indiv	idual site	e assess	ment.																	
Policy Place 30	_	-	-	-		-	-	-	-	-	_	-	-	-	-	_	_	_	-	-	_
Redford	This	policy su	pports	develo	oment w	ithin t	he bo	undarv	of Re	dford F	Barrac	ks site	subi	ect to	it being	in ac	cord v	ith de	velopn	nent pri	nciple
Barracks		a master											•		_						
Darracks			•			•			_				•				•				
		unar nan	Otite hi	it tha la	מי לס ופענ	าทวะ+	ישמוו א	10W/D	IDDA	STAILER	imna	ctc ot	tha 4	avalar	amant 1	st tha	CITA 2	a cat 1	aut in t	ha indiv	יכוואוי
		iinor ben assessme		it the le	evel of in	npact	is unkr	nown.	The do	etailed	impa	cts of	the d	evelop	oment o	of the	site ar	e set o	out in t	he indiv	idual

SEA Objective	Biod	iversity	Popul	ation	Soil		Wat	ter			Air	& Clim	ate		Mate		Cultu		Land	scape	
Question	B1	B2	P1	P2	S1 S	2 S3	3 W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
Policy Place 31	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Edinburgh	This	policy su	pports	develo	oment v	/ithin	the bo	undary	of the	e Edinb	urgh	Bioqua	arter	subjec	t to it b	eing i	n acco	rd wit	h deve	lopmer	nt
BioQuarter	princ	iples and	d a mast	terplan	. There	is no	t anticij	oated t	o be a	ny sign	ificar	it envi	ronm	ental i	impacts	from	the de	evelop	ment p	orincipl	es but
		may be																			
	form	s part of	the bas	seline.																	
Policy Place 32	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Newcraighall	This	policy su	pports	develo	oment v	/ithin	the bo	undary	of the	e Newo	raigh	all site	. The	re is r	ot anti	cipate	d to be	e any s	signific	ant	
	envir	onment	al impad	cts fror	n the de	velop	ment p	rincipl	es but	there	may k	e min	or be	nefits	but the	elevel	of imp	oact is	unkno	wn. Th	is site
	has c	onsent a	and ther	efore l	nas not	peen	subject	to SEA	and f	orms p	art of	the b	aselin	e.							
Policy Place 33																					
r only riace 33	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
•	- This	- policy su	pports (	- develo	-   - oment v	- /ithin	the bo	- undary	of the	e Bruns	tane	site. T	here	is not	anticip	- ated t	- :o be a	- ny sigi	- nificant	<u>  -                                    </u>	-
•		- policy su ronment																			is site
	envir		al impad	cts fror	n the de	velop	ment p	rincipl	es but	there	may k	e min	or be	nefits							is site
Brunstane Policy Place 34	envir	onment	al impad	cts fror	n the de	velop	ment p	rincipl	es but	there	may k	e min	or be	nefits							is site
Brunstane Policy Place 34	envir	onment	al impac and ther	ets fror efore l	n the denas not	velop been -	oment p subject -	rincipl to SEA	es but and f	there orms p	may k art of -	e min the b	or be aselin	nefits e. -	but the	e level	of imp	act is	unkno	wn. Th	is site
Brunstane	envir	conment consent a	al impacand ther	ets from efore I - develo	n the denas not less not les not less not les not les not less not les no	velop been - vithin	oment p subject - the bo	to SEA - undary	es but and for - of Lib	there orms p - perton I	may k art of - Hospi	the bit al/Elle	or be aselin - en's G	nefits e. - ilen Ro	but the	e level	of imp	act is	unkno - accord	wn. Th	-
Policy Place 34 Liberton Hospital/Ellen's	envir	conment consent a - policy su	al impacand ther  - pports of princip	ets from refore I - develop les and	n the denas not lead of the le	velop been - vithin erpla	oment p subject - the bo n. Ther	to SEA - undary e is no	es but and for - of Lib t antic	there orms p - erton l ipated	may bart of - Hospito be	the batter	or be aselin - en's G	nefits e. - ilen Ro ant er	but the	- ject to nental	of imp	- ng in a	unkno  - accord m the o	wn. Th  - with develop	- oment
Policy Place 34 Liberton Hospital/Ellen's	envir	onment consent a - policy su lopment	al impace and there poorts of princip	ets from refore I - develop les and may be	n the denas not less not les not less not les not	velop peen - vithin erplan penef	oment p subject - the bo n. Ther	to SEA - undary e is no	es but and for - of Lib t antic	there orms p - erton l ipated	may bart of - Hospito be	the batter	or be aselin - en's G	nefits e. - ilen Ro ant er	but the	- ject to nental	of imp	- ng in a	unkno  - accord m the o	wn. Th  - with develop	- oment
Policy Place 34 Liberton Hospital/Ellen's Glen Road	envir	conment consent a - policy su lopment ciples bu	al impace and there poorts of princip	ets from refore I - develop les and may be	n the denas not less not les not less not les not	velop peen - vithin erplan penef	oment p subject - the bo n. Ther	to SEA - undary e is no	es but and for - of Lib t antic	there orms p - erton l ipated	may bart of - Hospito be	the batter	or be aselin - en's G	nefits e. - ilen Ro ant er	but the	- ject to nental	of imp	- ng in a	unkno  - accord m the o	wn. Th  - with develop	- oment
Policy Place 34 Liberton Hospital/Ellen's Glen Road Policy Place 35	envir has c - This   deve princ set o	conment consent a - policy su lopment ciples bu	and ther  pports of princip there individ	developles and may be ual site	n the denas not lead of the le	velop been - vithin erplai benef nent.	oment p subject - the bo n. Ther its but t	to SEA  - undary e is nother level -	es but and for of Lib t anticel of in	there orms p - perton l ipated mpact i	may k art of - Hospi to be s unk	tal/Elle any sinown.	or be aselin - en's G ignific The	nefits e. - Glen Ro cant er detaile	but the	- pject to nental acts of	of important	- ng in a	- accord m the coment of	wn. Th	- oment ite are
Policy Place 34 Liberton Hospital/Ellen's Glen Road Policy Place 35 Moredunvale	envir has c - This deve prince set o - This	onment consent a	al impace and there pports of there reindivides	cts from refore I - develop les and may be ual site - develop	n the denas not lead of the le	velop been vithin erplacenef nent. - vithin	oment p subject - the bo n. Ther its but t	rinciplorincip	es but and f - of Lib t antic el of in - vale R	there orms p - perton I ipated mpact i - oad sit	may k art of - Hospi to be s unk - e sub	the bistal/Eller any sinown.	or be aselin - en's Gignific The it bei	nefits e ilen Ro cant er detail	but the	- uject to nental acts of	of important of the definition	ng in a cts from evelop	unkno  - accord m the coment of	wn. Th	ement ite are
Policy Place 34 Liberton Hospital/Ellen's Glen Road Policy Place 35 Moredunvale	envir has c - This deve prince set o - This mast	onment consent a	pports of individ	cts from refore I - develop les and may be ual site - develop s not an	n the denas not lead of the le	velop peen - vithin erplan penef nent vithin d to l	the both the Modern th	rinciploto SEA  - undary e is now the level  - preduntsignification	es but and f - of Lib t anticel of in - vale R ant en	there orms p - perton I cipated mpact i - oad sit	may kart of - Hospi to be sunker - e subjected	tal/Elle any sinown.	or be aselin - en's Gignific The it beicts from	nefits e ilen Ro cant er detail  ng in	- pad subnyironmed impa	- Ject to nental acts of swith copmer	of important of the development principle.	- ng in a evelop		- with develop of the s	oment ite are
Policy Place 34 Liberton Hospital/Ellen's Glen Road Policy Place 35 Moredunvale	envir has c	ronment consent a policy su lopment ciples bur ut in the policy su prolicy su	pports of individ	cts from refore I - develop les and may be ual site - develop s not an	n the denas not lead of the le	velop peen - vithin erplan penef nent vithin d to l	the both the Modern th	rinciploto SEA  - undary e is now the level  - preduntsignification	es but and f - of Lib t anticel of in - vale R ant en	there orms p - perton I cipated mpact i - oad sit	may kart of - Hospi to be sunker - e subjected	tal/Elle any sinown.	or be aselin - en's Gignific The it beicts from	nefits e ilen Ro cant er detail  ng in	- pad subnyironmed impa	- Ject to nental acts of swith copmer	of important of the development principle.	- ng in a evelop		- with develop of the s	oment ite are
Brunstane Policy Place 34 Liberton	envir has c	policy su lopment ciples but in the lopment ciples but in the lopment ciples but in the lopment ciples su lopment ciples but in the lopment ciples su lopmen	pports of individ	cts from refore I - develop les and may be ual site - develop s not an	n the denas not lead of the le	velop peen - vithin erplan penef nent vithin d to l	the both the Modern th	rinciploto SEA  - undary e is now the level  - preduntsignification	es but and f - of Lib t anticel of in - vale R ant en	there orms p - perton I cipated mpact i - oad sit	may kart of - Hospi to be sunker - e subjected	tal/Elle any sinown.	or be aselin - en's Gignific The it beicts from	nefits e ilen Ro cant er detail  ng in	- pad subnyironmed impa	- Ject to nental acts of swith copmer	of important of the development principle.	- ng in a evelop		- with develop of the s	oment ite are
Policy Place 34 Liberton Hospital/Ellen's Glen Road Policy Place 35 Moredunvale Road	envir has c - This deve prince set o - This mast minote asses	policy su lopment siples but in the lopment siples but in the lopment siples but in the lopment siples su lopment siples	pports of individ pports of There is but the	ts from refore I - developiles and may be ual site - developis not arme leve	n the denas not less not les not less not les not less not les not less not les not	veloppeen - vithin erplan enent vithin d to k act is	the bo the Mo th	rincipl to SEA - undary e is no the level - predunt signification. The	es but and f - of Lib t anticel of in - vale R ant en e deta -	there orms p - perton I ipated in pact i - oad sit vironmiled im -	may kart of - Hospi to be sunking - e subjects pacts	tal/Elle any sinown.	or be aselin - en's Gignific The it being the development of the entry	nefits e ilen Ro cant er detail ng in om the	but the	- with coppmer he site	of important of the development prince are se	- ng in a evelopevelopevelopes et out		- with develop of the s	oment ite are

Plan Section: Pla	ce Base	ed Polici	es Soutl	n East I	Edinb	urgh																
SEA Objective	Biodi	versity	Popul	ation	Soil	l		Wate	er			Air	& Clim	ate		Mate: Asset:		Cultu Herit		Land	scape	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
		r benefit aseline.	s but th	ne leve	of in	npact	is ur	ıknow	n. This	s site h	nas con	sent	and th	nerefo	ore ha	s not be	en su	bject t	o SEA	and fo	rms par	t of

SEA Objective	Biodi	versity	Popul	ation	Soil			Wat	er			Air	& Clin	nate		Mate	rial	Cult	ural	Land	scape	
,																Asset	s	Heri	tage			
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	А3	A4	M1	M2	H1	H2	L1	L2	L3
Policy Env 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Design Quality	This r	oolicy se	ts out d	esign p	rincir	oles t	o ens	sure su	ıccessf	ul plac	ces. Th	nere i	s not a	ntici	oated	to be ar	nv sign	ificant	t envir	onmen	tal impa	acts.
& Context		, , , , ,		0													, - 6					
x Context																						
Policy Env 2	_	_	_	_	_	_	_	_	_	_	_	I _	_	_		_	l _	_	_	_	_	_
•	T1.1.																	- 1: -			• • • • • •	
Co-ordinated	i inis t	oolicy en	sures tr	ne errec	ctive	devel	lonm	ent ot	าลทด พ	vitnin a	and ad	llacen	it to a	evelo	pmeni	i sites.	ine p	OIICV V	חוווחי	nave m	inor inc	iirect
												•			•							
		ive bene										•			•							
		ive bene										•			•							
	posit	ive bene										•			•							
	posit	ive bene										•			•							
Devt	posit	ive bene										•			•							
Devt Policy Env 3	positi area.	ive bene	fits in te	erms of	impr	roving	g qua	lity of	life by	ensur	ring ap	propi	riate a	ccess	to ke	y ameni	ties ar	nd con	nectio	ons to s	urround	ding
Policy Env 3 Devt Design –	positi area.	- policy se	fits in te	erms of	impr - rate a	- and e	g qua	- ce exi	life by	ensur	ring ap	propi	riate a	- orthy	to ke	y ameni	ties ar	nd con	nectio	ons to s		ding
Policy Env 3 Devt Design – Existing &	positi area.	ive bene	fits in te	erms of	impr - rate a	- and e	g qua	- ce exi	life by	ensur	ring ap	propi	riate a	- orthy	to ke	y ameni	ties ar	nd con	nectio	ons to s	urround	ding
Policy Env 3 Devt Design – Existing & Potential	positi area.	- policy se	fits in te	erms of	impr - rate a	- and e	g qua	- ce exi	life by	ensur	ring ap	propi	riate a	- orthy	to ke	y ameni	ties ar	nd con	nectio	ons to s	urround	ding
Policy Env 3 Devt Design – Existing & Potential Features	positi area.	- policy se	fits in te	erms of	impr - rate a	- and e	g qua	- ce exi	life by	ensur	ring ap	propi	riate a	- orthy	to ke	y ameni	ties ar	nd con	nectio	ons to s	urround	ding
Policy Env 3 Devt Design – Existing & Potential Features	positi area.	- policy se	fits in te	erms of	impr - rate a	- and e	g qua	- ce exi	life by	ensur	ring ap	propi	riate a	- orthy	to ke	y ameni	ties ar	nd con	nectio	ons to s	urround	ding
Policy Env 3 Devt Design — Existing & Potential Features Policy Env 4	positi area.	- policy se	- eks to ir t benefi	- ncorpoi its in te	- rate a	- and e	- nhan odiver	- ce existy, h	- sting a nabitat	ensur - nd pot , built	- tential and cu	- featu ultura	- res wo	- orthy age e	- of ret	ameni - ention i	- in deve	- elopm	- ent.	- Γhis pol	- icy coul	- Id have
Policy Env 3 Devt Design – Existing & Potential Features Policy Env 4 Devt Design –	positi area.  This primino	- policy se r indirec	- eks to ir t benefi	- ncorpolits in te	- rate a	- and enof bio	- nhan odiver	- ce exirsity, h	- sting anabitat	ensur - nd pot , built - cape a	- tential and cu	- featu iltura	- lres wo I herita	- orthy age e	- of ret	- ention i	- in deve	- elopm	- ent.	- This pol	- icy coul	- Id have
Policy Env 3 Devt Design – Existing & Potential Features Policy Env 4	positi area.  - This p mino  - This p terms	- policy se r indirec	- eks to ir t benefi - otects t ecting t	- ncorpolits in te	rate a	- and enof bio	- nhan odiver	- ce exirsity, h	- sting anabitat	ensur - nd pot , built - cape a	- tential and cu	- featu iltura	- lres wo I herita	- orthy age e	- of ret	- ention i	- in deve	- elopm	- ent.	- This pol	- icy coul	- Id have

SEA Objective		nent																				
JEA Objective	Biodi	versity	Popul	lation	Soi	l		Wat	er			Air	& Clim	nate		Mater	ial	Cult		Land	scape	
																Assets		Herit			_	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
Delieu Feu F																						
Policy Env 5		-	-		-	-	-	<u>-</u>	-	-			-		-	-	-	-		-	-	<u> </u>
Alterations,		oolicy se													_		•	minor	positiv	e envii	onmen	tal
Extensions	bene	fits in te	rms of i	improv	ıng qı	uality	of lif	e and	protec	ting a	nd enr	ancır	ig the	histoi	ric env	/ironme	nt.					
and Domestic																						
Outbuildings									1													
Policy Env 6	-	-	✓	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-
Blue & Green		oolicy re									_			_						•		
nfrastructure		r benefit									nate. F	lowe	ver, in	parti	cular <sub>l</sub>	policy w	ill sigr	nifican	tly hel	p to mi	nimise 1	lood
	risk r	ow and	in the f	uture a	nd pr	otect	/enh	ance l	nabitat	S.												
Policy Env 7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sustainable	This	oolicy re	quires s	stateme	ents t	o be s	subm	itted v	with ap	plicat	ions d	emon	stratir	ng sus	tainak	ole cred	entials	of the	e deve	lopmei	nt. The	re is
Developments	not a	nticipate	ed to be	any si	gnific	ant e	nviro	nmen	tal imp	acts.												
			to be	urry or						acts.												
Policy Env 8	ı	-	-		-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-
•	- This	- policy re	-	-	-	-	- et a n	-	-	-	- of sus	- cainal	- pility a	- nd ca	✓ rbon r	- neutralit	- cy. Th	- is poli	- cy will	- have si	- gnificar	- nt
Policy Env 8 New Sustainable		-	- quires r	ew bu	- ilding	s me		- ninimu	- um sta	- ndard					√ rbon r	- neutralit	- ty. Th	- is poli	- cy will	- have si	- gnificar	- nt
New Sustainable		oolicy re	- quires r	ew bu	- ilding	s me		- ninimu	- um sta	- ndard					√ rbon r	- neutralit	- ty. Th	- is poli	- cy will	- have si	- gnificar	- nt
New Sustainable Buildings		oolicy re	- quires r	ew bu	- ilding	s me		- ninimu	- um sta	- ndard					√ rbon r	- neutralit	- ty. Th	- is poli	cy will	- have si	- gnificar	- nt
New	envir	oolicy re	- quires r al bene	ew bu	- ilding encou	s mee	g the	- ninimu e use c	- um star of low/	- ndard zero c	arbon	techn	ologie	·S.	-	-	-	·	-	-	-	- nt
New Sustainable Buildings Policy Env 9 World	envir	oolicy reconmental	- quires r al bene - otects v	ew bu fits by d	- ilding encou   - erita	s mee iragin - ge site	es fro	- ninimu e use o - om the	- um stan of low/ - e adver	- ndard zero c - se effe	arbon  - ects of	techn	ologie	·S.	-	-	-	·	-	-	-	- nt
New Sustainable Buildings Policy Env 9 World Heritage Sites	envir	- colicy reconmental	- quires r al bene - otects v	ew bu fits by d	- ilding encou   - erita	s mee iragin - ge site	es fro	- ninimu e use o - om the	- um stan of low/ - e adver	- ndard zero c - se effe	arbon  - ects of	techn	ologie	·S.	-	-	-	·	-	-	-	- nt
New Sustainable Buildings Policy Env 9 World Heritage Sites Policy Env 10	- This   bene	oolicy recomments  - coolicy price p	- quires r al bene - otects v rotectir	ew bu fits by c - world h	- ilding encou - eritaş enhar	s mee iragin - ge site	es fro	- ninimu use o	- um star of low/ - e adver c enviro	- ndard zero c - - rse effo onmer	- ects of nt.	- deve	- lopme	- nt. T	- his po	- licy will	- have	√ signific	- cant e	- nvironn	- nental	-
New Sustainable Buildings Policy Env 9 World Heritage Sites Policy Env 10 Listed	envir	- colicy reconments  - colicy profits by procolicy procolicy procolicy procolicy procolicy procolicy procolicy procolicy process.	quires ral beneral ben	ew bu fits by of the	- ilding encou - eritag enhar - uildin	s meduraging - ge site	es fro	- use of the control	- adver enviro	- ndard zero c - se effo onmer - less re	- ects of nt.	- deve	- lopme	- nt. T	- his po	- licy will	- have	√ signific	- cant e	- nvironn	- nental	-
New Sustainable Buildings Policy Env 9 World Heritage Sites Policy Env 10 Listed Buildings -	envir	oolicy recomments  - coolicy price p	quires ral beneral ben	ew bu fits by of the	- ilding encou - eritag enhar - uildin	s meduraging - ge site	es fro	- use of the control	- adver enviro	- ndard zero c - se effo onmer - less re	- ects of nt.	- deve	- lopme	- nt. T	- his po	- licy will	- have	√ signific	- cant e	- nvironn	- nental	-
New Sustainable Buildings Policy Env 9 World Heritage Sites Policy Env 10 Listed	envir	- colicy reconments  - colicy profits by procolicy procolicy procolicy procolicy procolicy procolicy procolicy procolicy process.	quires ral beneral ben	ew bu fits by of the	- ilding encou - eritag enhar - uildin	s meduraging - ge site	es fro	- use of the control	- adver enviro	- ndard zero c - se effo onmer - less re	- ects of nt.	- deve	- lopme	- nt. T	- his po	- licy will	- have	√ signific	- cant e	- nvironn	- nental	-

Plan Section: En	vironn	nent																				
SEA Objective	Biodi	versity	Popul	ation	Soil			Wat	er			Air	& Clin	nate		Mate: Asset:		Cultu Herit		Lands	cape	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
Listed Buildings - Setting	•	oolicy prong to pro				_					heir se	tting	. This	policy	/ will h	nave sig	nificar	nt envi	ronme	ental be	nefits b	У
Policy Env 12	•	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$\checkmark$	-	-	-	-
Listed Buildings – Alterations & Extensions		oolicy profits by he				_			•				ctensic	ons. T	his po	olicy will	l have	signifi	cant e	nvironn	nental	
Policy Env 13	ı	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$\checkmark$	-	-	-	-
Conservation Areas - Demolition Policy Env 14	bene	oolicy profits by he	elping to	o prote	ct an	d enh	ance	the h	istoric -	enviro	onmen -	t. -	-	-	-	-	-	✓	-	-	-	-
Conservation Areas - Devt	•	policy pro									cts of c	devel	opmei	nt. Th	nis pol	icy will	have s	ignitic	ant en	vironm	ental be	enefits
Policy Env 15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
Historic Gardens & Design Landscapes	-	oolicy pro														velopme	ent. T	his pol	icy wi	I have s	significa	nt
Policy Env 16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<b>✓</b>	-	-	-	-
Protection of Important Remains	-	oolicy profits by he			_								evelop	oment	. This	policy	will ha	ave sigi	nifican	t enviro	onment	al
Policy Env 17	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	<b>√</b>	-	_	_	_

Plan Section: En	_				0 "								0 01:									
SEA Objective	Biodi	versity	Popul	ation	Soil			Wat	er			Air	& Clim	nate		Mate		Cultu		Land	scape	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	Assets M1	M2	Herit	H2	L1	L2	L3
Devt of sites		olicy se																				
of		ave sign																_	Sigilili	carice.	THIS PC	Jiley
Archaeological	VVIII II	ave sign	incarre c		mem	iai be	iicii.	3 Dy 11	ciping	to pro	icci ai	ia ciii	idifice	tile ii	1300110	CITVITO	iiiicii					
Significance																						
Policy Env 18	_	_	_	_	$\checkmark$	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	-
Devt in Green	This r	olicy pr	otects t	he gree	enbel	t and	cour	ntrysid	e and	sets o	ut the	circur	nstano	ces w	here d	levelopi	nent i	s cons	idered	accep	table. 1	This
Belt &		/ will hav		_																		
Countryside	pono									- 1 0					0							
Policy Env 19	-	-	-	-	-	-	-	_	-	-	-	-	-	-	-	-	-	-	_	✓	<b>√</b>	-
Special	This r	olicy pr	otects s	pecial I	ands	cape	areas	from	the ac	lverse	effect	s of d	evelor	omen	t. This	policy	will ha	ve sig	nificar	nt envir	onmen	tal
_andscape	-	fits by h																				
Areas		cting an											•		•							
Policy Env 20	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Protection of	This p	olicy pr	otects t	rees an	nd wo	odlar	nds fr	om ac	verse	effect	s of de	velop	ment.	This	policy	will ha	ve sig	nifican	nt envi	ronmei	ntal ber	nefits i
Trees &	prote	cting bid	odiversi	ty and	habit	ats.																
Woodlands																						
Policy Env 21	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Protection of	This p	olicy pr	otects b	iodive	rsity i	ncluc	ling d	lesign	ated sp	ecies	and ha	bitat	s from	adve	rse ef	fects of	devel	opmei	nt. Thi	s polic	y will ha	ave
Biodiversity	signif	icant en	vironm	ental b	enefit	ts in p	orote	cting l	oiodive	rsity a	and hal	oitats										
Policy Env 22	•	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-
Pentland Hills	This p	olicy pr	otects t	he Pen	tland	Hills	Regio	onal P	ark fro	m adv	erse e	ffects	of dev	velop	ment.	This po	olicy w	ill hav	e signi	ficant	environ	menta
Regional Park	benet	fits in te	rms of p	orotect	ing ar	nd en	hanc	ing th	e lands	cape :	setting	of th	e city	and it	s land	scape c	harac	ter. Th	is poli	cy will	have mi	inor
	indire	ct bene	fits in te	erms of	prot	ectin	g and	enha	ncing b	oiodiv	ersity a	nd ha	bitats	i.								
Policy Env 23	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-
Open Space	This p	olicy wi	II prote	ct exist	ing o	pen s	pace	from	the adv	verse	effects	of de	evelop	ment	. This	policy w	/ill hav	e sign	ificant	enviro	nmenta	al
Protection	benet	fits in te	rms of p	rotect	ing ar	nd en	hanc	ing op	en spa	ce an	d preve	enting	g soil s	ealing	ξ.							
Policy Env 24														_								

SEA Objective	Biodi	versity	Popul	ation	Soil			Wat	er			Air	& Clin	nate		Mate		Cult		Land	scape	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	Asset M1	M2	Heri	H2	L1	L2	L3
Protection of		olicy wi																1				
Outdoor Sport		fits in pr	•											оринс		ns pone	y <b>v</b> v	iave 5	giiiic	arre Criv	ii Oiliii ici	iitai
acilities	bene	ires iii pi	occom	5 and C	man	cing (	эрсп	Space	ana pi	CVCIII	g 50	ıı scai	8.									
Policy Env 25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ayout Design	This p	olicy re	quires n	new dev	/elopi	ment	to in	clude	a high	-quali	ty desi	gn lay	out. T	here	is not	anticipa	ated to	be a	ny sigr	ificant	environ	men
	impa	cts.																				
Policy Env 26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing	This p	olicy en	sures a	n appro	priat	e der	nsity	of dw	ellings	in nev	v deve	lopm	ent. Tł	nis po	licy ha	s mino	r indir	ect be	nefits	in term	s of	
Density	minin	nising th	e use o	f green	field	land.																
Policy Env 27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Realm,	This p	olicy en	sures a	ppropri	iate p	lanti	ng an	id land	dscapir	ng with	nin nev	v dev	elopm	ent. 1	This po	olicy has	s mino	r indir	ect be	nefits i	n terms	of
New Planting	habit	at and b	iodivers	sity, soi	Lseali	ing v	+															
ınd				,,, 50.	Jean	ilig, v	vater	mana	igemer	nt, and	d huma	ın hea	alth.									
				, , , , , , , , , , , , , , , , , , ,	i scuii	ilig, v	vater	mana	igemer	nt, and	d huma	ın hea	alth.									
Landscape				,, 50.	i scan	ilig, v	vater	mana	igemer	nt, and	d huma	ın hea	alth.									
Landscape Design				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	rocan	mg, v	vater	mana	igemer	nt, and	d huma	in hea	alth.									
Landscape Design Policy Env28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-
Landscape Design Policy Env28 Urban Edge		- policy en	- sures th	- nat dev	- elopn	- nent	- provi	- ides a	- high-q	- uality	- edge t	- o set	- tlemer			- licy has	- signifi	- cant e	- nviror	✓	<b>✓</b> I benefi	-
andscape Design Policy Env28 Jrban Edge Development		-	- sures th	- nat dev	- elopn	- nent	- provi	- ides a	- high-q	- uality	- edge t	- o set	- tlemer			- licy has	- signifi	- cant e	- nviror	✓	<b>✓</b> I benefi	-
Landscape Design Policy Env28 Urban Edge Development Policy Env 29	terms	- policy en s of prot	- sures th ecting a	- nat dev and enh	- elopn nancir	- nent ng the	- provi e lanc	- ides a dscape	- high-q	- uality g of tl	edge the city	- o set and i	- tlemer ts chai	racter	r.  -	-	-	-	-	✓ nmenta	-	-
Landscape Design Policy Env28 Urban Edge Development Policy Env 29 Waterside	terms	- policy en s of prot - policy en	- sures thecting a	- nat dev and enh - nat dev	elopn	- ment ng the - ment	- provi e land - adjad	- ides a dscape	- high-q e settin	uality	edge the city	o settand i	- tlemer ts chai - ropriat	racter - te to t	r. - that lo	- cation.	- This p	- olicy h	- nas sig	✓ nmental   - nificant	-	- ts in
Landscape Design Policy Env28 Urban Edge Development Policy Env 29 Waterside Devt	terms	- policy en s of prot	- sures thecting a	- nat dev and enh - nat dev	elopn	- ment ng the - ment	- provi e land - adjad	- ides a dscape	- high-q e settin	uality	edge the city	o settand i	- tlemer ts chai - ropriat	racter - te to t	r.   - that lo	- cation.	- This p	- olicy h	- nas sig	✓ nmenta   - nificant	-	ts in
Andscape Design Policy Env28 Urban Edge Development Policy Env 29 Waterside Devt Policy Env 30	terms - This p	oolicy ensored of protest of prot	- ecting a - sures thal benef	and enh	elopn ancir - elopn erms (	- ment ng the - ment of ma	- provi e land - adjad aintai	- ides a dscape - cent to ining t	high-qe settin	uality g of the - vaters tus of	edge the city - edge is major -	o set and i - s appr water	tlemer ts chai - ropriat	- te to tes and	that lo	- cation. mising f	- This p lood r	- olicy h isk bo	- nas sig th now -	- nificant	the fut	ts in
Landscape Design Policy Env28 Urban Edge Development Policy Env 29 Waterside Devt Policy Env 30 Building	terms - This p envir	oolicy en oolicy en oolicy en onmenta oolicy en	- sures the ecting a line in the sures the line in the	and development de	elopnelopnelopnelopnelopnelopnelopnelopn	- ment - ment of ma	- provi e lanc - adjac aintai - nent	- ides a dscape  - cent to ning t - has a	high-qe settin	uality g of the control of the contr	edge the city edge is major s approx	o settand i	- tlemer ts char - copriat bodie -	racter - te to t es and - s con	that lo	cation. mising f	This pool of the control of the cont	olicy hisk bot	- nas sig th now - icant e	- nificant v and in	the fut	ts in
Landscape Design Policy Env28 Urban Edge Development Policy Env 29 Waterside Devt Policy Env 30 Building	terms - This penvire - This pbene	- policy en policy en policy en policy en policy en policy en	- ecting a - sures thal benef - sures th	and development de	elopnelopnelopnelopnelopnelopnelopnelopn	- ment - ment of ma	- provi e lanc - adjac aintai - nent	- ides a dscape  - cent to ning t - has a	high-qe settin	uality g of the control of the contr	edge the city edge is major s approx	o settand i	- tlemer ts char - copriat bodie -	racter - te to t es and - s con	that lo	cation. mising f	This pool of the control of the cont	olicy hisk bot	- nas sig th now - icant e	- nificant v and in	the fut	ts in
Landscape Design Policy Env28 Urban Edge Development Policy Env 29 Waterside Devt Policy Env 30 Building Heights	terms - This penvire - This pbene	oolicy en oolicy en oolicy en onmenta oolicy en	- ecting a - sures thal benef - sures th	and development de	elopnelopnelopnelopnelopnelopnelopnelopn	- ment - ment of ma	- provi e lanc - adjac aintai - nent	- ides a dscape  - cent to ning t - has a	high-qe settin	uality g of the control of the contr	edge the city edge is major s approx	o settand i	- tlemer ts char - copriat bodie -	racter - te to t es and - s con	that lo	cation. mising f	This pool of the control of the cont	olicy hisk bot	- nas sig th now - icant e	- nificant v and in	the fut	ts
Landscape Design Policy Env28 Urban Edge Development Policy Env 29 Waterside Devt Policy Env 30 Building	terms - This penvire - This pbene	- policy en policy en policy en policy en policy en policy en	- ecting a - sures thal benef - sures th	and development de	elopnelopnelopnelopnelopnelopnelopnelopn	- ment - ment of ma	- provi e lanc - adjac aintai - nent	- ides a dscape  - cent to ning t - has a	high-qe settin	uality g of the control of the contr	edge the city edge is major s approx	o settand i	- tlemer ts char - copriat bodie -	racter - te to t es and - s con	that lo	cation. mising f	This pool of the control of the cont	olicy hisk bot	- nas sig th now - icant e	- nificant v and in	the fut	- ts in

SEA Objective	Biodi	iversity	Popul	ation	Soi	١		Wat	er			Air	& Clim	ate		Mate Asset		Cultu Herit		Land	scape	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
Policy Env 31	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Useable Open	This	policy er	sures t	hat nev	v non	-resid	denti	al dev	elopmo	ent ind	cludes	appro	priate	oper	n spac	e. This <sub>l</sub>	oolicy	has sig	gnifica	nt envi	ronmen	ıtal
Space in new	bene	fits in te	rms of	opens s	pace	in te	rms c	of ope	n space	e enha	incing	qualit	y of lif	e and	hum	an heal	th.					
Devt																						
Policy Env 32	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Useable	This	policy er	sures t	hat nev	v hou	ısing	devel	opme	nt incl	udes a	pprop	riate	comm	unal a	and pr	ivate sp	ace. T	his po	licy ha	ıs signif	icant	
Communal	envir	onment	al bene	fits in t	erms	of op	ens s	pace	enhand	cing of	qualit	y of li	fe and	hum	an he	alth.						
Open space &																						
Private																						
Gardens in																						
Housing Devt																						
Policy Env 33			/	/										,		,						
Olicy Lily 33	_	-	✓	✓	-	-	-	-	-	-	-	-	-	<b>✓</b>	-	✓	-	-	-	-	-	-
Amenity	This	policy er			um s	tanda	ard of	amer	ity. Th	e poli	cy has	mino		ect be	enefits		rs of q	uality	of life	and hu	- man he	alth.
Amenity Policy Env 34	-	-	isures a	minim	-	<b>✓</b>	-	✓	-	-	-	✓	✓	-	-	in tern	-	-	-	-	-	-
Amenity Policy Env 34 Pollution and	- This	- policy er	- usure a	minim - minimu	- ım sta	<b>√</b> andar	- rd of	✓ air, wa	- ater an	- d soil	- quality	√ . Thi	✓ s polic	- y has	-	in tern	-	-	-	-	-	-
Amenity  Policy Env 34  Pollution and Air, Water &	- This	-	- usure a	minim - minimu	- ım sta	<b>√</b> andar	- rd of	✓ air, wa	- ater an	- d soil	- quality	√ . Thi	✓ s polic	- y has	-	in tern	-	-	-	-	-	-
Policy Env 34 Pollution and Air, Water & Ground	- This	- policy er	- usure a	minim - minimu	- ım sta	<b>√</b> andar	- rd of	✓ air, wa	- ater an	- d soil	- quality	√ . Thi	✓ s polic	- y has	-	in tern	-	-	-	-	-	-
Amenity  Policy Env 34  Pollution and  Air, Water &  Ground  Quality	- This	- policy er	- usure a	minim - minimu	- ım sta	<b>√</b> andar	- rd of	air, wa	- ater an	- d soil	- quality	√ . Thi	✓ s polic	- y has	-	in tern	-	-	-	-	-	-
Amenity  Policy Env 34  Pollution and  Air, Water &  Ground  Quality  Policy Env 35	- This impo	- policy er ortant so	- isure a ils, main	minim  - minimu ntaining	- um stagethe	✓ andar statu	- rd of s	air, wa	- ater an quality	d soil and p	- quality rotecti	✓ Thing ai	✓ s polic r quali	- y has ty.	- signif	- icant er	- ivironr	- nental	- I bene	- fits in p	rotectin	rng
Policy Env 34 Pollution and Air, Water & Ground Quality Policy Env 35 Reducing	- This impo	- policy er ortant so	- isure a lils, main	minim  - minimuntaining  - against	- im sta g the	andar statu - I risk a	- rd of v s of v	✓ air, wa vater (	- ater an quality ✓	d soil and p	- quality rotecti	✓ Thing ai	✓ s polic r quali	- y has ty.	- signif	- icant er	- ivironr	- nental	- I bene	- fits in p	rotectin	rng
Amenity Policy Env 34 Pollution and Air, Water & Ground Quality Policy Env 35 Reducing	- This impo	- policy er ortant so	- isure a lils, main	minim  - minimuntaining  - against	- im sta g the	andar statu - I risk a	- rd of v s of v	✓ air, wa vater (	- ater an quality ✓	d soil and p	- quality rotecti	✓ Thing ai	✓ s polic r quali	- y has ty.	- signif	- icant er	- ivironr	- nental	- I bene	- fits in p	rotectin	l -
Amenity Policy Env 34 Pollution and Air, Water & Ground Quality Policy Env 35 Reducing Flood Risk	- This impo	- policy er ortant so	- isure a lils, main	minim  - minimuntaining  - against	- im sta g the	andar statu - I risk a	- rd of v s of v	✓ air, wa vater (	- ater an quality ✓	d soil and p	- quality rotecti	✓ Thing ai	✓ s polic r quali	- y has ty.	- signif	- icant er	- ivironr	- nental	- I bene	- fits in p	rotectin	l -
Amenity Policy Env 34 Pollution and Air, Water & Ground Quality Policy Env 35 Reducing Flood Risk Policy Env 36	- This   impo	- policy er ortant so	- usure a lils, main  - otects a ler bodie	minimuntaining  - against es and i	- im stage the	andar statu - I risk anising	- rd of s s of v	air, water of the state of the	- ater an quality	- d soil of and p	- quality rotecti - This po	Thising ai	s polic r quali - nas sig	- y has ty. - nifica	- signif - nt env	- vironme	- ental b	- mental - enefits	- I bene	- fits in p - aintaini	- rotecting - ng the s	- ng - status
Amenity  Policy Env 34  Pollution and  Air, Water &  Ground  Quality  Policy Env 35	- This   impo	- policy er prtant so  - policy pr ajor wate	- otects a er bodie	minimuntaining  - against es and i	- Im sta the - flood minim - ments	andar statu - I risk a nising	- and r floor	air, wavater (	- ater an quality  v es its ef	- d soil of and p	- quality rotecti - This po	- ng fro	s policer qualification - massig	- y has ty. - nifica	- signif - nt env	in tern  - icant er  - vironme	- ental b	- enefits	- I bene	- fits in p	- ng the s	- ng - status
Amenity  Policy Env 34  Pollution and Air, Water & Ground Quality  Policy Env 35  Reducing Flood Risk  Policy Env 36  Designing for	- This   of ma	- policy er prtant so  - policy pr ajor wate	- otects a er bodie	minimuntaining  - against es and i - equirer ng the	- Im sta the - flood minim - ments	andar statu - I risk a nising	- and r floor	air, wavater (	- ater an quality  v es its ef	- d soil of and p	- quality rotecti - This po	- ng fro	s policer qualification - massig	- y has ty. - nifica	- signif - nt env	in tern  - icant er  - vironme	- ental b	- enefits	- I bene	- fits in p	- ng the s	- ng - statu

Plan Section: Er	vironn	nent																				
SEA Objective	Biod	iversity	Popul	ation	Soil			Wat	er			Air	& Clin	nate		Mate Asset		Culti		Land	scape	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
Designing in Positive effects for Biodiversity		policy se								•					Jaiver		e pom	y nas		ounc en		- Trust
Policy Env 38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shopfronts		policy se		•			hopfr	onts.	The po	olicy h	as min	or po	sitive (	enviro	onmer	ntal ben	efits i	n term	s of pr	otectir	ig and	

Plan Section: Ho	using																					
SEA Objective	Biodi	versity	Popul	ation	Soil			Wat	er			Air	& Clim	nate		Mate	rial	Cult	ıral	Land	scape	
																Asset	S	Herit	tage			
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
Policy Hou 1	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing Devt	This p	olicy su	pports	housing	g dev	elopr	nent	on all	ocated	sites.	This p	olicy l	helps t	to mi	nimise	the de	velop	ment o	of gree	enfield	land by	
	suppo	orting de	evelopn	nent or	brov	vnfie	ld sit	es.														
Policy Hou 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Affordable	This p	olicy se	ts a req	uireme	nt to	prov	ide a	fforda	ble ho	using	on mai	rket s	ites. T	here	is not	anticipa	ated t	o be a	ny sigr	nificant		
housing	envir	onment	al impa	cts.																		
Policy Hou 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mixed	This p	olicy se	ts a req	uireme	nt fo	r a m	ix of	housi	ng type	es and	sizes.	There	e is no	t anti	icipate	ed to be	any s	ignific	ant en	vironm	ental	
Communities	impa	cts.																				
Policy Hou 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Conversion to	This p	olicy all	ows the	chang	e of i	use o	f exis	ting b	uilding	s in no	on-resi	denti	al use	to ho	using	. This po	olicy n	nay ha	ve sor	ne min	or	
Housing	envir	onment	al benef	fits by p	orom	oting	brov	vnfield	d devel	opme	nt, hov	vever	, there	e is n	ot ant	icipated	to be	e any s	ignific	ant env	vironme	ental
	impa	cts.																				
Policy Hou 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Plan Section: Hou	sing																					
SEA Objective	Biodi	versity	Popul	ation	Soil			Wat	er			Air	& Clim	nate		Mate		Cultu		Land	scape	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
Student	This	oolicy su	pports	ourpos	e-bui	t stu	dent	accon	nmoda	tion. 1	here i	s not	anticip	pated	to be	any sig	nifica	nt env	ironm	ental ir	npacts.	•
Accommodation																						
Policy Hou 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Inappropriate	This	oolicy pro	otects r	esiden	tial ar	nenit	y. Th	is pol	icy ma	y have	some	mino	r bene	efits f	or pop	ulation	healt	h, hov	vever,	there	is not	
uses in	antic	ipated to	be any	signifi	cant	envir	onme	ental i	mpact	s.												
Residential																						
Areas																						
Policy Hou 7	-	-	-	-	-		-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
Sites for	The p	olicy sup	oports c	levelop	men	t of s	ites f	or gyp	sies, ti	ravelle	rs and	trave	elling s	how	peopl	e. There	e is no	t antic	ipated	to be	any	
Gypsies/	signif	icant en	vironme	ental in	npact	s.																
Travellers &																						
Travelling Show																						
People																						

Plan Section: Infrastr	ucture a	and Tran	sport, &	k Reso	urces	and	Servi	ces														
SEA Objective	Biodi	versity	Popul	ation	Soil			Wat	er			Air	& Clin	nate		Mate	rial	Culti	ural	Land	lscape	
																Asset	:S	Heri	tage			
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
Policy Inf 1	-	-	✓	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-
Access to	This p	oolicy en	sures d	evelop	men	t is w	ithin	walki	ng dist	ance c	of key o	omm	nunity	servi	ces. T	his poli	icy wil	I have	signif	icant		
Community	envir	onment	al benef	its by e	enco	uragi	ng de	velop	ment t	o be o	lose to	thes	se con	nmun	ity fa	cilities i	n the	conte	xt of tl	ne 20-	minute	2
Facilities	neigh	bourho	od strat	egy. Th	ie po	licy v	vill al	so mir	nimise	the ne	ed to	trave	l.									
Policy Inf 2	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loss of Community	This p	oolicy pr	otects a	gainst	the I	oss o	f valu	uable (	commi	unity f	acilitie	s. The	e polic	y wil	l have	minor	bene	fits in t	terms	of allo	wing	
Facilities	propo	osals wh	ich resu	lt in lo	ss wł	nere i	it res	ults in	a net	impro	vemen	t in to	erms (	of the	co-lo	cation	of cor	nmun	ity fac	ilities.		
Policy Inf 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Infrastructure	This p	oolicy en	sures th	nat the	requ	isite	infra	struct	ure ca	pacity	is avai	lable	or car	ո be c	lelive	red to a	absorb	any a	dditio	nal im	pact o	f
Delivery &	devel	lopment	. There	is not	antic	ipate	ed to	be an	y signif	icant	enviro	nmer	ital im	pacts	i.							

SEA Objective	Biodi	versity	Popul	ation	Soil			Wat	er			Air	& Clin	nate		Mate	rial	Cult	ural	Land	dscape	
																Asset	:S	Heri	tage			
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	А3	A4	M1	M2	H1	H2	L1	L2	L3
Developer					•				•			•				•	•				•	•
Contributions																						
Policy Inf 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Provision of	This	oolicy en	sures t	he imp	act o	f loca	l, city	/ wide	, cross	boun	dary, i	ndivi	dual a	nd cu	mulat	ive tra	nsport	impa	cts are	e unde	erstoo	and
Transport	addre	essed. T	his poli	cy has	mino	r indi	rect	benefi	its fror	n the p	oropos	sed m	itigati	on re	sultin	g from	apply	ing tra	anspor	t asse	ssmen	ts to
Infrastructure	unde	rstand a	nd miti	gate im	pact	s of c	level	opmei	nt, e.g.	prote	cting A	AQM/	As, and	d red	ucing	the ne	ed to t	ravel.				
Policy Inf 5	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-
Location of Major	This	oolicy en	sures t	hat dev	elop	ment	whic	ch gen	erates	a sign	ificant	trav	el den	nand	has ve	ery goo	d acce	ssibil	ity by s	sustair	nable	
Travel Generating		port. Th																				
Devt																						
Policy Inf 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cycle Parking	This	oolicy en	sures a	ppropr	iate l	evels	and	qualit	y of cy	cle pa	rking i	n dev	elopn	nent.	This p	olicy h	as mir	or in	direct	benefi	its in to	erms
,		couragir														•						
Policy Inf 7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Car Parking	Thin .	15	tc out t	he crite	ria f	or an	nroni	riate l	م علمبره	£										•	rms of	
riivale cai raikiiig	inis	oolicy se	is out t	HE CHIL	si ia i	лар	P. 0 P.	Tute I	eveis o	T prive	ite car	park	ing. Th	ns po	licy h	as mino	or indi	rect b	enefit	s in te	mis oi	
Filvate Cai Farking		oolicy se orting de											_			as mino fits to a						
Filvate Cai Faikilig	supp		evelopn	nent w	ith lo	w lev	els o	f car p	arking	devel	opme	nt wit	h resu	ulting	bene	fits to a	air qua	lity th	rough	redu	ced ca	
	supp	orting de	evelopn	nent w	ith lo	w lev	els o	f car p	arking	devel	opme	nt wit	h resu	ulting	bene	fits to a	air qua	lity th	rough	redu	ced ca	
Policy Inf 8 Design of Car	supple owne	orting de ership an	d redu	nent wi	th lo site	w lev area -	els o taker	f car p n up w -	oarking vith par -	devel	opme providi -	nt wit	th resu ore la	ulting nd fo	bene r othe	fits to a r purpo -	air qua oses e -	lity th .g. gre	rough en/blu	reduction reduct	ced car astruc	ture.
Policy Inf 8	suppowned -	orting deership and - colicy se	d reduction	nent wittion in -	site - for th	w lev area - ne de	vels o taker - sign o	f car p n up w - of car	oarking vith par - parking	devel rking p - g. This	opme providi - s polic	nt wit ng m - y has	th resuore la	ulting nd for - r indir	bene r othe - rect b	fits to a r purpo - enefits	air qua oses e - in ter	lity th .g. gre	rough en/blu	reduction reduct	ced car astruc	ture.
Policy Inf 8 Design of Car Parking	suppowned -	orting de ership an	d reduction	nent wittion in -	site - for th	w lev area - ne de	vels o taker - sign o	f car p n up w - of car	oarking vith par - parking	devel rking p - g. This	opme providi - s polic	nt wit ng m - y has	th resuore la	ulting nd for - r indir	bene r othe - rect b	fits to a r purpo - enefits	air qua oses e - in ter	lity th .g. gre	rough en/blu	reduction reduct	ced car astruc	ture.
Policy Inf 8 Design of Car Parking Policy Inf 9	suppowned  This phard	orting dership and - policy se surfaces	evelopn d reduction - ts out counting within	riteria develo	site - for th pme	w lev area - ne de nt to	taker - sign o	f car p n up w - of car penefi	oarking vith par - parking t of mo	devel rking p - g. This ore ho	opmenorovidi - s policusing a	nt wit ng m - y has and g	ch resulting the	ulting nd for - r indir olue i	bene r othe - rect b nfrast	r purpo - enefits ructure	oses e - in ter	lity the second	rough een/blu - reduci	reduction reduct	rastruc - e amou	ture.   - unt o
Policy Inf 8  Design of Car  Parking  Policy Inf 9  City Centre Public	suppowned  This phard  This p	orting deership and - coolicy se surfaces - coolicy do	evelopm d reduction - ts out continues within - es not	riteria develo	site - for the pme - t new	w levarea - e de nt to - v car	rels or taker - sign or the k	f car p n up w - of car penefit - ng in t	vith par - parking t of mo	development develo	opmenorovidi - s policusing a - re or the	nt with ng m - y has and g whe Lo	ch result ore land ore land ore land ore land or land	ulting nd for - r indir olue i - ssion	bene r othe - rect b nfrast - s Zone	r purpo - enefits ructure - e. This	oses e - in ter e. policy	elity the g. green - ms of the has s	rougheen/blueen/	reduction reduct	astruce - e amou	ture unt o
Policy Inf 8 Design of Car Parking Policy Inf 9	supple owners  This phard  This phard	ership and a color of the color	evelopm d reduction ts out of within - es not rms of	nent winterior in the case of	site - for th pme - t new aging	w levarea 	taker - sign o the k - parki	f car p n up w - of car penefir - ng in t	parking vith par - parking t of mo - the city trips a	development develo	opmenoviding - s policusing a - re or ti	nt with ng m  y has and g  he Lo	in result ore land a minor reen/land w Emi	ulting nd for - r indir olue i - ssion	bene r othe - rect b nfrast - s Zone	r purpo - enefits ructure - e. This	oses e - in ter e. policy	elity the g. green - ms of the has s	rougheen/blueen/	reduction reduct	astruce - e amou	ture unt o
Policy Inf 8 Design of Car Parking Policy Inf 9 City Centre Public	supple owners  This phard  This phard	orting deership and - coolicy se surfaces - coolicy do	evelopm d reduction ts out of within - es not rms of	nent winterior in the case of	site - for th pme - t new aging	w levarea 	taker - sign o the k - parki	f car p n up w - of car penefir - ng in t	parking vith par - parking t of mo - the city trips a	development develo	opmenoviding - s policusing a - re or ti	nt with ng m  y has and g  he Lo	in result ore land a minor reen/land w Emi	ulting nd for - r indir olue i - ssion	bene r othe - rect b nfrast - s Zone	r purpo - enefits ructure - e. This	oses e - in ter e. policy	elity the g. green - ms of the has s	rougheen/blueen/	reduction reduct	astruce - e amou	ture  - unt c

SEA Objective	Biod	iversity	Popul	ation	Soi	I		Wat	er			Air	& Clin	nate		Mate		Cult		Land	dscape	:
O a atia a	D1	D2	D4	D2	C1			)A/1	14/2	14/2	14/4	A 4	4.2	۸.2		Asset	~		tage	1.4	1.2	112
Question	B1	B2	P1	P2	S1	S2	1	W1	W2	W3	W4	A1	1	A3	A4	M1	M2	H1	H2	L1	L2	L3
Cycle & Footpath		policy su								•										_		
Network		onment			•	_										•					ect be	nefits
	in tei	rms of er	ncourag	ing act	tivity	trave	el to t	he be	nefit o	hum	an hea	Ith a	าd ber	nefits	to air	quality	y in te	rms o	f AQM	As.		
Policy Inf 11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Transport	This	policy pr	otects p	oublic t	trans	port <sub>l</sub>	propo	osals a	nd saf	eguaro	ds fron	n prej	judicia	ıl dev	elopn	nent th	at wo	uld pr	ejudic	e their	•	
Proposals &	imple	ementati	on. Thi	s policy	y has	mino	or ind	irect b	penefit	s in te	rms of	disco	ouragi	ng pr	ivate	vehicle	trips	and in	nprovi	ng act	ive tra	vel
Safeguards	and p	oublic tra	ansport	mode	share	e to t	he be	enefit	of hun	an he	alth a	nd be	nefits	to air	qual	ty in te	erms c	of AQN	ΛAs.			
Policy Inf 12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park & Ride	This	policy se	ts crite	ria for s	sunna	ortino	a narl	c and	rido cit	oc Th	ic poli	cv ha	s min	or inc	iroct	honofit	c in to	rmc o	f dicce	ouragii	ng nriv	ate
								\ aliu	Hue sit	es. 11	ווטט כוו				HELL	beneni	.5 111 LC	: I I I I S U	ıı uıscı	Julaeli		
																				_		
	vehic	le trips a	and imp																	_		
Policy Inf 13	vehic		and imp																	_		
Policy Inf 13 Road network	vehic in ter	cle trips a	and imp QMAs.	roving -	activ	ve tra	ivel a	nd pul	blic tra	nspor	t mode	shai	re to t	he be	nefit -	of hum	an he	alth a	nd ber	nefits t	o air q	uality
Road network	vehice in terms.	cle trips a rms of Al - policy do	and imp QMAs. - es not	roving - suppor	activ	e tra	vel a	nd pul	blic tra	nspor - re like	t mode	shar	e to t	he be	nefit - anspo	of hum  - rt infra	an he	alth a	nd ber	- ements	- s. This	uality - policy
<b>'</b>	vehice in terms.  This is has referenced.	cle trips a rms of A0 - policy do ninor inc	QMAs pes not	- suppor	- t roa in te	e tra	- twork	- c infractionary	blic tra  - structu	- re like	t mode - ely to p	- orejude	- dice no	he be	- anspo	of hum  - rt infra	- struct	- ure in	- nprove	- ements	- s. This	uality - policy de
Road network	vehicin ter  This has reshare	rms of All - policy do ninor ince to the k	and imp QMAs. - pes not : lirect be penefit	- suppor enefits of hum	- t roa in te	- d net rms d	- twork	- c infractionary	blic tra  - structu	- re like	t mode - ely to p	- orejude	- dice no	he be	- anspo	of hum  - rt infra	- struct	- ure in	- nprove	- ements	- s. This	uality - policy de
Road network Infrastructure	vehicin ter  This has reshare	cle trips a rms of A0 - policy do ninor inc	and imp QMAs. - pes not : lirect be penefit	- suppor enefits of hum	- t roa in te	- d net rms d	- twork	- c infractionary	blic tra  - structu	- re like	t mode - ely to p	- orejude	- dice no	he be	- anspo	of hum  - rt infra	- struct	- ure in	- nprove	- ements	- s. This	uality - policy de
Road network Infrastructure Policy Inf 14	vehic in ter	rms of All - policy do ninor ince to the k ficant en	and imp QMAs. - pes not s lirect be penefit vironm -	- suppor enefits of hum ental ir	- rt roa in te man hompac	- d net rms c ealth ts.	- twork of disc	- cinfra:couragbenef	- structuging pr its to a	- re like ivate v ir qua	- ely to prehicle lity in	- prejude trips terms	- dice no and i s of AC	- ew trampro QMAs	- anspo ving a . How	- rt infra active t vever, t	- struct ravel a here i	- cure in and pu s not a	- nprove ublic tr anticip	- ements ranspo pated t	- s. This ort mode	uality - policy de ny -
Road network Infrastructure	vehice in terms of the second	cle trips a rms of Al - policy do ninor inc to the k ficant en - policy do	and imp QMAs. - bes not s lirect be benefit vironm - bes not s	- supporenefits of hum ental in	- rt roa in te man ho mpac - rt dev	e trade - d net rms cealth ts.	- twork of disc and - ment	- cinfrascourage benef	- structuging priits to a	re like ivate vir qua	- Ply to pyehicle lity in freigh	- prejuce trips terms	- dice no s and i s of AC  - nsfer f	- ew trampro QMAs	- anspo ving a . How - es at	- rt infra active t rever, t	- struct ravel a here i	- cure imand puss not a	- period ber	- ements transported to the control of the control	- s. This ort mode to be a	-   policy   de   ny   -
Road network Infrastructure Policy Inf 14	vehice in terms of the series	rms of AG  - policy do ninor ince to the k ficant en  - policy do r indirec	end imp QMAs. - pes not silirect be benefit vironm - pes not sit	supporental in suppor	- t roa in te mpac - t deverms	d net rms (ealth ts.	- twork of disc and - ment	- c infractional pull benefit	- structuging priits to a	re like ivate vir qua	- Ply to pyehicle lity in freigh	- prejuce trips terms	- dice no s and i s of AC  - nsfer f	- ew trampro QMAs	- anspo ving a . How - es at	- rt infra active t rever, t	- struct ravel a here i	- cure imand puss not a	- period ber	- ements transported to the control of the control	- s. This ort mode to be a	-   policide   ny   -
Road network Infrastructure Policy Inf 14	vehice in terms of the series	cle trips a rms of Al - policy do ninor inc to the k ficant en - policy do	end imp QMAs. - pes not silirect be benefit vironm - pes not sit	supporental in suppor	- t roa in te mpac - t deverms	d net rms (ealth ts.	- twork of disc and - ment	- c infractional pull benefit	- structuging priits to a	re like ivate vir qua	- Ply to pyehicle lity in freigh	- prejude trips terms	- dice no s and i s of AC  - nsfer f	- ew trampro QMAs	- anspo ving a . How - es at	- rt infra active t rever, t	- struct ravel a here i	- cure imand puss not a	- period ber	- ements transported to the control of the control	- s. This ort mode to be a	-   polic   de   ny   -   as
Road network Infrastructure Policy Inf 14	vehice in terms of the series	rms of AG  - policy do ninor ince to the k ficant en  - policy do r indirec	end imp QMAs. - pes not silirect be benefit vironm - pes not sit	supporental in suppor	- t roa in te mpac - t deverms	d net rms (ealth ts.	- twork of disc and - ment	- c infractional pull benefit	- structuging priits to a	re like ivate vir qua	- Ply to pyehicle lity in freigh	- prejude trips terms	- dice no s and i s of AC  - nsfer f	- ew trampro QMAs	- anspo ving a . How - es at	- rt infra active t rever, t	- struct ravel a here i	- cure imand puss not a	- period ber	- ements transported to the control of the control	- s. This ort mode to be a	- policyde ny - as
Road network Infrastructure  Policy Inf 14 Rail Freight	vehice in terms of the series	rms of AG  - policy do ninor ince to the k ficant en  - policy do r indirec	end imp QMAs. - pes not silirect be benefit vironm - pes not sit	supporental in suppor	- t roa in te mpac - t deverms	d net rms (ealth ts.	- twork of disc and - ment	- c infractional pull benefit	- structuging priits to a	re like ivate vir qua	- Ply to pyehicle lity in freigh	- prejude trips terms	- dice no s and i s of AC  - nsfer f	- ew trampro QMAs	- anspo ving a . How - es at	- rt infra active t rever, t	- struct ravel a here i	- cure imand puss not a	- period ber	- ements transported to the control of the control	- s. This ort mode to be a	- policyde ny - as
Road network Infrastructure  Policy Inf 14 Rail Freight  Policy Inf 15	vehice in terms of the second	rms of All - policy do ninor ince to the k ficant en - policy do r indirected, to m	es not direct be conefit vironm cone to be nefit benefit benef	supporenefits of hum ental in ental in to ental ental in to ental	actives	d net rms (ealth ts relop of su of ze	- twork of disc and - ment ippor	- infra: courage benef - likely ting the	- structuging prits to a	re like ivate vir qua	- Ply to predicted in the control of	- trips terms - t tran ich to	- dice no s and is of AC	acilitie mai	- anspo ving a . How - es at nagem	- rt infra active t rever, t - Seafield nent, w	- struct ravel a here i	- Porto	- proveublic transicip - bello. es was	- ements ranspo pated t  - This po te pro	- s. This ort mode to be a	-   policy   de   ny   -   as   at
Road network Infrastructure  Policy Inf 14 Rail Freight	vehice in terms of the second	rms of AG  - policy do ninor ince to the k ficant en  - policy do r indirec	es not direct be conefit vironm cone to be nefit benefit benef	supporenefits of hum ental in ental in to ental ental in to ental	actives	d net rms (ealth ts relop of su of ze	- twork of disc and - ment ippor	- infra: courage benef - likely ting the	- structuging prits to a	re like ivate vir qua	- Ply to predicted in the control of	- trips terms - t tran ich to	- dice no s and is of AC	acilitie mai	- anspo ving a . How - es at nagem	- rt infra active t rever, t - Seafield nent, w	- struct ravel a here i	- Porto	- proveublic transicip - bello. es was	- ements ranspo pated t  - This po te pro	- s. This ort mode to be a	-   policy   de   ny   -   as   at
Road network Infrastructure  Policy Inf 14 Rail Freight  Policy Inf 15	vehice in terms of the second	rms of All - policy do ninor ince to the k ficant en - policy do r indirected, to m	end imp QMAs. - Des not : Des not : Des not : Des not : Des not :	supporential in the object	actives	d net rms dealth ts	- twork of disc and - ment uppor	- cinfragourage beneful. Iikely ting that aste.	- structuging prits to a to prene Cou	re like ivate vir qua	ely to pychicle lity in freight approa	- trips terms - trips terms - trips terms - trips	- dice no s and i s of AC - nsfer fo waste	- acilitie mar	- anspo ving a . How - es at nagem	- rt infra active t rever, t - Seafield nent, w	- struct ravel a here i	- Porto	- proveublic transicip - bello. es was	- ements ranspo pated t  - This po te pro	- s. This ort mode to be a	-   policy   de   ny   -   as   at

CEA Objective							Servi		<b>.</b>			Λiπ	0 Cli			Mata	wial -	Cult	umal .	Lon	daaara	
SEA Objective	Biodi	versity	Popu	lation	Soil			Wat	er			Air	& Clin	nate		Mate		Cult		Land	dscape	
0	D4	D2	D4	D2	64	62	62	14/4	14/2	14/2	1444	0.4		4.2		Asset		Heri		14	112	1.2
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1		A3	A4	M1	M2	H1	H2	L1	L2	L3
Sustainable Energy		oolicy su																	enefit	:s by e	ncoura	ging
and Heat Networks	the p	rovision	of low	/zero ca	arbor	tech	nolo	gies a	nd will	have	positiv	<u>re bei</u>	nefits	in ter	ms of	climat	e char	ige.				
Policy Inf 17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Safeguarding	This	oolicy do	oes not	permit	deve	lopm	ent i	mmed	diately	surro	unding	a wa	ste m	anage	ement	t facilit	y. This	polic	y has i	minor	benefi	ts in
Existing Waste	term	s of imp	roving	quality	of life	and	hum	an he	alth.													
Management																						
Facilities																						
Policy Inf 18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
Provision of New	This	oolicy pe	ermits r	iew wa	ste m	anag	eme	nt faci	lities in	n appr	opriat	e loca	ations.	. This	policy	will h	ave sig	nifica	nt en	vironm	ental	
Waste Management	bene	fits by c	ontribu	ting to	wards	zero	was	te obj	ectives	5.												
Facilities																						
Policy Inf 19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
Waste Disposal Sites	This	oolicy do	oes not	suppor	t nev	/ land	fill o	r land	raise s	sites. <sup>-</sup>	This po	licy w	vill hav	ve sig	nifica	nt envi	ronme	ental b	enefi	ts by c	ontrib	uting
							trictio	ar faci	lition f				مانديناه			400						utilig
		rds zero	waste	objecti	ves b	y resi	uicui	ig raci	ilues i	or lan	dfill. T	his po	ווכע דווכ	ias mi	nor ir	idirect	benet	its in t	erms	of imp	roving	
	towa			•		•	uncun	ig raci	iities ii	or lan	dfill. T	his po	JIICY II	ias mi	nor ir	idirect	benet	its in 1	erms	of imp	roving	
Policy Inf 20	towa	rds zero		•		•	-	-	-	or lan	dfill. T	his po	-	as mi	nor ir	direct	benet	its in 1	erms	of imp	roving	
Policy Inf 20 Minerals	towa quali	rds zero	and hu	ıman ho	ealth.	-	-	-	-	-	-	-	-	-	-	-	?	-	-	-	-	-
	towa quali - This	rds zero ty of life -	and hu - ants pr	ıman he - oposals	ealth. - for r	- niner	- al ex	- tractio	- on at e	- xistin	- g quarr	- ies. T	- his po	- olicy n	- nay ha	-	?	-	-	-	-	-
	towa quali - This	rds zero ty of life - policy gr	and hu - ants pr	ıman he - oposals	ealth. - for r	- niner	- al ex	- tractio	- on at e	- xistin	- g quarr	- ies. T	- his po	- olicy n	- nay ha	-	?	-	-	-	-	-
Minerals	towa quali - This p terms	rds zero ty of life - policy gr s of proi	and hu - ants pr moting -	oposals use of I	ealth. - for r natur -	- niner al res	- ral ex sourc	- traction es dep	- on at e pendin	- xisting g on s	- g quarr cale bu	ies. T ut imp	his popact u	- olicy n ncert	- nay ha ain. -	- ave sor	? ne sig	- nificar	- nt neg	- ative in	- mpacts	-   s in   -
Minerals Policy Inf 21	towa quali - This part terms - This part terms	rds zero ty of life  - colicy gr s of pror - colicy su	and hu - ants pr moting - apports	oposals use of i	ealth.  for reature  mature  mmur	- niner al res -	- ral ex sourc - ons c	- traction es dep -	on at epending	- xisting g on s - t subje	- g quarr cale bu -	ies. Tut imp	his popact u	- olicy n ncert - erion.	- nay ha ain. - This	- ave sor - policy	? ne sig - may h	- nificar - ave m	- nt neg - inor p	ative in	- mpacts	-   s in   -
Minerals Policy Inf 21	towa quality - This part terms - This part terms	rds zero ty of life - policy gr s of proi - policy su s of the	and hu - rants pr moting - upports historic	oposals use of i telecor	ealth.  for r natur  mmur nmur	- niner al res - nicati	ral ex sourc ons c	traction es dep	on at e pendin - pment e depe	zisting g on s - t subje	- g quarr cale bu -	ies. Tut imp	his popact u	- olicy n ncert - erion.	- nay ha ain. - This	- ave sor - policy	? ne sig - may h	- nificar - ave m	- nt neg - inor p	ative in	- mpacts	-   s in   -
Minerals  Policy Inf 21  Telecommunications	towa quality - This part terms - This part terms	rds zero ty of life  - colicy gr s of pror - colicy su	and hu - rants pr moting - upports historic	oposals use of i telecor	ealth.  for r natur  mmur nmur	- niner al res - nicati	ral ex sourc ons c	traction es dep	on at e pendin - pment e depe	zisting g on s - t subje	- g quarr cale bu -	ies. Tut imp	his popact u	- olicy n ncert - erion.	- nay ha ain. - This	- ave sor - policy	? ne sig - may h	- nificar - ave m	- nt neg - inor p	ative in	- mpacts	-   s in   -
Minerals Policy Inf 21	towa quali - This pterms - This pterms antic -	rds zero ty of life - policy gr s of proi - policy su s of the	and hu - ants pr moting - apports historic be an	oposals use of r telecor enviro y signif	ealth.  for reatur  mmur  nmer  icant  -	- niner al res - nicati nt and envir	- cal ex courc - ons c d land	- traction es dep - develon dscapo ental	on at epending - pmented depending ct	- xisting g on s - t subje nding ts.	quarr cale bu - ect to v on the	- ries. T ut imp - variou e loca	- This popact u - as crite	- plicy n ncert - erion. f prop	- nay ha ain. - This posals	- policy but im	? ne sig - may h	- nificar - ave m uncert	- nt neg - inor p	- ative in - positive There i	- mpacts - e impa s not	- s in - cts in -

SEA Objective	Biodi	iversity	Popul	lation	Soil	l		Wat	er			Air	& Clin	nate		Mate Asset		Cult Heri		Land	lscape	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
Policy Econ 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Supporting	This	policy su	pports	propos	als fo	r dev	elop	ment	associa	ites w	ith soc	ial en	terpris	se, bu	siness	start u	ps, un	iversit	ies, re	search	etc. Th	ere is
nclusive	not a	nticipat	ed to be	e any si	gnific	ant e	nviro	nmer	ıtal im <sub>l</sub>	oacts.												
Growth																						
Policy Econ 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	This	policy re	quires	oroposa	als for	r com	mer	cial us	es on s	ites o	ver 0.2	5ha t	o prov	ide 50	0% of	the site	for ho	ousing	. Ther	e is not	anticip	ated
Devt	be ar	ny signifi	cant en	vironm	ental	limpa	acts.															
Policy Econ 3	-	-	-	-	$\checkmark$	-	-	-	-	-	-	-	-	$\checkmark$	-	-	-	-	-	-	-	-
Office Devt	This	policy di	rects m	aior off	ice de	evelo	pme	nt to t	he city	centr	e, stra	tegic	busine	ess ce	ntres	and oth	er acc	essible	e mixe	d-use l	ocation	s and
		efore en		•								_										
		in the po	_				_					-			_							
															-  - · -  -							
					avel.																	
Policy Econ 4		nces ped			avel.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	_
	dista -	nces peo	ople hav	e to tr	-	- vmer	- nt site	- es acro	- oss the	- city ir	- n empl	- ovme	- nt use	- . The	- re is n	- ot antid	-	- I to be	-	- ignifica	- nt	-
Business &	dista - This	nces peo - policy se	ople have - eks to r	e to tr	-	- ymer	- nt site	- es acro	- oss the	- city ir	- n empl	- oyme	- nt use	- . The	- re is n	- ot antio	- cipated	- I to be	-	- ignifica	- nt	-
Business & Industry Areas	dista - This	nces peo	ople have - eks to r	e to tr	-	- ymer	- nt site	es acro	- oss the	- city ir	empl	- oyme	nt use	- The	re is n	- ot antid	- cipated	to be	-	- ignifica	- nt	-
Business & Industry Areas Policy Econ 5	dista - This   envir	policy se	eks to ral impa	retain e	- mplo	-	-	-	-	-	-	-	-	-	-	-	-	-	any s	-	-	-
Policy Econ 4 Business & Industry Areas Policy Econ 5 Employment Sites and	dista - This   envir - This	policy se	eks to ral impa	retain ects.	- mplo	-	-	-	-	-	-	-	-	-	-	-	-	-	any s	-	-	-
Business & Industry Areas Policy Econ 5 Employment Sites and	dista - This   envir - This	policy se	eks to ral impa	retain ects.	- mplo	-	-	-	-	-	-	-	-	-	-	-	-	-	any s	-	-	-
Business & Industry Areas Policy Econ 5 Employment Sites and Premises	dista - This   envir - This	policy se	eks to ral impa	retain ects.	- mplo	-	-	-	-	-	-	-	-	-	-	-	-	-	any s	-	-	-
Business & Industry Areas Policy Econ 5 Employment Sites and Premises Policy Econ 6	dista - This   envir - This   envir	policy se conment - policy succonment -	eks to ral impa	retain ects.	- mplo - lopm	ent o	f em	- ploym	ent sit	- es wit	- hin the	- e urba	- in area	- a. The	re is r	- ot anti	- cipated	- d to be	any s	- ignifica	- ant	- enta
Business & Industry Areas Policy Econ 5 Employment	dista - This   envir - This   envir	policy surpolicy	eks to ral impa 	retain ects.  - redevects.  - redevects.	- mplo - lopm	ent o	f em	- ploym - the ci	ent sit	es with	- hin the	- e urba	- in area	- a. The	re is r	- ot anti	- cipated	- d to be	any s	- ignifica	- ant	- - enta
Business & Industry Areas Policy Econ 5 Employment Sites and Premises Policy Econ 6	dista - This   envir - This   envir	policy se conment - policy succonment -	eks to ral impa 	retain ects.  - redevects.  - redevects.	- mplo - lopm	ent o	f em	- ploym - the ci	ent sit	es with	- hin the	- e urba	- in area	- a. The	re is r	- ot anti	- cipated	- d to be	any s	- ignifica	- ant	- - ental
Business & ndustry Areas Policy Econ 5 Employment Sites and Premises Policy Econ 6 Hotel Devt	dista - This   envir - This   envir	policy surpolicy	eks to ral impa 	retain ects.  - redevects.  - redevects.	- mplo - lopm	ent o	f em	- ploym - the ci	ent sit	es with	- hin the	- e urba	- in area	- a. The	re is r	- ot anti	- cipated	- d to be	any s	- ignifica	- ant	-   -   enta
Business & Industry Areas Policy Econ 5 Employment Sites and Premises Policy Econ 6 Hotel Devt	dista - This   envir - This   envir	policy surpolicy	eks to ral impa - apports al impa - apports elping t	retain ects.  - redevects.  - hotel do minir	- lopme evelomise t	ent o	- f em	- ploym - the circe pec	ent sit  - ty cent	es with	- hin the	- urba	- n area   - ssible	- The ✓ locati	re is r	- lot antic	- cy will	- have	- any s	- lignifica	- ant - vironm	-
Business & Industry Areas Policy Econ 5 Employment Sites and Premises Policy Econ 6 Hotel Devt	dista - This   envir - This   envir - This   bene	policy surpolicy	eks to ral impa - rapports al impa - rapports elping t	retain ects redevects hotel do minir	- lopmo	ent o	- nt in istand	- ploym - the circe pec	- ent sit - ty cent ople ha	es with	- hin the dother travel.	- acce	- ssible	- The locati	- re is r	- he poli	- ccy will	- haves	- any s - any s - any s - signific	- cant en	- vironm	-

Plan Section: Eco	onomy																					
SEA Objective	Biodi	versity	Popul	lation	Soil	I		Wat	er			Air	& Clin	nate		Mate		Cult		Land	scape	
		ı				T	T		ı	T	ı		T		ı	Asset		Heri				
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	A3	A4	M1	M2	H1	H2	L1	L2	L3
Policy Re 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Town Centres	•	oolicy su		the hie	rarch	y of t	own	centre	es. The	policy	/ will h	ave m	ninor i	ndire	ct ben	efits in	terms	of mir	nimise	the dis	tance p	eople
First	have	to trave	l.																			
Policy Re 2	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-
City Centre	This p	olicy su	pports	retail d	evelo	pme	nt in	the cit	y cent	re. The	e city c	entre	has e	xcelle	nt acc	essibili	ty with	n stron	g pub	lic tran	sport lir	nks,
Retail Core		trong pa			ons ar	nd th	erefo	re has	signifi	icant e	nviron	ment	al ben	efits	by hel	ping to	minin	nises tl	he dist	ance p	eople h	ave to
	trave	l by priv	ate veh	icle.																		
Policy Re 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Town Centres	This p	oolicy su	pports	retail d	evelo	pme	nt in	town	centre	s. The	se cent	res a	re gen	erally	more	access	ible by	/ publi	c trans	port th	nerefore	e the
	policy	y will hav	ve mino	or indire	ect be	enefit	s in t	erms	of mini	mise t	he dist	ance	peopl	le hav	e to tr	avel.						
Policy Re 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Alternative	This p	oolicy se	ts out t	he circu	umsta	ances	whe	re the	chang	e of u	se of a	shop	unit t	o a no	n-sho	p use is	s perm	itted.	There	is not a	anticipa	ited to
Use of Shop	be an	ıy signifi	cant en	vironm	ental	limpa	acts.															
Units -City and																						
Town Centres																						
Policy Re 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Local Centre	This	oolicy su	pports	retail d	evelo	pme	nt in	local c	entres	and s	upport	s the	chang	ge of ι	use of	shop u	nits to	non-s	hop us	ses in c	ertain	
	circui	mstance	s. Ther	e is not	antic	ipate	d to	be any	/ signif	icant e	enviror	men	tal imp	oacts.								
Policy Re 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Commercial	This p	olicy on	nly supp	orts re	tail d	evelo	pme	nt in c	omme	rcial c	entres	subje	ct to v	/ariou	s crite	rion be	ing m	et. The	ere is n	ot anti	cipated	to be
Centres	any s	ignifican	t envir	onment	tal im	pacts	5.															
Policy Re 7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Out of Centre	This p	olicy on	nly supp	orts re	tail d	evelo	pme	nt in o	ut of c	entre	locatio	ns su	bject t	to var	ious c	riteria b	eing r	net. Tl	nere is	not an	ticipate	ed to
Devt	be an	y signifi	cant en	vironm	ental	limpa	acts.															
Policy Re 8	-	-	-	-	_	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
A11 1	Thick				C	In a set		-							_							e
Alternative	11112	onicy gu	liaes pr	oposais	s tor t	ne cr	nange	e of us	e of a s	shop u	nit in c	out of	centr	e loca	itions.	There	is not	antıcıp	oated t	o be ar	ny signif	ficant

Plan Section: Eco	onomy	,																				
SEA Objective	Biodi	iversity	Popul	ation	Soil	l		Wat	er			Air	& Clin	nate		Mate Asset		Culti Heri		Land	scape	
Question	B1	B2	P1	P2	S1	S2	S3	W1	W2	W3	W4	A1	A2	А3	A4	M1	M2	H1	H2	L1	L2	L3
Units – other																						
locs																						
Policy Re 9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Entertainment	This	policy gu	ides pro	oposals	for e	entert	ainm	ent, l	eisure	and ca	fes in	prefe	rred lo	ocatio	ns. Th	ere is n	ot ant	icipate	ed to b	e any s	significa	nt
Leisure and		onment	•									•								•		
Café Devts,																						
Preferred Locs																						
Policy Re 10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Entertainment	This	policy gu	ides pro	oposals	for e	entert	ainm	ent, l	eisure	and ca	fes in	other	locati	ions.	There	is not a	nticipa	ated to	be ar	ny signi	ficant	
Leisure and	envir	onment	al impa	cts.																		
café Devts,																						
other locs																						
Policy Re 11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Food and	This	policy gu	ides pr	oposals	for c	hang	e of ı	use to	food a	nd dri	nk est	ablish	ment	s. The	re is n	ot anti	cipate	d to be	e any s	ignifica	nt	
Drink		onment		•		Ü											•		•	_		
Establishments																						

#### Appendix 3

#### **Cumulative Effects of Edinburgh Sites (Internal)**

The cumulative and or synergistic effects need to be assessed. This section considers the cumulative, secondary and synergistic effects of land use proposals at a strategic level. The effects set out are inevitable if a plan has to identify a significant number of new sites to accommodate required development. The effects cannot be avoided in that context. However, the effects can be mitigated to a certain extent by ensuring new development is of high density, and is delivered in parallel with appropriate new infrastructure, particularly public transport, active travel measures and green infrastructure.

#### **Definitions**

**Cumulative effects**; arise where several land use proposals or choices each have insignificant effects but together have a significant environmental effect.

**Synergistic effects**; where 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.

# Potential Cumulative Effects before mitigation (Internal to Edinburgh)

Effect	Summary of Cumulative Effects
Biodiversit	y, Fauna and Flora
-	Although there is the potential for some impacts on biodiversity, fauna and flora the range of mitigation identified in the SEA assessment should address this impact. In addition, through appropriate layout and design of development higher levels of biodiversity could be established within development sites compared to existing uses such agricultural land or current business/industrial sites.
Population	and Human Health
Soil	Although the majority of sites would not have an impact on human health, there are some urban sites within areas of poor air quality and the development of these sites would have the effect on increasing the population exposed to poor air quality. Appropriate design and layout of development could help to mitigate the impacts for most sites, however, in some locations it would not be possible to mitigate it fully, particularly PM10, and this may prevent some sites from being redeveloped in full for particular uses. It is important that uses likely to impact negatively on air quality, for example power generation, should not be supported within these sites. Although the LDP is bringing forward a brownfield development strategy, the Transport Assessment shows that there is likely to be an increase in vehicle trips and delays within parts of the city with air quality problems. By promoting urban high density, low car ownership urban development there is the potential to encourage the use of active travel and more efficient public transport. In addition, the strategy is seeking to ensure new development makes appropriate provision of open space, and green and blue infrastructure. This has a number of benefits in terms of health and wellbeing by promoting more physical exercise and cleaner air. Failure to do so could have an impact on human health. With regard to other issues, for example noise management areas, it is likely that most of the impacts can be addressed through appropriate design and in turn avoid cumulative effects.
<b>√</b>	By focusing development on brownfield sites, the Proposed Plan strategy is likely to have an overall positive effect on soils. There are also a range of environmental

policies which would help to support positive environmental effects, for example, working towards zero carbon standards and creating green, adaptable and resilient places, by promoting green infrastructure, SUDs, enhanced biodiversity, good health etc. It also sets out development briefs to ensure sites provide sufficient open space and ensure they contribute towards the green/blue networks, which will have positive benefits in terms of habitat creation and biodiversity.

#### Water

-

All sites have been assessed in a strategic flood risk assessment. The sites with the highest levels of flood risk have not been included in the Proposed Plan. However, there is still the potential for some sites to be affected by flooding and it is acknowledged that as a result of climate change the situation is not static. All sites within areas of flood risk as identified in the SFRA must be subject to a flood risk assessment which should factor in climate change. This should also factor in coastal erosion, where relevant, which can augment the impacts of coastal flooding. Development must be designed to ensure that there is no associated increase in flood risk outwith the site and to ensure there is no unacceptable flood risk for future uses of the site. The implementation of this mitigation should ensure there are no cumulative or synergistic negative environmental effects of the proposals regarding flooding. At present, the Council has yet to prepare a surface water management plan for Edinburgh. In the absence of such information all sites have to be assessed by developers in terms of the quality of the existing water course using SEPA catchment data, the SFRA and a surface water management plan will have to be prepared. However, the redevelopment of brownfield sites provides an opportunity to introduce SUDs and improve water attenuation as a step change to existing circumstances, where surface water is discharging to combined sewers and overland flows outwith the site. In addition, through the green blue network project there is an opportunity to provide further improvements to water attenuation to offset the impacts of new development and climate change.

#### **Air and Climatic Factors**

V

Air quality is one of the key environmental issues of concern within the Council area. Existing air quality is monitored annually and in certain locations emissions levels exceed maximum permitted levels. The proposed plan strategy of delivering high density, low car ownership development within the urban area will help to reduce the impact as sites within the urban area have better access to existing public transport services and active travel networks. The air quality issues are mostly attributable to traffic congestion and AQMAs are in place with action plans to help reduce emissions in these areas. Evidence from the TA (See Air Quality Hot Spots map in Appendix 6) traffic delays associated with an increase in trip rates will increase in specific AQMAs and at the Barnton junction, where there are existing air quality issues, as a result of the redevelopment of sites. However, some of these trips may be offset by a reduction in business trips through the redevelopment of former business sites although there is no data available to calculate this. This must also be viewed in the context that air quality is generally improving across Edinburgh as the vehicle fleets are updated, particularly public transport, although there continues to be problem areas. In addition, the Council is bringing forward various transport proposals including a low emission zone in the city centre and has prepared a City Mobility Plan which will help to address existing air quality issues which in turn will help to mitigate and offset the impacts of new development. There are also air quality issues, including PM10, associated with the functioning Leith Docks. This is outwith the Council's control, however, the Scottish Government's proposed green ports model provides an opportunity to address this issue.

#### **Material Assets**

Green Blue Infrastructure

A positive cumulative effect is likely to be the delivery of an extended green blue network. These networks offer a range of environmental benefits. The new housing sites provide opportunities to extend the green blue network and site briefs sets out the opportunities for sites to contribute.

The scale of housing brownfield release, particularly the larger sites, provides the opportunity for play facilities and areas of open space to be delivered. Some of these play facilities and open spaces are specifically identified in the site briefs within the plan whilst others will be identified in place briefs and master plans.

The creation of new and improved play facilities and open spaces are likely to lead to a positive cumulative effect. The Open Space Strategy will also be used to inform the location, nature and scale of new play facilities and open space thus ensuring that more people live within walking distance of play facilities, local and large green spaces and that they are of better quality.

#### **Cultural Heritage**

Although there are numerous listed buildings, conservation areas, gardens and designed landscapes, and non-designated heritage assets etc likely to be affected by new development their existence does not preclude development. Through the appropriate analysis, layout and design of development, as identified in the assessment, the impacts should be mitigated and as a result no cumulative or synergistic effects are anticipated.

#### **Landscape and Townscape**

x Impacts on city views

As the strategy set out in the Proposed Plan focuses development on existing brownfield sites within the urban area, there are many sites that are located within the viewcones of sensitive city views. As a result, there is the risk of cumulative impacts on the townscape of Edinburgh by insensitive development. However, the majority of these impacts can be mitigated through appropriate design and layout, factoring in the height of proposed buildings and the sensitivity of sites with respect to the origin point of each relevant viewcone. Site briefs have been prepared for sites which highlight townscape impacts where relevant.

The most significant impact is the cumulative landscape impact of the development of all the sites in West Edinburgh on the landscape character. There will be a significant change to the open agricultural landscape. This will also have an effect on the views of the skyline and views as you approach the city from the west. This is the result of urbanising the land to the west of Gogar Roundabout, in particular between the A8 and the airport. Whilst it will have a strong visual landscape impact development does provide the opportunity to redevelop the airport crosswinds runway. The creation of a new city district gives the opportunity to change the character of the landscape in a positive way to an urban form, and one that helps integrate the airport into a more urban environment. However, it is important that the development is guided by development briefs and masterplans to ensure a coherent and a holistic approach to maximise the positive overall effects on the landscape.

# <u>Potential Cumulative Effects of Sites (External): Other SESplan Councils and City of Edinburgh</u> Combined

Information for this table has been sourced from the Environmental Reports for the adopted LDPs for each respective council. Any significant cumulative impacts identified by the other councils have been assessed in the context of the impacts identified for sites in the Edinburgh area to establish if there are any overall cumulative or synergistic effects.

## Potential Cumulative Effects before mitigation (External to Edinburgh)

Council	Effect	Summary of Cumulative Effects of sites taken from
		respective Environmental Reports
Biodiversity, Fauna & Fl	ora	
Midlothian Council		ative Biodiversity, fauna and flora environmental effects
		in the ER.
East Lothian Council	-	strategy: Overall very positive impacts are predicted for
		ty. Not expected to cause significant harm, to Forth SPA for
	-	With appropriate master planning and delivery offers scope
Mast Lathian Council		tion and improvement of the green network, active travel etc.
West Lothian Council		ative biodiversity, fauna and flora effects identified in ER.
Fife Council		ative Biodiversity, fauna and flora environmental effects in the ER.
Scottish Borders	There is t	ne possibility of negative cumulative effects from
		ents on the River Tweed Special Area of Conservation. The
		s cognisance of this risk and will assess and identify mitigation
		to avoid likely significant effects on the conservations
	_	s for which site is designated. Positive cumulative effect on the
		ty, flora and fauna as extension of Green Networks (including
		ection in new policy), protection of Key Greenspaces, changes
		I Environment policies and promotion of green infrastructure combines positive for habitat conservation and creation.
Cumulative/synergistic	-	There are not expected to be any cumulative or synergistic
effects for Edinburgh		impacts on biodiversity, fauna and flora from development
circuis for Lamburgh		outwith the Edinburgh area.
Population & Human He	ealth	-
Midlothian Council	No cumul	ative population and human health effects identified in ER
East Lothian Council	Compact	strategy: Would contribute to regeneration of communities in
		of East Lothian (currently most deprived area). The west of
		an is the most accessible part of area with good public
	•	connectivity to wider city region etc which would help
		CO2 emissions.
		impacts in terms of air quality and noise, although plan's
	-	equire these impacts to be mitigated. An air quality lent strategy is likely to be needed. A neutral impact on human
	health is p	<del>-</del> , , , , , , , , , , , , , , , , , , ,
West Lothian Council		ative population and human health impacts identified in ER
Fife Council		ative population and human health effects identified in ER
Scottish Borders		ignificant positive cumulative effects as a result of the LDP.
		otion of digital connectivity, extension of prime retail
	-	, promotion of existing employment sites, extension of the
	frontages	, promotion of existing employment sites, extension of the

	green network, protection of key greenspace and the promotion of allocations close to sustainable transport links and service brings a			
Communications / some some inti-	cumulative positive change on quality of life.			
Cumulative/synergistic effects for Edinburgh	There is not expected to be any cumulative or synergistic impacts on population and human health from development outwith the Edinburgh area.			
Soil	odewich the Edinburgh dred.			
Midlothian Council	Across all three Strategic Development Areas there would appear to be a			
Wildiothian Council	consistency of cumulative effects. The negative effect on soils (loss of prime agricultural land) and greenfield land is significant and is unlikely to be resolved, as there are limited options available for brownfield/non-prime sites.			
East Lothian Council	Loss of some prime agricultural land is inevitable if development			
	requirements are to be met. Wherever possible the re-use of previously developed land will be promoted to minimise this. Also will ensure land developed in most efficient way, however, overall, a negative impact on soils is predicted.			
West Lothian Council	The negative effects on soils (loss of prime agricultural land) and greenfield land are significant and unlikely to be resolved as there are limited options available for brownfield/non-prime sites.			
Fife Council	No cumulative environmental effects on soil are identified in the ER.			
Scottish Borders	There are positive cumulative effects on soil as promotion of allocations within settlement boundaries or on brownfield land, which means less development of land where there may be disturbance of carbon rich soil or loss of prime agricultural land.			
Cumulative/synergistic	- There is cumulative loss of soil, particularly high quality			
effects for Edinburgh	agricultural land which is irreplaceable, as a result of greenfield development outwith Edinburgh. However, as a result of promoting a brownfield only strategy in the Proposed Plan the cumulative impacts have not been augmented in Edinburgh. Such an approach is not always possible in other council areas.			
Water				
Midlothian Council	Many of the sites will require a flood risk assessment, which will address the issues of the individual site but also the impact beyond. A strategic flood risk assessment has been prepared to accompany the MIR and this has allowed the cumulative impacts of development on flooding risk to be considered within the scope of current knowledge and advice.			
East Lothian Council	Compact strategy avoids areas of flood risk in site selection and plan policies ensure that the risk of flooding is not increased as a result of new developments in the area. It may be at the detailed project level that flood risk assessments will be required for some sites. Overall a neutral impact on the water environment is predicted.			
West Lothian Council	Many of the sites require a flood risk assessment, which will address the issues of the individual sites and also impact beyond. A strategic flood risk assessment has been prepared to the West Lothian LDP MIR strategy and this has allowed the cumulative impacts of development on flooding risk to be considered.			
Fife Council	No cumulative environmental effects on water are identified in the ER.			
Scottish Borders	There is the possible cumulative effect on the River Tweed and other watercourses in the Borders as a result of development of a number of			

	allocations on water quality. Existing legislation will prevent negative effects occurring from development and as a result will also prevent negative cumulative effects. In addition, there is a commitment in the LDP policy to meet the objectives of the Solway Tweed River Basin Management Plan and there should be measures to improve the water quality of the Tweed and its tributaries.  Only possible synergistic effect identified was the potential for negative impacts on water quality such as pollution from construction, contaminating soil or land (including destruction of habitat) due to increase flood risk. However, this was considered a remote possibility due to existing legislation and the mitigation measures such as flood risk assessment, SFRA findings and Habitats Regulations Appraisal findings which are stated for relevant allocations in the LDP.		
Cumulative/synergistic	-	There is not expected to be any cumulative or synergistic impacts on water from development outwith the Edinburgh	
effects for Edinburgh		area.	
Air & Climatic Factors		arca.	
Midlothian Council	No cumula	ative air and climatic factors identified in ER.	
East Lothian Council		strategy focuses development in most accessible locations	
	_	g use of public transport and active travel and minimising need	
	to travel b	by car, there are currently air quality issues in Musselburgh and	
	emerging	concerns in Tranent. Impact of development on air quality will	
	require m	itigation and the impact may be more acute in certain	
	locations	e.g. Musselburgh High Street. A strategy to manage air quality	
	to be deve	eloped alongside the LDP strategy. Overall a negative impact	
		climatic factors is predicted.	
West Lothian Council	No air and climatic factors cumulative effects identified in ER.		
Fife Council	The most likely example of impact is the cumulative impact of increased traffic movement in AQMAs where issues of air quality are already being		
		d. The ER states that the mitigations introduced by the plan	
6   5	address this issue.		
Scottish Borders	There are positive cumulative effects on the air and climate factors		
Council	because of measures such as promotion of digital connectivity,		
	promotion of town centres and promotion of allocations within		
		t boundaries or on brownfield land, as they combine to help	
Cumulative/synergistic	?	the high standard of air quality.  Edinburgh is at the centre of the city region and is the main	
effects for Edinburgh		travel to work destination and regional shopping centre.	
effects for Edifficient		Development within other council areas is likely to lead to an	
		increase in commuter vehicle trips into Edinburgh and in turn	
		a deterioration in air quality, particularly within Edinburgh.	
		There is no data currently available to quantify the level of	
		impact on Edinburgh's AQMAs or other air quality hot spots	
		from development outwith Edinburgh so it is assumed that a	
		proportion of the additional trips generated will pass through	
		the AQMAs.	
Mitigation	Through s	trategic/regional transport proposals, and the LDP Proposed	
	Plan development strategy of delivering high density low car owners		
	development within the urban area, some of the impacts of increased		
	commuting can be mitigated against. However, there is still likely to be		
	an impact	on air quality. The Council continues to monitor air quality	

	annually across Edinburgh. The Council has recently approved a		
	proposal for a city centre Low Emissions Zone and has prepared a City		
	Mobility Plan in parallel to the new City Plan. The City Mobility Plan		
	contains a package of measures dedicated to ensuring transport and		
	land use planning are working together to deliver the same solutions		
	including, supporting expansion of the tram network, strengthening		
	parking controls in the city centre, exploring a work place parking levy,		
	regional transport/active travel interchanges/hubs etc. Together these		
	strategies will seek to improve air quality in Edinburgh and help to tackle		
	the impacts of commuting.		
Material Assets			
Midlothian Council	No cumulative material asset effects identified in ER.		
East Lothian Council	Limited amount of brownfield land available but making efficient use of		
	it. Although greenfield land will be developed, it would be developed in		
	such a way that it could help ensure an efficient use of land and could be		
	used to help better integrate land use and transport. Overall, a very		
	positive impact on material assets is predicted.		
West Lothian Council	No material assets cumulative effects identified in ER.		
Fife Council	No material assets cumulative effects identified in ER.		
Scottish Borders	Some positive effects are identified which largely relate to lessening the		
Council	pressure on existing material assets, it is considered this effect arises		
	through the promotion of renewable energy in sustainable locations and		
	in promoting sustainable development where potentially harmful		
	infrastructure development does not need to occur.		
	There is a risk that some development will necessitate additional		
	infrastructure development which may be less sustainable. This is not		
	considered a negative effect because a relatively low level of		
	development is proposed which it is considered can be accommodated		
	in the Borders landscape. In addition, existing policy should prevent any		
	harm.		
Cumulative/synergistic	- There is not expected to be any cumulative or synergistic		
effects for Edinburgh	impacts on material assets from development outwith the		
	Edinburgh area.		
Cultural Heritage			
Midlothian Council	No cumulative cultural heritage effects identified in ER.		
East Lothian Council	Range of cultural heritage assets in the area. Where development may		
	impact upon them the policies of the plan would ensure those impacts		
	are mitigated. Overall, a neutral impact on heritage is predicted.		
West Lothian Council	No cultural heritage cumulative effects identified in ER.		
Fife Council	No cultural heritage cumulative effects identified in ER.		
Scottish Borders	There is the possibility of cumulative effects on the landscape and		
Council	townscape and cultural heritage features of Borders towns as a result of		
Council	development of allocations. However, this follows the precautionary		
	principle: if developments are insensitive then there is the potential for a cumulative negative effect on the respective settlement as it may adversely affect the townscape and built heritage features. Conversely there is the potential for a cumulative positive effect because the development is sensitive and improves the townscape and conservation		
	area or brings a listed building back into productive uses or achieves		
	both these aims.		
	poer enese anno.		

Cumulative/synergistic	- There is not expected to be any cumulative or synergistic
effects for Edinburgh	impacts on cultural heritage from development outwith the
Ŭ	Edinburgh area.
Landscape & Townscape	e
Midlothian Council	The assessment of the A7/A68/Borders Rail Corridor SDA notes that a number of sites could have landscape impacts over wider views. Added to the effect of committed but undeveloped sites at Mayfield there will be potential negative cumulative impact on the landscape corridor. The possibility of coalescence has been identified in locations at Bonnyrigg/Eskbank. Some of these locations were previously identified in the Midlothian Local Plan 2008 and additional development will have a cumulative impact on settlement identity. The Midlothian LDP retains a policy to protect settlement identity but accepts the visual separation provided by green network proposals, to enable development of sustainable sites.
East Lothian Council	Accommodating SDP development requirements will have a landscape impact irrespective of where new development is directed within the area. Preferred strategy focuses majority of East Lothian population in west and this could lead to coalescence of settlements or impact upon their landscape settings. However, may be significant opportunities to mitigate this impact and improve important areas of open space and the green network for this area by implementation of Central Scotland Green Network. Overall, a negative impact on landscape is predicted.
West Lothian Council	The assessment of the West Lothian Strategic Development Area notes that a number of sites could have landscape impact over wider views. Added to the effect of committed, but undeveloped sites within the SDAs there will be potentially negative cumulative impacts on the landscape of this development area. The possibility of coalescence has been identified in a number of locations at Calderwood and West Livingston. Additional development will have a cumulative impact on settlement separation/community identity.
Fife Council	No cumulative impacts on landscape have been identified in the ER
Scottish Borders Council	There are significant positive effects identified from many of the Key Outcomes on the Landscape and Townscape topic. Effects from the outcomes such as promotion of the green network; enhancement from SLA statements of importance; and natural flood management should result in overall improvements of the landscape. In addition, the encouragement of renewable energy generation schemes in sustainable locations, promotion of town centres, and regeneration will reduce the pressure on out of town/edge of town greenfield land, which brings a positive effect on the landscape and townscape of the Borders.  As for cultural heritage above there is a risk that insensitive regeneration or development of brownfield land could result in adverse effects, however council policy and guidance should prevent this from
	happening.
Cumulative/synergistic effects for Edinburgh	The risk of a cross boundary landscape impact is only likely to happen where development sites have been identified next to or close to the Council boundary. As the Proposed Plan strategy is to focus development on brownfield sites within the urban area, and around existing allocations in West

		Edinburgh there is not expected to be any cumulative or synergistic impacts on the landscape from development outwith the Edinburgh area.
<b>Overall Conclusion</b>	The main	cumulative cross boundary impacts relate to deteriorating air
	quality. T	his can be largely mitigated against through the measures set
	out above	).

# Appendix 4: Site Assessment

# Assessment Key

A significant Positive environmental effect

A significant negative environmental effect

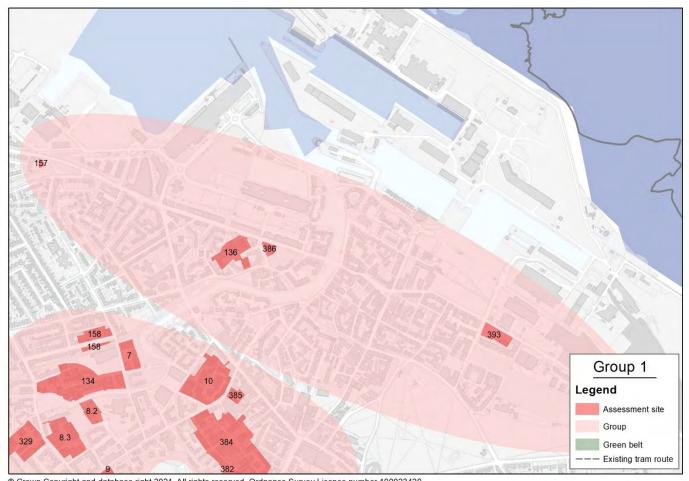
Uncertain as to whether any significant positive or negative effects would be likely

Neutral or no significant effect is likely



# Assessment of new housing led allocations in the City Plan 2030.

**Group 1: North Leith** 



© Crown Copyright and database right 2021. All rights reserved. Ordnance Survey Licence number 100023420.

SEA	nent: (136) Biodiver		u18 31	. CCC		ulati			Soil	Wat	or	Λir	& Climat	<u> </u>	Mat	erial	Herit	200				La	ndsca	ne
Objective -	Biodivei	SILY			гор	uiati	OII	,	JUII	wat	CI	All	& Cilliat	-	Asse		Пен	age				La	iiusca	þe
Question	B1 B2	В3	B4	B5	P1	P2	Р3	P4 5	51	W1	W2	A1	A2 A3	A4	M1	M2	H1	H2	Н3	H4	H5 H	l6 L1	L2	L3 L
Effect		-	?	-		?	-	- '		Х	-	-	<b>√</b> ?	Х	-	-	?	?	Х	-	- )	3	-	
Comment	Existing	indus	trial e	estate	e. The	ere is	pote	ntial fo	or pr	otect	ed spe	cies v	within the	e area	. Adja	cent ι	ises ar	e res	siden	tial. T	he SFR	ident	ifies tl	ne site
	as having	g a m	ediur	n risk	of su	ırfac	e wat	er floo	ding.	. The	site is	with	in the cat	chme	nt are	a for a	river	or bu	urn, v	where	there i	s know	n to b	e
	engineer	ed al	terat	ions t	o the	rive	r (cor	sidere	d in	bad/p	oor c	onditi	ion by SE	PA) ar	d ther	efore	devel	pm	ent o	f the	site will	need	o tak	e into
	account	the re	educe	ed res	iliend	ce of	this r	iver wi	th re	egard	to sur	face v	water. S\	V req	uires a	waste	ewater	dra	inage	impa	act asse	ssmen	for t	his site.
	Site with	in AC	QMA I	buffe	r and	Leitl	n Con	servati	on a	rea. S	Site w	ithin 2	250m of a	NMA	A. Som	ne liste	ed buil	ding	s adja	acent	to site	and wi	thin Le	eith
					•			•	•		_		There is						-		-	-		
			_						_			ns. S	ite poten	tially	visible	in city	/ prote	ctec	l viev	vcone	s but fr	om a d	istanc	e. Site
	in some																							
Mitigation			•				•						on biodiv			_	_	-	•			_	•	
									-	-			site is w						-	-	-			
							•			•			e should			•				-				•
	-								_	-	-		lity probl			•	•		_	•	•	•		•
						•							d. The de	_		•							_	_
					•		_						ayout, ori										_	
						•	•	•					re an app	•								•		NIVIAS
									•				the impa										_	منتمط الث
						•						_	y visible i						_		•			
		_											e risk of s fully und				_							_
	-					-							Monume			•						-		
	I Dullullig			AS II	ne sit	.e 15 d	•								_			•				o pres	erve	มาเน
	•					othe	r idar	htifiad					archadoli	naical	racalli	rcac ir	citu :	nd١	۸/ithi،	กวกว	nnronr	ata ca	ting	
	enhance	the r	monu	ment	and									_									_	This
	enhance site inclu	the r ides r	monu natior	ment nally s	and ignifi	icant	herit	age wł	nich i	must	be pre	serve	ed, respe	cted a	nd inte	erpret	ed, in	oarti	iculaı	the f	ort's de	fences	and a	This idjacent
	enhance site inclu designat	the r ides r ed as	monu natior ssets.	ment nally s As th	and signifine site	icant e is v	herit vithin	age what a cons	nich i erva	must tion a	be pre area th	serve ne des	ed, respectionsign of the	cted a	nd inte elopm	erpret ent sh	ed, in ould s	oarti eek t	iculai to pre	the feserve	ort's de e and/o	fences r enha	and a	This idjacent e
	enhance site inclu designat special c	the r ides r ed as harac	monu natior sets. cter a	ment nally s As th nd ap	and signifine site opear	icant e is v ance	herit vithin inclu	age what consider a co	nich i erva s set	must tion a ting a	be pre area th nd be	serve ne des consi	ed, respe	cted a e deve h the	nd inte elopme releva	erpret ent sh nt cor	ed, in ould s servat	oarti eek t ion a	iculai to pre area	the feserve chara	ort's de e and/o cter ap	fences r enha oraisal	and a nce th LDP	This idjacent e policies

SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ets										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	?	-	?	-	-	?	✓	?	✓	-	-	-	✓	-	-	-	✓	-	-	-	-	-	Х	?	-	-	-
	loca	l viev	vs. W	/eak <sub> </sub>	patte	rn of	deve	lopm	ent a	norfielo adjacei	nt.	•	•															
Mitigation	Link no o NM Acti whe spa- req	s to t detrin A the on pl en de ce an	the ac nental desi ans f signir d cor	djace al imp gn of or NN ng de e pat eolog	nt cy pact of the of MAs of velor h, bu ical r	cle pa on the develo aim to omen ot adja mitiga	oths some nation of the contract of the contra	hould fural hent should fuce not ensu	d be nerita nould oise re ap	uired. provid ge into I seek t levels propri I mill w pe and	ed. A erests to mit in the ate le vill ha	suital of the igate se are vels o ve imp	ble as e desi the in a who f nois pact in	sessn gnation pact ere po e. De n tern	nent son ar sof rossibles sign ar sof	shoul nd on noise le, ho and l socia	d be of any voto ensinger wever ayout linter	carried valuable sure a r, the cof dev	d out e hat n app impa velop n/incl	to enditats or opricate of ment usion	sure son si on si ate e NMA shou . Red	the dete. As nviron should estimate the detection the dete	evelo the s nmen ould b tablis opme	pmer site is t for e take h link nt of	with resid en in ages	the si in 25 entia to ac with ite m	te h Om ( I use cour ope ay	as of a e. nt

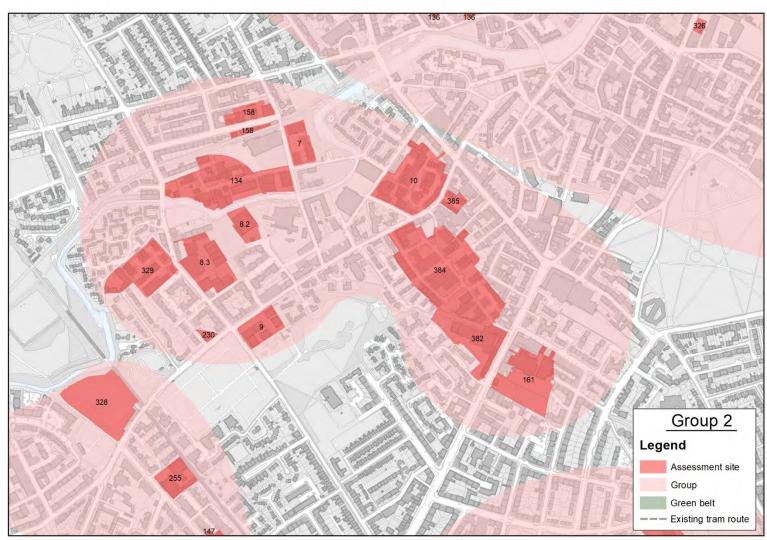
Site Assessn	nent:	(386)	Com	mer	cial St	treet	(Nort	h Eas	st Loc	ality)																		
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	mate		Mate	erial	Heri	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	1	?	-	?	-	-	Х	✓	Х	Х	-	-	?	Х	-	-	-	?	Х	-	-	Х	?	-	-	-
Comment	resi Con ider rive dev a So	denti serva ntifies r or b elopr chedu	al and ation at a more at	d ligh area. ediur wher of th	nt ind The n risk re the e site nt Mo	ustria site of su ere is will	al. This new urfact know need ent (	nere is at to re wat vn to to ta Citad	s the new A er flo be er ke in el Ard	poten Aldi, woding nginee to acc ch). Si	itial fo hich o and rered al ount t	or protecould he medium teration the recent teration teration the recent teration the recent teration the recent teration the recent teration teration the recent teration t	ected nave l m risk ons to duced ea of	d spectooth percent of the desired spectool spec	cies woositi uvial river ience	vithin ve ar flood (cons of the gical	withing the side negrification in side received in the side received in	te. The ative in the full the	ne site impac iture. ad/pc n rega cromv	e is wi cts on The oor co ard to wellian	ithin socia site i nditio surfa n Cita	AQM al inte s with on by ace w al and	A buferactinin the SEPA ater.	fer ar on. T e cato A) and The med	nd Le the S the the site ieva	ith FRA ent ar refore is adj I tow	ea fo e acen	it to

This site has existing buildings and redevelopment may involve some demolition and potential impacts in terms of waste and embodied carbon emissions, which would be partially mitigated through application of Plan's sustainable development policies Env 7 and Env 8. A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of the development should seek to mitigate the impacts of adjacent uses to ensure adequate residential amenity. The SFRA recommends a FRA is prepared. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Careful design will be required to protect character of conservation area. As the site is adjacent to a Scheduled Ancient Monument the design of the development should seek to preserve and enhance the monument and other identified nationally important archaeological resources in situ, and within an appropriate setting. Redevelopment of the site requires archaeological mitigation: Excavation, reporting & analysis, publication and public engagement. Phase 1 of which will be evaluation (10%) recommended to be undertaken pre-determination. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Site Assessn		diver		TTGTTC			oulati		. 2000	Soil	Wat	or	Air	& Clir	nato		Mate	orial	Hori	itage					Lan	dsca	20	
	DIOC	ilvei	SILY			POL	Juiati	OII		3011	vvat	ei	All	α CIII	iiate				пен	itage					Laii	usca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	1	ı	?:	-	Х	-	-		✓	Χ	-	ı	-	Χ	ı	•	Х	-	ı	1	-	-	X	Х	-	-	-
Comment	(Site floo aspi	e 389 d risk ratio	). Th c. SW nal co	ere is / requ ore p	s the uires ath. S	pote a wa Site c	ntial f stewa of arcl	for pr ater d naeol	otec Iraina ogica	ted sp age im Il signi	ecies v pact a ficanc	ontam within issessr e (18 <sup>th</sup> opmer	the s nent -20 <sup>th</sup>	ite. T for th centu	he Sit is sit iry in	FRA i e. Th idusti	dentif ne site rial ex	ies the is wit pansio	e site hin ar on of	as ha n AQI Leith	ving a MA PI ). Site	a med M10 z e visik	dium zone a ble wi	risk o and n thin p	f surf ext to prote	ace v	wate	r

A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The design and layout of the development should seek to mitigate the impacts of adjacent uses to ensure adequate residential amenity. As the site is within an (PM10) AQMA, it may not be developable until such time as emissions are reduced. If it is capable of being developed then air quality impact should be assessed as part of any proposals for development. Development of the site should seek to minimise the exposure of additional respondents/receptors to poor air quality through appropriate mitigation. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc. should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Sufficient open space should be provided to meet the open space standard. Should be developed with Site 389 in comprehensive plan. Development to accord with LDP masterplan. Redevelopment of the site will require archaeological mitigation (excavation, historic building recording, reporting and analysis, publication and public engagement). Pre-application/determination evaluation is advised due to potential. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

**Group 2: Leith - Bonnington & Leith Walk** 



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

determine appropriate mass, scale, height and layout of new development. Comprehensive masterplan to be developed with adjacent site and development to accord with LDP policies.

Site Assessm	nent: (8.2)	New	haver	n Road (B	(Noi	th Ea	st Loc	ality)															
SEA	Biodiver	sity		Po	pulat	ion		Soil	Wat	er	Air	& Climat	9	Mat	erial	Herit	age				La	ndsc	аре
Objective														Asse									
Question	B1 B2	В3	В4	B5 P1	P2	Р3	P4	S1	W1	W2	A1	A2 A3	A4	M1	M2	H1	H2	Н3	H4	H5	H6 L1	. L2	L3 L4
Effect	- <u>;</u>	-	?	Х -	-	$\checkmark$	<b>√</b>	✓	Χ	Χ	-	<b>√</b> -	Χ	-	?	-	-	-	-	-	X X	-	
Comment		•		or protec						_				•						-			
	resident	ial, W	ater (	of Leith a	nd Jo	hn Le	wis di	stribu	ition c	entre	and a	a car shov	vroon	า with	poten	itial fo	noi	se or	ı resid	dentia	ıl amenit	y. Sit	e
	_			and ado		•							_	_				_					
			_	e site is v								-						_					
				/poor cor			-				•												
			_	rd to surf								_	•							are r	non-desig	gnate	d
				rmer disti											•								
Mitigation				ng buildin																			
	carbon e	emissi	ions, v	which wo	uld b	e part	ially n	nitiga	ited th	rough	appl	lication o	f Plan	's susta	ainabl	e deve	lopr	nent	polici	es En	v 7 and E	nv 8.	Α
	protecte	d spe	cies a	assessme	nt ma	y be r	equir	ed. P	ositiv	e effe	cts or	n biodive	sity th	nrough	site o	design,	layo	out ar	nd lar	ıdsca	oing are	requi	red.
	Adjacent	t car s	showi	room cou	ld ha	e an	impad	ct on s	social	intera	ction	. A suita	ole as	sessme	ent sh	ould b	e cai	rried	out to	o ensi	ure the d	evelo	pment
	of the sit	te has	s no d	letriment	al imį	oact o	n the	natur	ral hei	ritage	inter	ests of th	e desi	gnatio	n. Du	e to th	e pr	eviou	ıs use	es an a	assessme	nt of	the land
	for risks	prese	ented	by poter	tial c	ontan	ninatio	on ma	ay be i	requir	ed. T	he layout	and o	design	of the	devel	opm	ent s	hould	d seek	to mitig	ate tl	ne
		•		t uses on					•	•				_			•				_		
	design o	f site	shou	ld seek to	max	mise	natur	al her	ritage	intere	st an	d include	living	roofs.	Built	develo	pme	ent sł	nould	be a	minimur	n of 1	5m back
	from the	wate	er of I	Leith top	of ba	าk. Th	e SFR	A ide	ntifies	pote	ntials	sources o	fflood	ding ar	nd reco	omme	nds a	a floc	d risk	asse	ssment i	s pre	oared.
	The desi	gn an	id lay	out of thi	s site	will h	ave to	inclu	ıde gr	eater	atten	uation th	an sta	andard	pract	ice to	redu	ice th	e risk	of su	ırface wa	iter fl	ooding
	and its ir	mpact	ts. As	the site	has a	non-c	design	ated	herita	ige ass	set w	ithin it th	e desi	gn of t	he de	velopr	nent	shou	ıld se	ek to	protect	and p	reserve
	it as far a	as po	ssible	and in si	tu we	re po	ssible	. Red	evelo	pmen	t of th	ne site wi	l requ	ire ard	chaeo	logical	miti	gatio	n ( Ex	cavat	ion, repo	orting	&

analyis, publication, public engagement). Phase 1 of which will be evaluation (10%) recommended to be undertaken pre-determination. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessn	nent: (8.3)	New	haver	n Roa	d (C)	(Nor	th Ea	st Lo	cality)																	
SEA Objective	Biodive	rsity			Pop	ulati	ion		Soil	Wat	er	Air	& Clin	ate		Mat Asse		Hei	ritage				l	and	lscap	oe e
Question	B1 B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	H6 I	1	L2	L3 L4
Effect		-	?	-	-	-	-	-	✓	Х	?	-	-	-	Х	-	-	Х	-	-	-	-	X >		-	
Comment	There is uses to divide this rive the site.	east a codin red ir r with Ther	nd no g. Th n bad, n rega re is a	orth a e site /poor rd to non-	re cu e is w r cond surfa desig	irren ithin dition ace w gnate	tly be the c n by S vater. ed her	ing re atchr SEPA) SW ritage	edevel nent a and tl requir asset	loped area fo herefo es a v : (form	for re or a riv ore de vastew ner ch	siden ver or velop vater emica	tial us burn, ment draina Il worl	e. T whe of th ge in	he SFere the site of the site	FRA ideneris nere is e will ner et asse ry and	entifie know need t	es the n to to tal nt for	e site a be en ke into this s	as hav ginee o acco site.	ving a ered a ount t There	med Iterat the re	ium risl tions to duced i	of the esil	surfa rive ience ding	ace r e of within
Mitigation	A protect the adjatinteract required recomm practice listed but understance were popublicat Compre	cent sion ard. The ends to realiding and arignate ssible ion ardinarion architecture.	sites and ince layous a floce duce of g/struend produced he country.	are be lusion ut an od rish the ricture eserv ritage twith blic e	eing r n. Du nd des k asso isk of e show e asso the l engag	redevive to sign of essmitisted between the wind between the wind est with the two serves and the twill be serves and the two serves and the two serves and the two s	velope the pof the ent is ace we e a prenhar thin it build nt). P	ed for revious develor rater riority nce that the dings hase	r residence resi	ential es an a ent sh The o ng and e devo racte of th elopm chich v	use the assession of the sign	ne de ment seek t and l npact ent. appea elopm f the evalu	velopi of the o miti ayout s. As The de rance nent sl site re uation	nented gate of the chere sign of the quire (10%	t of the d for the i his site is a n of the lis d see es arc	nis site risks properties will listed ne develoe keep teep to properties with a prop	e will poreser ts of a have build velopn uilding rotect logica endec	orovinted diacento in ing whent is and in ito be to be	de an by potent us clude vithin shoul icture prese igation be unc	oppo tentia es on great the si d be j inclu erve it ertal	ortunial con a resid ter at ite, ap justifi iding t as fa ccavat ken p	ty to tamir lential tenual proped an its serion, redermed	enhance ation in a mening the control of the contro	e so nay l ty. an st -use to fu s th and g & tion	cial be The tand e of t ully e site I in s anal	SFRA ard he e has a itu ysis,

Site Assessment: (9) Bonnington Road (North East Locality)

SEA	Biod	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate	erial	Heri	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	Р4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	Н3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	?	-	-	-	-	✓	✓	Х	-	-	-	-	Х	-	✓	-	-	?	-	-	Х	Х	-	-	-
Comment	The	re is p	poter	ntial f	or pr	otect	ed sp	pecies	in th	ie area	a. Exi	sting u	ıse is	a con	nmer	cial r	etail u	se wit	h pot	tentia	l for	conta	mina	tion.	Site	adjac	ent t	ίΟ
	ope	n spa	ice pr	ovidi	ing op	port	unity	for e	nhan	ced so	ocial ii	nterac	tion,	resid	ential	l, a ce	emete	ry and	l a co	nserv	ation	n area	. The	site i	s wit	hin th	ne	
	cato	hme	nt are	ea foi	r a riv	er or	burn	ı, whe	ere th	ere is	know	n to b	e eng	gineer	ed al	terat	ions to	o the i	river	(cons	idere	d in b	oad/p	oor c	ondit	ion b	y SEF	PA)
					•												resilie					_						
							_	•									ot con							-				
		_									_		-				esigna	ated h	erita	ge ass	sets.	Site is	s visib	ole in	seve	ral pr	otect	ted
	1											levelo																
Mitigation					_	_											ind po											
	carb	on e	missi	ons,	which	ı woı	ıld be	e part	ially	mitiga	ted th	rough	appl	icatio	n of I	Plan'	s susta	ainable	e dev	elopr	nent	polici	es En	v 7 ar	nd Er	ıv 8.	Α	
	prot	tecte	d spe	cies a	asses	smen	t ma	y be r	equi	red. P	ositiv	e effe	cts or	ı biod	ivers	ity th	rough	site d	esign	ı, layc	out ar	nd lan	ıdscap	oing a	re re	equire	ed. D	)ue
	to tl	he pr	eviou	ıs use	es an	asses	smer	nt of	the la	nd fo	r risks	prese	nted	by po	tenti	al co	ntamiı	nation	may	be re	equire	ed. T	he de	sign a	and la	ayout	of th	nis
	site	will h	nave t	to inc	lude	great	ter at	tenu	ation	than	standa	ard pra	actice	to re	duce	the	risk of	surfa	ce wa	ater fl	oodir	ng and	d its ii	mpac	ts. A	s the	site	is
	adja	cent	to a	conse	ervati	ion ar	ea th	ne des	sign c	of the	devel	opmer	nt sho	ould s	eek to	o pre	serve	and/o	r enh	nance	the s	specia	al cha	racte	r and	appe	earar	nce
	_								_			•				•	er app					•						
		_															chaed					_				_		
	_		-	-								-		-	-		ermine	_		_				-	_		-	
		•			ompi	CHEH	SIVE	visua	anu	LOWIIS	cape	appra	13013 1	equii	eu it	uell	=11111110	appi	орна	ite III	ass, s	caic,	ileigii	t anu	iayo	ut Oi	iiew	
	aev	eiopr	nent.	•																								
<u> </u>																												

Site Assessn	nent:	(10) E	Bango	or Ro	ad (S	wanf	eld I	ndust	rial E	state)	(Nort	h East	Loca	lity)														
SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat Asse		Her	itage					Lan	idsca	pe	
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	1	?	-	?	Х	-	-	✓	Х	Х	-	-	?	Х	-	-	Х	-	?	-	-	Х	Х	-	1	-
Comment	the	pote	ntial 1	for co	ntan	ninati	ion.	Adjad	ent ı	ne area ises in nd par	clude	reside	ential	, a sw	immi	ng ce	entre a	and pr	opos	ed sit	es (13	38) ar	nd (38	35). S	ite is	with	in	h

identifies the site as having a high risk of fluvial flooding and medium risk of surface water flooding. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. SW requires a wastewater drainage impact assessment for this site. The site includes some listed buildings (26 Bonnington Road and 13 Bangor Road) and is adjacent to Leith Conservation Area. There is a potential for non-designated heritage asset within the site. Site potentially visible in several protected viewcones. Visible in few local views. Weak pattern of development adjacent. Site close to Water of Leith corridor.

#### Mitigation

A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone (Water of Leith). If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. As the site is within a noise management area the design of the development should seek to mitigate the impacts of noise to ensure an appropriate environment for residential use. Action plans for NMAs aim to reduce noise levels in these area where possible, however, the impacts of NMAs should be taken into account when designing developments to ensure appropriate levels of noise. Site should be progressed with sites 138 and 385 or the development will have to be designed to mitigate the impact of the existing adjacent uses. Preparation of a comprehensive masterplan, with the inclusion of living roofs to be prepared. As there are listed buildings within the site, appropriate re-use of the listed building/structure should be a priority of the development. The design of the development should be justified and seek to fully understand and preserve and/or enhance the character and appearance of the listed building/structure including its setting. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. There are non-designated heritage assets on the site (church, domestic property), which should be considered when developing proposals. Redevelopment will require archaeological mitigation (excavation, reporting &analysis, publication, public engagement) phase 1 of which will be evaluation. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Site Asse	ssment: (134) South Fort S	treet (North East Loc	ality)					
SEA	Biodiversity	Population	Soil	Water	Air & Climate	Material	Heritage	Landscape
Objective	e					Assets		

Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	?	-	?	-	ı	?	✓	<b>√</b>	<b>✓</b>	Х	Х	-	✓	٠-	Χ	•	-	-	-	-	-	-	Х	Х	-	1	-
Comment	8.2, in 2 bur of t imp for	, 8.3, 200 ye n, wh the si bact a archa	8.5 a ear flo nere t te wil assess aeolog	nd 15 bod zo here I need ment gical i	8, Wasone. The second to the s	ater of the Sown take in the side of the s	of Lei FRA i to be nto a ite. T The s	th and ident enging ccount in the ccount in	id resifies the recent the content of the content o	identi the sited alter redured redured street	al. Site e as he ration ced resignates als	e is ad aving a as to the esiliend ted he io reta iews. \	jacen a high ne rive ce of eritage in the	it to an risker (co this ries asse eir his	of fluonside onside iver vet et (Bo	S and ivial fered in the service of	core loodir n bad egard gton l led su	paths. ng. Th /poor to sur louse urface	Site e site cond face Ream and s	is with is with is with its water water is with its water is with its with	thin 2 thin t by SE r. SW thin t stree	250m the ca PA) a requal the si	of a Natchmand the uires a te and the and the and the and the and the and the tere	NMA. lent a lerefo a was d the	Parter for education of the control	t of si or a r evelo iter d e pot	ite in river o pme raina entia	1 or nt ige
Mitigation	The into land ens how assorting the greens pro The layer showith her red A p received.	e site of the decay wever essmile site of the decay were essmile decay or the decay	is adjose are ping a an approper of and to be carried to b	acenters. A re recorropri impa vould e, an a constitution priates ation ried of should in 15m t with of the e of pralysis,	to the protect of the case of	ne Water de Control of NMA equire priet that the neste program	ater of special specia	of Leicies a site is not fould rethis sign of ght for ghis de ged in top of the force and put of the force and the	th LN assess with r resi be ta site to of dev unace ctice orwar vely of k to a ovelop paral of bar ne de e into	CS an sment and 250 dential ken ir velopme to red that ar void of the following age of the control of the contr	d mat may lom of al use. ato acc has a nent is ole floo uce th t do no quality exacer elopmon of the ch adja Vater ment se unt the orks a	ure tree be requested a NM/ Action count risk of sereque od risk of imp y, for or bating ent she e site he acent s of Leit should ne hist and coo ) is rece f new	ees al puired A the modern plan when flood in the form of su pact on example existing existing as no fall seek orics andition quirect	ong to proper to	he cysitive on of some of the cyses of the c	rcle parented by a color parented by and rependented by a color parented by a	ath. Vots on eveloped in to relepton the site of according of according to living preserving gical necessity.	Valking biodivonent educe ents to e is with there and its ease then, biodies to conthe interagroof erve it the contigat	g and ersity should noise to enso design mass reading and the control of the cont	cyclir y thro uld see e level ure ap a 1 in 2 o asso acts. k of ee propo mple, acent o ural he a. Prep be use r as po d surfa nistori	ng con ugh s ek to ls in t pprop 200 y ociated layo Deve xacer osals throu core   eritago oarati ed. As ossibl aces a ic bui	nnectified mitigates where the control of the contr	tions sesign, gate the area elevel lood zerease functions should be used for a comparished in situations in the survey of the su	layo he im when s of r cone in fl site w of the sting d not e of a suita s of t preh as a r tu we storic ey, ex	ut an apacts re position of the substitute of the substitute of the substitute of the dependent of the substitute of the	of disorder of the control of the co	ooise of the control	risk n). :h ude it olan l he

SEA Objective	Biodive	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clin	nate		Mate Asse		Heri	tage				La	ndsca	pe
Question	B1 B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	H6 L1	L2	L3 l
Effect	- ?	-	-	-	?	?	$\checkmark$	-	✓	Х	-	-	✓	?	Χ	-	-	Χ	?	Χ	-	- '	? x	-	-   -
Comment	Existing Part of s where the site will impact a be consisted to the consistence of the co	ite ad nere i need issess dered iere is	ljacers kno to tal ment the the the the the the the the the th	nt to I wn to ke int for t ne site n-des	NCS be estored by be estored b	and rengination of the count of	next teered the record the SF Part of the second the se	to cord alternation alternatio	e path ration ed res oes no inclu set (pu	n. Site is to th silienc ot ider des a ublic h	is wit ne rive e of th ntify a listed louse/	hin 25 or (counis riveny flood ny floe builde tener	50m onsider wit od ris ing an ment)	of a Noted in the feature of the fea	IMA.  n bad gard to weve within	The s /poor to surf er, it re n Leith to the	condi condi face w ecomi cons site.	within tion b rater. mends servat There	the y SEF SW s that ion A e are	catch PA) ar requi surfa rea. also r	ment res a ace w Part c non-d	area fore wastev ater m of site v	or a rive develo water d anagen within A	er or b pmen rainag nent s QMA oric e	urn, t of the e hould buffer lement
	some pr	-						_			•	_							-						
Mitigation	A suitab interest: required approprimpacts AQMA be approprimed develop orientat water floand fully design of consiste the designation building Redevel	s of the last of NN buffer interest on et cooking the last of the last of the shoulest on the last of	ne dest the si nviro MAs s zone ises a impa shou cc. Th g and erstar devel th the the d eritag ld be	signative is namer hould, air of reference ld see he le	tion. within t for I be t qualit ought gative ek to sign a npact d pre ent sh vant opme ets on	Due n 250 residence ly or avoice avoice lasts. As serve and the last last last last last last last last	to the  om of  dential  into a  oact s  vard to  a air c  d exact  s there  and,  d seek  ervati  ould s  site.  with	e preda NN al use accoulonate de la cerba of the cerba	vious  A the Actiunt which be as Io not y, for ting e is site hance reserved to pro Pitt Sto obble	uses a desig on pla nen de ssesse impa- exam xisting will h d build e the ve and aracte tect a reet - d stre	in asse in of the ins for esignir ed as p ct on a ple, po g air quare to ave to ling wi setting /or er er appi nd pre which etscap	essme ne de NMA ag dev art of air qu wality inclu thin to thance raisal. eserve has goe. Th	ent of velopings aim veloping fany problem grober in elistic ethe street thes gables gables de indu	the I ment to rement to rement or removed in attornems eater, the dot of the control of the cont	land for the store of the store	for risk uld se e noise ensure for de se the mass xamp nuatio sign of eg/stru aracte s non- s poss featur	eks presented to be approposed from the contracture on the contracture of the contracture	sented mitigates in the opriate of exact sals ended on start levelone. As the lappe nated on sin soft in soft	d by parte the nese e level cerbatc, she undard pmente arange in the situ will loca	ooten e imp areas els of velop iting e ould se of prac nt sho ce is v ce inc age a vere p	tial control when noise ment existin not b an ap tice t ould s within cludin assets oossib	ontamiof nois re posse. As the of the ng air consection a consection or reduce to a consection o	nation e to ensible, ho ne site is site sho uality p orted. ate laye ce the r retain is servatio tting an and ac nere are	may be sure a seweve so with build end out, isk of the build be jacente a notification of the cordinatere ecordinatere eco	n r, the in an nsure ms. esign o surface ilding a the t to it n- st. This

adjacent core path. Site should be developed in parallel to Site 134 to ensure good social interaction. Living roofs could be included due to proximity of Water of Leith. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessm	nent: (161)	Leith	n Wal	k (dep	ot) (	Nort	h Eas	t Loc	ality)																	
SEA	Biodiver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clima	:e		Mate	erial	He	eritage				L	ands	scap	е
Objective																Asse	ts									
Question	B1 B2	В3	B4	B5	P1	P2	Р3	Р4	S1	W1	W2	A1	A2 A	3 A	4	M1	M2	H1	1 H2	Н3	H4	H5	H6 L	1 l	.2	L3 L4
Effect		-	?	-	-	-	-	?	✓	Х	-	-		Х		-	-	Χ	-	Χ	-	-	х -	_   -		
Comment	Existing	use is	form	er trai	m de	epot	but n	ow c	leared	l site v	vith p	otent	ial for co	ntan	nina	ation.	Adja	icen	nt uses	are re	esider	ntial a	nd indu	stria	al un	it (site
	296). Th	nere i	s pot	ential 1	for p	rote	cted	speci	ies wit	hin th	e area	a. The	ere is a l	sted	buil	ilding	(C lis	ted	165 Le	ith W	'alk) v	vithin	the site	and	d the	ere is
	also liste	d bui	ldings	s adjac	cent.	Also	o, par	t of	the sit	e is wi	thin L	eith (	Conserva	tion	Are	a. Sit	e is vi	isibl	le in se	veral	prote	cted v	iew co	nes.	The	re is a
	non-desi	-		_		-			•	•																
	known to		-													•	-									
	to take ii											_											_			
	surface v										nage i	mpac	t assessi	nent	for	this	site. S	Site	e in a fe	w loc	al vie	ws bu	t not ar	y pr	oted	cted
	view con			•			•		•																	
Mitigation	A protec															_				•						
	Due to th																						_			
	this site				_							•										-				е
	design a										_		•		-											
	building													-										g lis	ted	
	building					•				•			-						_		-			,		
	building/			•										_								•				
	the spec								-		_															
	seek to c		•	•																_		_				
	design o			•										•												
	require o																									
	and exca			•				•				•						-					•	rene	ensiv	re
	visual an	a tov	vnsca	pe app	prais	als r	equire	ed to	deter	mine	appro	priate	e mass,	cale,	nei	ignt a	and la	you	ut of ne	w dev	velop	ment.				

Site Assessm	nent: (296)	Leith	า Wal	k/Ma	nder	ston	Stree	t (Noı	th Ea	st Loc	ality)	site n	nerged	witl	h site	161										
SEA	Biodiver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clim	ate		Mate	erial	Heri	tage				L	andso	ape	
Objective																Asse	ts									
Question	B1 B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	H6 L	1 L2	L3	3 L4
Effect		-	?	-	?	-	-	?	✓	Х	-	-	-	?	X	-	-	-	-	?	-	-	х х	-	-	-
Comment	Existing (	use is	ware	hous	se bui	lding	s. Th	ere is	the p	otent	ial for	cont	amina	ted I	land	within	the s	ite. A	djace	ent to	Site	161, ı	esident	ial,		
	commer	cial b	usine	sses	and re	etail	units	The	e is t	he po	tentia	l for p	orotect	ed s	peci	es witl	hin th	e site.	Part	t of si	ite is i	n the	AQMA	buffe	r. Th	ne
	site is ad	-												-						•				_		
	heritage																									
	alteratio																									
	reduced						_											_					_			
	of surfac				_			_		_							-				nd 191	th cen	tury ind	ustry.	Site	e is
	visible in																•									_
Mitigation	A protec																_	-	_	•						
	Due to th	-									-								-		-		-			_
	the deve	•					_				-					•									1 AQ	MA
	buffer zo			-	-								-													
	appropri				_					•			•							_		•		•		
	Uses like	-			_	-							_										-		uesi	gnor
	developr orientati								_		-	-	-			-		_							fcur	faco
	water flo				-		•						_							•						
	enhance		_						-							_							-			
	Site need		•							•	-	_														
	develop					-			-								_		_					_		
	archaeol					•		•				•				•				•			•			
	explored	_		_	-			•	_								_	-				•				
	determin																				1	-				
<u> </u>			12 -				,	<u> </u>					<u> </u>													

Site As	ssessment: (230) Broughton	Road (North East Loca	lity)					
SEA	Biodiversity	Population	Soil	Water	Air & Climate	Material	Heritage	Landscape
Object	tive					Assets		

Question	B1	B2	В3	В4	B5	P1	P2	Р3	Р4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2 F	3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	?	-	-	-	-	-	✓	3	-	-	-	-	Х	-	✓	-	- 3		-	-	-	Х	-	-	-
Comment	Exis	ting ι	ıse is	com	merc	ial re	tail.	There	is th	ne pot	ential	for co	ntam	inatio	n on	the s	site. S	ite ad	jacen	t to res	den	tial a	and d	esign	ated	oper	ı spa	ice
	(cen	neter	y) pr	ovidi	ng op	port	unity	for e	nhar	iced so	ocial ir	nterac	tion a	nd a	conse	ervati	ion ar	ea. Th	ere is	the po	enti	ial fo	or pro	tecte	d spe	ecies	with	nin
	the	area.	The	site	is wit	hin t	he ca	tchm	ent a	rea fo	r a riv	er or l	ourn,	wher	e the	re is	know	n to b	e eng	ineered	alte	eratio	ons to	the	river	(con	sider	red
	in b	ad/po	oor co	ondit	ion b	y SEF	PA) ar	nd the	erefo	re dev	elopn/	nent o	f the	site v	vill ne	ed to	take	into a	ccou	nt the r	educ	ced r	esilie	nce c	of this	s rive	r wit	th
	rega	ard to	surf	ace v	vater	. The	SFR/	۹ doe	s no	t ident	ify an	y risk (	of floo	oding	, how	ever	, surfa	ice wa	iter fl	ood ma	nage	eme	nt sho	ould b	e co	nside	ered	as
	part	of th	ne de	sign.	Site	is vis	ible i	n sev	eral p	orotec	ted vi	ew coi	nes. S	ite in	few l	local	views	. Stror	ng pat	tern of	dev	elop	ment	adja	cent.			
Mitigation	This	site	has e	xistir	ng bui	ilding	gs and	d rede	evelo	pmen	t may	involv	e sor	ne de	molit	tion a	nd po	tentia	al imp	acts in t	erm	is of	wast	e and	emb	odie	d	
	carb	on e	missi	ons,	which	า woı	uld be	e part	ially	mitiga	ited th	nrough	appl	licatio	n of	Plan'	s sust	ainabl	e dev	elopme	nt p	olici	es En	v 7 ar	nd En	ıv 8.	Α	
	prot	tecte	d spe	cies	asses	smer	nt ma	y be ı	equi	red. F	ositiv	e effe	cts or	n biod	ivers	ity th	rough	site c	desigr	i, layout	and	d lan	dscap	oing a	re re	quire	ed. D	Due
	to tl	he pr	eviou	ıs use	es an	asses	ssme	nt of	the la	and fo	r risks	prese	nted	by po	tenti	al co	ntami	natior	n may	be req	ired	d. Tł	he de	sign a	and la	ayout	of t	his
	site	will h	nave t	to inc	clude	grea	ter at	tenu	ation	than	stand	ard pr	actice	to re	duce	the	risk of	surfa	ce wa	ter floc	ding	g and	d its i	mpac	ts. A	s the	site	is
						_														ance th		_		•				
	_								_			-				-				wever,	-							
		_			_															equired		_				_		
	_			•							compi	CHEHS	SIVE V	isuai e	and t	OWIIS	cape	appra	isais i	equirec	10 (	uete	1111111	appi	ιοριι	ate II	iass,	
	scal	e, ne	ignt a	ana la	ayout	or ne	ew de	evelo	omei	II.																		

Site Assessm	nent:	(329)	Stew	vartfi	eld (1	North	East	Loca	lity)																			
SEA	Biod	divers	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	mate		Mat	erial	Heri	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	1	?	-	-	-	-	-	✓	Х	Х	-	-	-	Х	-	-	?	-	-	-	-	Х	Х	1	-	-
Comment	8.5. the whe	Thei SFRA ere th will r	re is t state ere is need	the pes that s kno to ta	oteni at clir wn to ke int	tial fo mate o be e to acc	r pro chang engin count	tecte ge sco eereo the i	ed spe enari d alte reduc	e poter ecies to os ind eration ced res	o be p icate p is to th silienc	oresen potent ne rive e of th	t. Pa tial fo er (co nis riv	rt of s or futu nside ver wi	site is are flo red ir th reg	in 1 ood ri obad gard t	in 200 isk. Th /poor to surf	year ne site condi face w	flood is wi tion b ater.	zone thin t by SEI SW I	with the ca PA) ar requir	low ratchmend the res a	risk of nent a erefo waste	f fluvi rea fo re de ewate	al flo or a r velop er dra	odinį iver o omen iinago	g but or bu it of t e	irn, the

	Road). Potential for archaeological remains on site (associated with Bonnington Mills). Site potentially visible in many protected viewcones.
	Site in few local views. Layout typical of an industrial estate.
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required.
	Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The layout and design of
	the development should seek to mitigate the impacts of adjacent uses to ensure adequate residential amenity. A flood risk assessment would
	be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone and to take account of climate
	change. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk
	outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site will have
	to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building
	adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed
	building/structure. Redevelopment will require archaeological mitigation: Excavation, reporting & analysis, publication and public
	engagement. Site should be archaeologically evaluated (10%) prior to application determination. Design and layout of the development
	should seek to make linkages with adjacent core paths and respect character. Development should be progressed in parallel to adjacent sites
	to ensure good social interaction. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and
	layout of new development.

Site Assessn	nent:	(382)	Stea	ds Pla	ace (I	North	East	Loca	lity)																			
SEA	Biod	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	mate		Mate	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	1	1	?	-	?	-	-	-	✓	Х	-	-	-	?	Х		-	?	-	?	-	-	Х	Х	1	-	-
Comment	car any area ther a wa buil	park. flood a for a refore astew dings	The d risk a rive e dev vater . Site	re is to re er or ker or ker or ker or ker er e	the p quire ourn, ment nage rchae	otente a FR when of the impandologi	cial for A, ho	or pro oweve ere is will sessm gnific	tecte er it d knov need nent f	nere is a special spec	cies in ecomn be eng ke into s site. oric se	the amend agineer of according Part (	rea. In surface and alternation with the contract of the contr	Part of ace where the record of the record o	of the vater ons to duced is with ford, p	site mana the resil hin Lo	is with ageme river ( ience eith Co medie	in an ent pla conside of this	AQM in is p derect s rive vatior	A buf prepaid in bar r with n Area	fer zo red. ad/po rega and	one. The soor coard to	The SFite is vertically indicated in the second in the sec	RA dowithing the second	oes restantion the SEP Acter.	not id catc A) and SW listed	lentif hme d requ	fy nt

This site has existing buildings and redevelopment may involve some demolition and potential impacts in terms of waste and embodied carbon emissions, which would be partially mitigated through application of Plan's sustainable development policies Env 7 and Env 8. A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of the development should seek to mitigate the impacts of adjacent uses to ensure adequate residential amenity. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is partly within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. As there are listed buildings adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structures. Redevelopment of the site will require a programme of archaeological work, historic building recording and excavation plus preservation in situ of historic mill lades and weir located on northern boundary of site. Visual and townscape appraisals required to determine appropriate mass, scale, height and layout of n

Site Assessm	ent: (	384)	Jane	Stree	et (N	orth I	East L	ocali	ty)																			
SEA	Biod	livers	ity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	mate		Mate	erial	Her	itage					Lan	dsca	ре	
Objective																	Asse	ts										
Question	B1 B2 B3 B4 B5 P1 P2 P3 P4 S1 W1 W2 A1 A2 A3 A4 M1 M2 H1 H2 H3 H4 H5 H6 L1 L3															L2	L3	L4										
Effect	B1 B2 B3 B4 B5 P1 P2 P3 P4 S1 W1 W2 A1 A2 A3 A4 M1 M2 H1 H2 H3 H4 H5 H6 L1 L2 ? . ? ?														-	-	-											
Comment	cent with whe site high asse	re an in 25 re the will n risk o t (cho	od off Om o ere is leed t of sul urch)	ice. of a N of kno to tal rface adja	There IMA. wn to ke int wate cent	e is the lt is a lt is	ne po adjac engin count oding e site	tenticent to ent to eered the street the str	al for o liste d alte reduc / requ e of a	the population protest the pro	cted s Idings is to th silienc waste ologic	and Land Land rive ne rive e of the ewate al sign	s with eith C er (cor nis riv r drai ifican	nin the Conse nside er wi nage nce (1	e area rvation red in th rea impa .6 <sup>th</sup> Ce	a. Mon Ar n bad gard t ct as entur	ost of ea. Th /poor to surf sessm y siege	the sire condictions condictions condinged condinged condinged condinged condinged condinged condinged condinge condinged condinated condin	te is wittion to a term this with the second	within thin th by SEP The S site. 19 <sup>th</sup> ce	an Ane ca PA) ai SFRA Ther	tchm nd the ident re is a ry indi	buffo ent are erefor tifies to non- ustry,	er zon rea for re dev the sit desigr Caled	e. Tra rivelop relop re as nate lonia	he si ver comen havi d her	te is or bur t of t ng a itage lway	rn, :he

A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. As the site is within a NMA the design of the development should seek to mitigate the impacts of noise to ensure an appropriate environment for residential use. Action plans for NMAs aim to reduce noise levels in these area where possible, however, the impacts of NMAs should be taken into account when designing developments to ensure appropriate levels of noise. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. There is a non-designated heritage asset (church) adjacent to the site, which should be considered when developing proposals. The surviving arched sections of the railway and embankment must be retained. Older industrial units of local importance on the site should be assessed. Redevelopment of the site will require detailed archaeological mitigation (excavation, reporting, analysis, publication and public engagement). Pre-determination evaluation (10%) may be recommended. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

SEA Objective	Bio	divers	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate Asse		Heri	itage					Lan	dsca	pe
Question	B1	В2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3
Effect	-	-	-	?	-	?	?	-	-	✓	?	-	-	-	?	Х	-	-	Χ	-	Х	-	-	Х	-	-	-
	buf	fer, Le	eith C	onse chme	rvati ent ar	on ar ea fo	ea ar or a ri	nd the ver o	ere ar r bur	rial bure liste n, whe ent of	ed buil ere the	dings ere is l	withi know	n the n to b	site a	and a	djacer	nt to it	:. The	e site o the	is wit river	hin 2 (cons	50m ( sidere	of a N	MA. ad/p	The oor	site

Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. As the site is within a NMA the design of the development should seek to mitigate the impacts of noise to ensure an appropriate environment for residential use. Action plans for NMAs aim to reduce noise levels in these area where possible, however, the impacts of NMAs should be taken into account when designing developments to ensure appropriate levels of noise. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Careful design will be required to protect character of conservation area. As there is a listed building within the site, the design of the development should seek to retain the building and fully understand and preserve and/or enhance the setting of the listed building/structure. Redevelopment of the site will require archaeological mitigation (Excavation, reporting & analyis, publication, public engagement). Phase 1 of which will be evaluation (10%) recommended to be undertaken pre-determination. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

**Group 3: Beaverbank** 



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

Site Assessm	nent: (144)	McD	onalo	d Place (N	orth	East L	ocality)																	
SEA	Biodiver	sity		Poj	oulati	ion	So	l W	iter	Air	& Clima	ite		Mat	erial	Heri	itage					Lan	dsca	эе
Objective														Asse	ets									
Question	B1 B2	В3	В4	B5 P1	P2	Р3	P4 S1	W	L W2	A1	A2 /	١3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3 L4
Effect		-	?		-	-	_	X	-	-			X	-	-	Х	-	-	-	-	-	Х	-	
Comment	Existing	use a	re a c	ash and c	arry,	an ind	ustrial ເ	nit (Si	e 144	and a	ın army	cac	det ce	entre	with p	otent	tial fo	r con	tamiı	natior	n. Th	ere is	the	
	potentia	l for p	orote	cted spec	ies w	ithin t	he site.	Adjace	nt use	is res	idential	. Tł	he sit	te is w	ithin t	he ca	tchm	ent a	rea f	or a ri	ver o	r bur	n, wh	iere
	there is I	know	n to b	e engine	ered	alterat	tions to	he riv	er (cor	sidere	ed in ba	d/p	oor c	condit	ion by	SEPA	(a) and	l ther	efore	deve	lopm	ent c	f the	site
	will need	d to ta	ake in	to accour	nt the	reduc	ced resil	ence (	of this	river v	ith reg	ard	to su	ırface	water	r. The	SFR/	4 ider	ntifies	s the s	site a	s hav	ing a	
	medium	risk c	of surf	face wate	r floc	ding.	SW req	iires a	waste	water	draina	ge ir	mpac	t asse	ssmei	nt for	this s	site. I	Part o	of site	invo	lves r	e-use	or
	removal	of a l	isted	building.	Site p	otent	ially visi	le in	evera	prote	cted vi	ew c	cone	s. Site	visible	e in so	ome l	ocal v	views	. Mixe	ed pa	ttern	of	
	developi	ment	adjac	ent.																				
Mitigation	This site	has e	existin	ig building	gs and	d rede	velopm	nt ma	y invo	ve sor	ne dem	olit	ion a	ind po	tentia	al imp	acts i	n teri	ms of	wast	e and	l emb	odie	d
	carbon e	missi	ions, v	which wo	uld b	e parti	ially miti	gated	throug	h app	lication	of F	Plan'	s susta	ainabl	e dev	elopr	nent	polici	ies En	<b>v</b> 7 aı	nd En	v 8.	A
	protecte	d spe	cies a	assessmer	nt ma	y be r	equired.	Posit	ve eff	ects o	n biodiv	ersi	ity th	rough	site c	design	ı, layc	out ar	nd lar	ndscap	oing a	are re	quire	d. Due
	to the pr	eviou	ıs use	es an asse	ssme	nt of t	he land	or ris	s pres	ented	by pote	ntia	al co	ntami	natior	n may	be re	equire	ed. L	inks to	o the	adjad	ent o	cycle
				ovided. A														•				-		•
				Γhe desig																				
		•		_									•					•						
				the listed		_	_		_				_			_		•	•				_	
				vill have t		_															_			•
	The desi	gn of	the d	levelopm	ent sh	nould l	be justif	ed an	l seek	to full	y under	star	nd ar	nd pre	serve	and/d	or enl	hance	e the	chara	cter a	and a	ppea	rance
	of the lis	ted b	uildin	ng/structu	re in	cludin	g its sett	ng. C	mpre	nensiv	e visual	and	d tov	vnscap	oe app	oraisa	ls req	Juired	l to d	eterm	ine a	ppro	priat	e mass,
	scale, he	ight a	and la	yout of n	ew d	evelop	ment.																	

Site Assessm	nent:	(255)	McD	onal	d Roa	id (B)	(Nor	th Ea	st Lo	cality)																
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	mate					pe						
Objective																	Asse	ts								
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2 H1 H2 H3 H4 H5 H6 L1 L2 L3					L4			

Effect	-	1	-	-	-	-	-	-	-	✓	Х	-	-	-	-	Х	-	-	-	-	-	-	-	X	× -	-	-
Comment	Exis	ting ι	use is	s a pri	nters	offic	e/in	dustri	al un	it. Th	ere is	the po	otenti	al for	cont	amin	ation	withi	n the	site.	Adja	cent t	o a ch	urch, c	lisuse	d rail	way
	line	, resi	denti	ial an	d an	office	. Th	e SFR	A ide	ntifies	the s	ite as	havin	g a h	igh ris	sk of	surfa	ce wat	ter flo	odin	g. SE	PA ha	s con	cerns a	bout	risk o	f
	floo	ding	from	Brou	ighto	n Bur	n. T	he sit	e is v	vithin	the ca	tchme	ent ar	ea fo	r a riv	er or	burr	, whe	re the	ere is	knov	vn to	be en	gineere	ed alte	eratio	ns to
	the	river	(con	sider	ed in	bad/	poor	cond	ition	by SE	PA) an	d the	refore	e dev	elopn	nent	of the	e site v	will ne	ed to	take	e into	accou	int the	redu	ced	
	resi	lience	e of t	his ri	ver w	ith re	egard	l to su	ırface	e wate	er. The	ere is	a non	-desi	gnate	d hei	ritage	asset	(fact	ory) v	vithir	n the s	site. S	ite is v	isible	in sev	veral
	prot	tecte	d vie	w cor	nes. S	Site vi	sible	in so	me lo	cal vi	ews.																
Mitigation	Due	to th	ne pr	eviou	s use	es an a	asses	smer	nt of t	he lar	nd for	risks p	rese	nted	by po	tenti	al cor	ntamir	nation	may	be re	equire	d. Th	ne SFRA	reco	mme	nds a
	FRA	is pr	epar	ed du	e to	high ı	risk o	f surf	ace v	vater	floodii	ng. Th	ne des	sign a	nd la	yout	of thi	s site	will h	ave to	o incl	lude g	reate	r atten	uation	n thar	ı
	star	ndard	prac	ctice t	o rec	duce t	the ri	isk of	surfa	ice wa	ter flo	oding	and	its im	pacts	. As	the si	te has	a no	n-des	ignat	ted he	eritage	e asset	(Brou	ghto	n
	Soa	p wo	rks) ι	withir	it th	ie des	ign c	of the	deve	lopm	ent sh	ould s	eek t	o pro	tect a	and p	reser	ve it a	s far a	as pos	sible	e and i	n situ	were p	ossik	le. A	
	hist	oric s	urve	y sho	uld b	e car	ried (	out o	f the	buildi	ngs wł	nich m	nay in	clude	arch	aeolo	ogical	excav	ation	as pa	rt of	a con	ditior	ned res	ponse	<b>)</b> .	
	Con	npreh	nensi	ve vis	ual a	nd to	wns	cape a	appra	nisals ı	equire	ed to	deter	mine	appr	opria <sup>.</sup>	te ma	iss, sc	ale, h	eight	and l	layout	of ne	w deve	elopn	ent.	

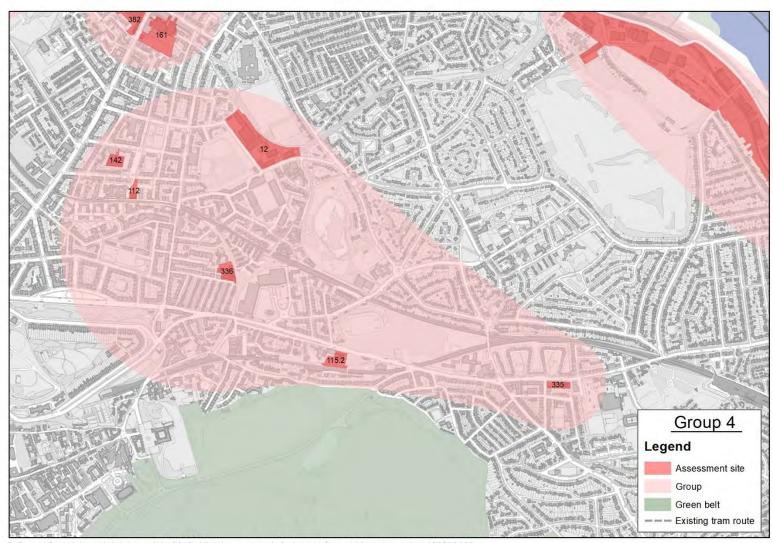
Site Assessn	nent:	(328)	Brou	ıghto	n Ro	ad (Po	owde	rhall	Was	te Trar	nsfer)	(Nort	h East	t Loca	lity)													
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	mate		Mat	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ets										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	?	1	$ \cdot $ - $ \cdot $ - $ \cdot $ - $ \cdot $ x   x   - $ \cdot $ -   x   - $ \cdot $ is a waste transfer station now cleared. There is the potential for contaminated land within the site. Site adjacent to open space oportunity for enhanced social interaction, residential, core paths and the Water of Leith LNCS. There is the potential for														-										
	pro to t resi it re give fror pro	tecte he riv lience commento ntage tecte	d spe ver (co e of the mend fluvia , B lis d city	ecies to onsid his rivids a F al floc oted 1 view	to be lered ver w RA is od ris .65 B	preso in ba vith re prep k. SW rough	ent. id/poegard ared V req iton I	The sor control to substitute to substitute the substitute to substitute the substitute the substitute to substitute the subst	ite is anditi arface thoug a wa . The local	withir on by e wate gh he s stewa ere ma views	n the of SEPA) ar. The site is ter draw y be possible.	catchn and t e SFRA not w ainage ootent	nent a heref A iden ithin a e impa ial foi	area fore d tifies a floo act as	evelo the s d zor ssessr aeolo	river opme site as ne it is ment ogical	or bur nt of t s havii s adjad for th I rema	n, wh the sit ng a m cent to is site ins or	ere the will nediune the contraction of the contrac	nere i need m risk Wate also site.	s kno I to ta c of su er of l inclu Site p	wn to ake in urface Leith des a ooten	be e to acc wate and co listed tially	ngine count er floo onsid I build visible	ered the oding eration ding of	alter reduct g. In a on sh on sit nin m	ced addit ould e any	tion I be
Mitigation	con	text, out ar	shou nd lan	ld inf ndsca	orm ping	the d	esign equir	. A p ed. [	rote Oue t	ICS. Ected spother the point of	ecies previo	asses us use	smen es an a	t may	be r smen	equir	ed. P he lar	ositive nd for	e effe risks	cts or prese	n biod nted	divers by po	ity thotenti	rougl al cor	n site ntami	desi natio	gn, on ma	

water flooding and its impacts. A FRA will be required to assess impacts with regard to Water of Leith. As there is a listed building within the site, the design of the development should seek to retain the building and fully understand and preserve and/or enhance the setting of the listed building/structure. However, design could take advantage of open space in terms of social interaction. Redevelopment may require archaeological mitigation. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development. Development should incorporate living roofs as adjacent to LNCs and be at least 15m back from top of bank.

Site Assessn	nent: (404	) East	Lond	lon Stree	t (Sou	th Ea	st Locality	')															
SEA Objective	Biodive	rsity		Ро	pulat	ion	Soi	Wa	ter	Air	& Clima	te		lateri ssets		Heritage	:			L	andsc	ape	
Question	B1 B2	В3	B4	B5 P1	P2	Р3	P4 S1	W1	. W2	A1	A2 A	3 A4	I M	11 N	<b>/</b> 12	H1 H2	Н3	H4	H5	H6 L	1 L2	L3	L4
Effect		-	?	- ?	-		? ✓	?	-	-	- ?	Х	-	-			?	-	-	? x	-	-	-
Comment	and Lotl catchme and the adjacen	nian B ent are refore t to N	Suses ea for e deve ew To	depot. T a river o elopment own Cons	nere i r bur of th ervat	s the n, who e site ion Ai	e is the p potential ere there will need rea. There me local v	for pr is kno to tak is an	otected wn to k e into a A listed	d spec be eng accou d build	cies with gineered int the riding (Ga	in the alter duce yfield	site. ation: d resi Hous	Site is to t ilienc se) ad	witl he r e of djace	hin an AC iver (con this rive ent to the	MA k sidere with	ouffer ed in b regar	zone. ad/po d to s	The sit oor condurface v	e is w dition water.	ithin th by SEP Site	he PA)
Mitigation	This site carbon of protected to the p develop zone, ai uses are impact in should sidesign a its impact characted.	has eemissied speed speed speed speed to the control of the contro	existing ions, we cies a use use shou ity im ght for ively constant of the cies as the lapper of the cies as the lapper of the cies as the	ng buildin which wo assessme as an asse Id mitigat pact sho orward the on air qua id exacer of this site site is ad earance in	gs an uld be at do at do at do at interesting will jacen including	d rede e part ny be n nt of impa e asse not in or exa g exist have t to a ng its	required. the land for the land	nt magated Position risk acent art of a air quality page ality page ality art on a and be	y involved i	re sor n app cts or ented ensu posal d inc on, b ns for nuati desig	ne demonication of the control of th	olition of Plan rsity ratial c uate r velopre risk ropose t, thro stand deve eleva	and throu throu ontar eside ment. of exa sals er ough ard p lopma	poter istain ugh site minal ential . Development site, show the upper site is a server site in server server sit	ntial able te de tion ame velop catir noule use o ce to hou	developesign, lay may be renity. As oment of an appropried or reduced to seek to an area characters.	ment out a requir the s the s g air c support opria the rist o press	policind land land land land land land land la	es Envidence in description in descr	v 7 and ving are out and AQN nsure a lems. Usesign or rientation water renhants.	requidesign Abupproples Iill feve on etc floodice the ere is	A  red. De  n of th  ffer  riate  kely to  lopme  The  ng and  specia  a listed	he ent d al d

listed building. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

**Group 4: Lochend – Meadowbank** 



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

Site Assessn	nent: (12	) St Cl	air Str	eet (N	North	i East	t Loca	lity)														
SEA	Biodiv	ersity			Pop	ulati	ion	Soil	Wat	er	Air	& Climate	2	Mat	erial	Heritag	е			La	ndsca	ре
Objective														Asse	ets							
Question	B1 B	2 B3	В4	B5	Р1	P2	P3	P4 S1	W1	W2	A1	A2 A3	A4	M1	M2	H1 H2	Н3	H4	H5	H6 L1	L2	L3 L4
Effect	- ?	-	?	-	?	-	$\checkmark$	<b>√</b>   <b>√</b>	X	-	-		X	-	✓		-	-	-	Х	-	
Mitigation	are cer within the riv resilier wastev visible. This sit carbon suitable of the construction of development of development if a by potential of the of the construction out if a by potential of the construction of the construct	netery a quie er (cor ice of vater ( in seve e has emiss e asse design aints p elopmo f use, g which eratic ny use ential ice the site ma	t (desi t area nsidere this rividraina eral pre existir sions, s ssmer ation. lan wi ent sh design h coul ons to es on t contai e risk c ay req	gnate buffe ed in l ver wi ge im rotect ng bui which at sho Bould s n and d imp include the sit minat of sur	ed oper zor bad/pith repact ced vilding number would be nearly back of the area ion marcha	en spene. The poor poor poor poor poor poor poor poo	coace), when site conditions to sure cones. It is same recones. It is a red cones. It is a red cones to a red c	pitches, E e is within tion by SI rface wat at for this Site visib velopmer ially mitigout to ensolve effects at aim to to impacuired. The ding and initigation	aster I the caster. The site. The site. The site in may attend the conshort should be considered to the design to the design text.	Road Satchmond the e SFRAThere is any loinvolved to develop the education and acts any action, acts acts any action, acts acts any action, acts acts action, acts acts action, acts acts acts acts acts acts acts acts	ent ar refore a iden s the cal vie ve sor a appl lopm retai sity the core p ek to to ta t area et Are layound the repo	m and re rea for a re develop tifies the potential ewed. We ne demol ication of the ned. A Prorough situaths and minimise ke this state a. Due to this erefore a rting & ar	sident iver o ment site a for no eak pa ition a Flan' e site l reliminate des open the in atus ir an ind o the site w surface nalysis	tial. Sor burn of the shaving on-destatern of the shaving and possible shas no hary Edign, large space are speciall have be wattern of the shall have been shall have be	ite also, when a site who signate of devotential ainable of detriction on the noider in noider in noider eto in er maication.	the pote to adjacer re there is vill need to define the risk of the defendant of the steem of the site is a second of the site	t to L s know to take surfa ge asse t adjac in ter ment npact o isal wi caping adjace tion. e Dire se imp essmer ater a t plan blic en	NCS, over to le into ce was ets on cent. The policion the sill be reported and of the tenu will be gagen	ter floor the side enguire a designature a require sees a tion for the side enguire a designature a tion for the land ation for the land enent).	eath, ope gineered nt the responding. Site solding. Site solding. Site solding and empty and Earlier solding actions of eactions of eactions of eactions of for risk than standired. Respondered. Respon	alteraduced by red potent abodie nv 8. age interpretation plan alled by several abodie age and	ee and ations to d quires a tially ed A terests ey and I layout Area the sion s for e carried sented practice opment

Site Assessment: (112) Albert Street (North East Locality)

SEA Objective	Bio	dive	rsity			Pop	ulati	on		Soil	Wat	er	Air	& Cli	imate	е	Mat Asse		Heri	tage				L	andsc	ре	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	Н3	H4	H5	H6 L	1 L2	L3	L4
Effect	-	-	?	-	-	?	?	✓	-	✓	Х	-	-	✓	?	Х	-	-	-	-	-	-	-	x ?	-	-	-
Comment	corresponding site medical source the source mote example according to the source of t	ridoriration iration iration iration iration iration iration will will be site on a state of the riding iration iratio	/gree on all contents of the c	on net ore positions, in mary sitive isks positive is partiality in design plan gager	work ath. wn to ke influe but which of the creser to far a probesign of the creser of the creek of the creser of t	c along Site is o be a to accompany from the site of t	g the s with engine count of floor ending the floor endin	railwhin Ai eerec the i ding. listan d rede e part mpor iversi tentia als fo ease f ass p xamp elopm o red ments e to i edeve	yay lin QMA d alter reduce The cevelo cially tant a fity the al cor or deve the ri or opo ole, the nent s uce no s to e reduce elopn	ne. Ad buffer ation ced reserve is the interior of the interio	djacen r zone s to the silience pot ted the tof a hation nent. exacer sc, show the ull seek evels i approprisk of f site v	t uses  Site  e rive  e of th  cal vie  involv  nough  habita  esign,  may b  bating  buld no  ise of a  to mit  n thes  f surfa  will re-	are r withing (comis river) for a ws. We son applete correct open education applete an applete are are all level ce was quire	esiden 25 nside er wercha Veak ne dicati iidor ut ar quire ent o ting supproper the a while soft archiver archiver archiver archiver in the archiver archiver in the archiver	entia  Om of ered in eologic emol on of and lan ed. As f the air qu orted oriate impa nere p noise flood	I and a of a NN in bad egard to gical reern of ition a f Plan's green adscaps the state of a layou acts of possible. The ing an ogical	a poss MA. T /poor to sur- emain devel ind po s susta netwo ing ar- site is nould proble e design it, orie noise le, horie design d its in mitiga	ible rehe site condifice within ensure to en wever in and impact eation:	esidente is wittion be rater. in the nt adjultimparte development an Alle appropries like appr	tial control thin the site.  The site.  acts in acts i	are he the cape of the cape of the single cape of this single cape of the single cape of	ome. atchmad the ident poter polici prelim ses ar pact rould ste is veriate e NMA te will reconsortin	Site and a serefore differs to intially wasted as Enrich and a serefore differs to interest and a serefore differs to int	a habit adjacer rea for re devel the site visible and en visible visib	t to a river opmed as have in city assessimpactoric ward air quexace of a NI for reseaten in ude grod public	ed The praisa sment shouthat delity, batin MA arident nto eater	al is t of uld do for ng nd a

Site Assessment: (115.2) London Road B (North East Locality)

SEA Objective	Biodiv	ersit	ty		Po	opula	ion	Soi	Wat	ter	Air	& Clin	nate		Mate Asse		Heri	itage					Lan	dsca	pe	
Question	B1 B	2 E	33 E	B4	B5 P:	l P2	Р3	P4 S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	Н4	H5	Н6	L1	L2	L3	L4
Effect		?	-	-	- ?	?	-	? ✓	Х	-	-	-	?	1	-	-	-	-	-	-	-	Х	Χ	-	•	-
Comment	habita adjace buffer many	t cor ent to zone prote	ridor reside. The ected	r/gre ident nere d city	een neto tial, a ra is the p y viewco	work a ailway otent ones a	llong t line a al for nd in	entre and the railwand a spor archaeolo many loca	y line. s centi gical re I views	The SF re. It is emains s. Mixe	RA ic s adja s on t ed pat	dentifi icent t he site ttern c	es th to an e (me of dev	e site AQM edieva velop	e as ha 1A and al road ment	iving a d with d, and adjac	a high in the 19 <sup>th</sup> ( ent.	risk ( buff centu	of sur er zoi iry ind	rface ne. S dustr	water ite is y). Si	flood also w te pote	ing. ithir entia	The n Qui ally v	site et Ar isible	is rea
Mitigation	carbon south will be are re and do will had recommon fany quality impactuse, d which agglor out if (Excav	n em ern be require esign esign prop y and to to fro esigr coul mera any u	ission cound uired ed. Do of the consultations of the cound of the country of the	ns, which was a second of the control of the contro	which wo of the servelopre greater develope the rises proport example bouring bout of the controlled on envenue the site at th	ould keite is nary Erevious nent ser atter geme per keite of e sals e ole, the following measure examples is allysis	impor cologi is uses hould nuatio nt plan t. De- xacerb tc, sho rough ess to relopn ental ures the pected , publ	tially mitigation as partially mitigation as partially mitigation and the use of the use	rated the rt of a sal is rement witigate and red. As to f the ting air e support f an appropriate a seek need to protect to on the doubli	hrough habita equire of the the in practic s the si e site s r qualif orted. propri iate so to mil o take et quiet e Quiet c enga	t corrid. Polland in pact ite is whould the label in imission this starea et Area egements.	citication and sisting and sistence and sistenc	n of Fand grand gr	Plan's reen cts or esent ent us risk of AQMA propes like evelontation. As to ct on consider in incorrect enterted or enterted ent	netwo netwo ned by es on of surfa A buffe oriate u kely to oppmer on etc. the di derati rease ent of	pinable ork alcordance were zon uses a impant sho esignation. Tin noi site were were were zon town.	e device ong raty through the control of the contro	eloprail line ough conta amer flood quali ough gative at to a Any rective noise quire and	ment site of minat nity. ing ar ity im t forw ely on a desi futur ve rec e imp archa Visua	policine suddesignate suddesign	es En irvey n, layo nay b design impa shoul that d uality cerba signe ed Qu ions o actio ssessi gical i	v 7 and contained required to another the contained to accomplate the contained the contained to accomplate the co	d Enstruction de la constitución	nv 8. raints ndsca l. The ut of e SFR act of ng ai ess ar ne typ n mak or ild be :	The splan ping ping e laye this standard air power ruly pees outling	out site rt er

SEA Objective	Biodiver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clima	te	Mat	terial	Herit	age				l	andsc	ape
Question	B1 B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2 A	3 A4		M2	H1	H2	H3	Н4	H5	H6 l	1 L2	L3 L
Effect		-	?	-	?	5	-	-	✓	Х	-	-	- ?	Х	-	-	-	_	-	-	-	X >	-	
Mitigation	The exist is resided river or be developed the site of archaeol pattern of this site carbon exproperion uses like developed orientati approprion impacts of this site of the site of the site of the properion orientati approprion approprion approprion approprion approprion approprion approprion approprion appropriate this site of the site of	ntial. purn, ment as have ogica of devents of special ends of the control of the	Part wher of the ving a l rem velopi xistin ons, vices a list on the velopi c. As a local a flocal of are	of the e there is medically a mentally which assess an allity in the single of the single of the single of the control of the	e site re is   will   ium   ium   ding lding smen asses mpac bught gative ek to ite is nt for l be to ude g c mar blogic	e is w knov need risk c n the cent. s and ald be t ma asme at sho t forv ely o avoid with resid aken agreat nage	ithin a vn to la to tal of surfersite. It is a vn to la v	e buff be en ke int ace w Site evelop ially r equir the la e ass hat d qualit erba om of al use accou enua plan	er zongineer on accordance on	ne of a red all ount to flood in the red the red the result in the red the result in the red t	involves e effect on a designing and ar water of a designing and a designing a	MA. ons to duced W req ole in we sor appl cts or ented any pr air qu ower uality n of t r NMA	Site is wood the rivel is a several me demonstration in biodiversity and generated problems ality and generated by a simulation to be development of the development	ithin 2 er (colored (	and pon's sust through ontame evelopment should be ensured the riessment smeared the riessmeared the r	of a NN ed in beer with drainage we contain able in site of ination ment. The risk of selever appropriate of selev	MA. The ad/pook regarders. Site al impared design, and may led by the control of exact states and the control of the control o	e site or cond to sect as e is victs in lopmore recommendate, showing a level water d. Re	tern tern toff te the tern toff te the tern tern toff te the tern tern toff te the tern toff te the tern toff te the tern toff te the tern toff te	ms of policing land land land land land land land land	the construction of SEPA ater. It for the work wastes Endscapes the site sing air person pacts are posses. The grand ment of the site of the work wastes are supported to the work wastes are posses. The grand ment of the work wastes are the work w	atchme atchme and ti The SF his site cal view e and e v 7 and bing are site is v hould e quality ported of nois sible, h e desig its imp of the s	mt are nerefor RA ide Potes. Strombod Env 8 requivithin Insure problem to en and leacts. The will be to en and leacts.	a for a re ntifies ntial for ng ed A red. Du an AQM ems. design o nsure an r, the ayout of require

Site Assessment: (335) Portobello Road (North East Locality)

SEA Objective	Biodiv	ersity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat Asse		Heri	itage					.and	scap	Эе	
Question	B1 B	2 B3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	Н5	Н6	.1	L2	L3	L4
Effect		-	?	-	?	-	-	-	✓	Х	-	-	-	?	ı	-	-	?	ı	-	-	-	X	(	-	-	-
Comment	the po	tentia e as h gs ad	I for p aving a jacent	rotec a high to th	ted s risk is site	pecie of su e. Sit	s to b rface e of a	pe pro wate archa	esent. er floo eologi	The s ding. cal po	site is v SW re otentia	withii quire I (19 <sup>t</sup>	n an <i>A</i> s a w <sup>h</sup> cent	QMA astew ury p	A buff vater oolice	fer zoi drain statio	ne. Th age in on and	ne site npact	e is a asse:	brow ssmei	nfield nt for	site. this s	d retail The SI site. Th otentia	RA i ere	den are	tifies C list	6
Mitigation	carbon protect design its imprevious develor AQMA approuves li develor orient and/o	ted sp and I acts. us use pmer buffe oriate kely to pmer ation of enha	sions, pecies ayout The Sies an aut shouer zone uses a o impart shouetc. As ince the blication	which assess of thi FRA research the research there is there are setten and an and an analysis which is the setten and an analysis which is the research the research the research and an analysis which is the research that is the research that it is the research that is the research that it is the research that it is the research	h would smert so site ecom ment e designative ek to e are ting cod publications.	uld be nt ma will I meno of the gned ty imp t forv ely or avoic listed of the olic er	e part y be in have ds a f ne lan to m bact s vard n air o d exact buil e liste	requito indicate in the control of t	mitigalized. Poclude grisk morrisks per the ed be as do not ty, for a ting es adjact. Potest.	red the control of th	e effect attended to a soft added as point a p	n applots or nuation plan y pot lijacer art or nuality ite, the menter of the present of the present library is a possible	ication biodon that and wential and use fany ality agenerates for the tation	iversion of liversion started contest of the contes	Plan's ity the andar wate camin cosals ncrea n, bio for e of the e will he po	rough rd pra- r drain nation e app for de se the mass examp deve requi	ainabla site of ctice the	e dev design o red mpac oe rec te res ment of exa sals e cough ent sh haeol	elopra, layou uce to tasse quireous sidentic. Device to, should a control to the side the side to the	ment but ar he risessme d. The tial ar velop ating bould use of seek d. miti te. C	policind larsk of sent is e des menit ment existing not be to fulligation compile.	ies Ennodecap surface preparign arrive. As a of the one sup pproperation in: except and a sup- in: except	e and e v 7 and ping are e wate ared. D nd layor the sit e site s quality oported priate la derstan cavatio sive vis	Enverence requests of the last variety of the	8. Juire odin the the with der bler e det, d proport	A ed. The g and e in an asure ms. esign	d of ve

Site Assessm	nent: (336) Norton Park (N	North East Locality)						
SEA	Biodiversity	Population	Soil	Water	Air & Climate	Material	Heritage	Landscape
Objective						Assets		
Question	B1 B2 B3 B4 B5	P1 P2 P3 P4	S1	W1 W2	A1 A2 A3 A4	M1 M2	H1 H2 H3 H4 H5 H6	L1 L2 L3 L4

Effect	<mark>? - ? ? √ x ? x ? - ? x x</mark>
Comment	Existing use is a retail warehouse. There is the potential for contamination within the site. Adjacent uses are residential and former railway
	line. There is the potential for protected species to be present. The SFRA identifies the site as having a medium risk of surface water flooding.
	Site is in an AQMA buffer zone, not within 400m of open space and adjacent to Abbeyhill Conservation Area. The site is within 250m of a
	NMA. There are listed buildings close to the site including 26 Norton Park. Site of archaeological significance (late 19 <sup>th</sup> century iron works and
	glass works) Site is potentially visible in several protected view cones. Site visible in few local views. Weak pattern of development adjacent.
Mitigation	This site has existing buildings and redevelopment may involve some demolition and potential impacts in terms of waste and embodied
	carbon emissions, which would be partially mitigated through application of Plan's sustainable development policies Env 7 and Env 8. Mature
	trees along the eastern boundary are to be protected. A tree survey and constraints plan will be required. A protected species assessment
	may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an
	assessment of the land for risks presented by potential contamination may be required. The design and layout of this site will have to include
	greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The SFRA recommends a flood risk
	management plan is prepared. As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for
	development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase
	the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass
	proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for
	example, through the use of an appropriate layout, orientation etc. As the site is within a NMA the design of the development should seek to
	mitigate the impacts of noise to ensure an appropriate environment for residential use. Action plans for NMAs aim to reduce noise levels in
	these area where possible, however, the impacts of NMAs should be taken into account when designing developments to ensure appropriate
	levels of noise. Sufficient open space should be provided to meet the open space standard. As the site is adjacent to a conservation area the
	design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be
	consistent with the relevant conservation area character appraisal. The design of the development should seek to fully understand and
	preserve and/or enhance the setting of these listed buildings. Redevelopment will require a programme of archaeological mitigation works:
	excavation, reporting & analysis, publication and public engagement. Comprehensive visual and townscape appraisals required to determine
	appropriate mass, scale, height and layout of new development.

**Group 5: Seafield** 



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

Site Assessr	Biodive		,			ulati		Soil	Wat	er	Air	& Clima	e	N	/late	erial	Heri	tage					and	Iscap	oe -	
Objective		•													sset											
Question	B1 B2	В3	В4	B5	P1	P2	Р3	P4 S1	W1	W2	A1	A2 A	3 A	4 N	/11	M2	H1	H2	Н3	H4	H5	H6 I	1	L2	L3	L4
Effect	? -	-	?	-	?	-	<b>√</b>	- 🗸	Х	Х	Х	✓ -	-	-		Х	-	-	-	-	-	X Z	(	-	-	-
Comment	site. Ac the are associal having a assessn within 4 later 20 adopted This site carbon	ljacen  a. Alth  ed ris  a high  nent fo  100m  th cer  d core  e has e  emiss	t to re hough sks rel risk co or this of open tury path existir ions,	esiden n site r ating to of surfa s site. en spa develo . Site p ng buil which	ntial, not e to co ace v Part ace. opmo poter lding	the Fiffect pastal water of sinther central representations and the central representations are represented by the central representations and the central representations are represented by the central representations and the central representations are represented by the central representation and the central representations are represented by the central representation and the central representations are represented by the central representation and the central representation are represented by the central representation and the central representation are represented by the central representation and represented by the central representation are represented by the	ed by leros reflood te will e are ite is sy visil le part	nercial reta of Forth (SF y sea floodi ion and the ding and a thin Seafie non-design still regard ble within evelopmen	ail and PA), op ng at e inter mediuld sew mated ed as many t may	comnoen sp preser relation risl vage w herita having protect involv	ace ant, it ronshi onshi orks orks ge ass g arch cted core son	nd Seafi may be t p betwe uture coa buffer a sets (wa aeologic ity view ne demo ication c	eld senrougen constal and part deformation deformation of Pla	ewag gh cli flood art of ences tenti s. n and n's su	imat I flooding. Site s) wi ial (la	orks. te cha oding SW te has r ithin t ow). tentia	There and e require no according Site is	e is p nd ri erosid es a ess t e. A acts i	otent sing s on. T wast to pul lthou acent n term	tial fo sea le he SR ewate olic tr igh im to Sp ms of polici	r protervels. The second of th	rhere and a protect	the mparices n by tion	ies walso site state of the site of the si	as e not dern a and	t I
								mpact of c and there a					_					•				-			dered	d.
								t of the lar																		
	-					_		ace should		-				•		•					•					n
	space s	tandaı	rd. An	appro	opria	ate as	sessr	ment shou	ld be d	arried	out,	through	the I	HRA,	to e	ensur	e the	deve	lopm	ent o	f the s	ite ha	s no			
			•					tage intere				•			•				•		•	•	•	•		
	survey	over a	t leas	t one	over	winte	ering	equire a stu season. Pr tent Autho	e-app	licatio	n disc	ussion v	/ith N	latur	eSco	ot reg	ardin	g pre	para	tion c	of the a	ıssessı	men	t is		
								e an Appro	•		-								•					_		
						_		evelopmer								•										
				•				nd townsc		•		•							-	-	•	•				
	develop	ment	inclu	ding v	riews	fron	n the	Firth of Fo	rth. A	comp	reher	isive ma	sterp	lan fo	or th	nis site	e will	be re	equire	ed in o	order t	o add	ress	the	range	e

of environmental issues associated with this site. The SRFA recommends a FRA and flood risk management plan is prepared for site. Setback from the Firth of Forth should be included to account for climate change predictions and impacts in terms of coastal erosion and associated issues of coastal flooding should be taken into account in the design and layout of the development providing the opportunity to improve the site's situation compared to the status quo and future proof the area in terms of these issues. As the site has a non-designated heritage asset within it the design of the development should seek to protect and preserve it as far as possible and in situ were possible. Archaeological mitigation may be required.

# **Group 6: Portbello**



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

Site Assessm	nent:	(210)	Jopp	a Ro	ad (N	lorth	East	Local	ity)																			
SEA Objective	Biod	divers	sity			Pop	oulat	ion		Soil	Wat	er	Air	& Cliı	nate		Mat Asse	erial ets	Her	itage					Lan	dsca	pe	
Question	B1	В2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	?	-	-	-	-	-	✓	Х	-	-	-	-	-	-	-	-	-	Х	-	-	-	-	-	-	•
Comment	ider risk	ntifies of af	the s	site a	s hav	ving a	med ecte	dium i d viev	risk o vs. Si	cent u f surfa te in fe	ice wa	iter flo	oodin ws.	g. Sit	e is v	vithin	Porto	bello	Cons	ervat	ion A	rea. [	Devel	opme	ent or	n site		w
Mitigation	prot desi its in deve	tected ign ar ignac elopn	mission of the missio	ons, voites a vout of the SF shoulervations.	which assess of this RA re Id see ion a	smer s site ecom ek to rea c	uld b nt ma will men pres hara	e part ny be i have ds a f erve a	tially requi to ind lood and/d	pment mitiga red. P clude g risk ma or enha ssal. To	ted the control of th	e effer r atter ment the spe	applots or	ication biodon biodon the biodon	on of livers an sta pare cter a	Plan's sity th andar d. As and a	s sustairoughed pra the s ppear	ainable site of ctice the is well and the is well and the is well and the inverse in the interior and the in	e devidesign to red within	relopr n, layo luce t n a co ling it	ment out ar he ris nserv	policind larsk of station	ies En ndsca surfac area nd be	ping a ce wa the c	nd Er are re ter flo design sister	nv 8. equire oodir n of t nt wit	A ed.Th ng an he h the	d e

Site Assessr	nent	: (400	) Sir	Harry	/ Laud	der R	oad (	North	ı Eas	t Local	ity)																	
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat	erial	Her	itage					Lan	dsca	ре	
Objective																	Asse	ets										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	Α4	M1	M2	H1	H2	Н3х	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	?	-	-	-	-	Х	✓	?	?	-	-	-	Х	-	-	-	-	-	-	-	Х	?	-	-	-
Comment	the area the con this	pote a for a refore cerns site.	ntial a rive e dev rega Site	for porter or left reloporter of arding of ar	rotec ourn, ment g unc chaec	ted s whe of th ertair	peciente the site of the site	es wit ere is e will f the laporta	hin th know need Braid ance	poter ne site vn to k to tak /Figga (Indus	. The be eng ce into te Bur trial a	SFRA gineero accou n Floo nd cer	ident ed alt unt th od pro ramic	ifies teration eratione recontections indu	the site ons to luced on sc stries	te as the resiling	having river ( ience e. SW	g low (consi of thi / requi	risk o derec s rive ires a	f floo I in ba r with wast	ding. ad/pod regar ewate	The sor cored to so the sort of the sort o	ite is nditio surfac inage	within by See wa	n the SEPA ter. ct as	catc ) and SEPA sessn	hme has nent	ent t for

### Mitigation

This site has existing buildings and redevelopment may involve some demolition and potential impacts in terms of waste and embodied carbon emissions, which would be partially mitigated through application of Plan's sustainable development policies Env 7 and Env 8. A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. Design and layout of development would have to mitigate the impact of surrounding industrial uses in order to ensure appropriate opportunities for social interaction/inclusion and to ensure adequate residential amenity. The SFRA recommends a FRA is prepared due to SEPAs concerns. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts.

Redevelopment of site will require archaeological mitigation programme of a full excavation, public engagement, analysis and publication and interpretation in the public realm. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Group 7: Niddrie – Bingham – Willowbrae



Site Assessn	ent:	(75) [	Dudd	ingst	on Pa	ırk Sc	outh (	Nortl	า Eas	t Local	lity)		-												-	-		
SEA Objective	Bio	diver	sity			Pop	oulati	on		Soil	Wat	er	Air	& Clir	nate		Mat Asse		Her	itage					Lan	dsca	pe	
Question	В1	B2	В3	В4	В5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	?	-	-	-	-	-	✓	✓	?	?	-	-	-	?	-	✓	-	-	-	-	-	-	-	-	-	-
Comment	spac con with con	ce an cerns nin th ditior	d nea with e cat n by S	ar cor n rega chme SEPA)	re pat ard to ent ar and	th. The the rea for there	heref risk fi or a ri efore	ore, a rom t ver o deve	an op he N r bur lopm	for conportunition for confidering when the confidering for co	nity for Brunsere the the s	or socia stance ere is	al into Burr know	eracti which n to b	on. T ch is a be en	he SF in adj ginee	RA do jacent ered a	oes no : wate Iterati	t ider rcour ons to	ntify a se an o the	any flo d has river	ood r s biod (con:	isks. I liversi sidere	Howe ty val ed in i	ever, lue. mode	SEPA The serate	has ite is	
Mitigation	dev and layo be r surf prac	elopr cons out ar equir ace v	ment strain nd lar red. vater	shou ts pla ndsca Desig man duce	Id be an wil ping an and agen the r	set be reare red layed are red	oack frequirequirequirequirequirequirequirequi	red. And the decired to the decired	the v A Pre Due t elopr repar	of the vaterodeliminal of the property of the	ourse. Try Ecc previo hould ne des ng and	Matu ologica us use seek l sign ar	ure tr al App es an inkag ad lay	ees a oraisa asses: ges wi out o	nd ot I will smen th ad f this	her v be re t of t jacer site i	regeta equired he lar nt core may h	tion od. Pos nd for path ave to	n the sitive risks p and o inclu	site l effec prese open ide gi	bound ts on ented space reate	dary t biod by po e. SRF r atte	to be iversitotenti EA rec	retair by thr al cor omm on th	ned. A ough ntam ends an st	A tree site ination a FR anda	e surv desig on ma A and rd	vey n, ay

SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	✓	?	-	-	-	1	Х	-	-	?	-	-	-	-	-	Х	1	-	-
Comment	resi (cor this	denti nside river	al. Thred in with	he sit bad, rega	e is v /poo rd to	withir r con surfa	the ditior ace w	catch n by S vater.	imen SEPA) The	e pote t area and the SFRA some	for a i herefo identi	river o ore de fies no	r bur velop o risk	n, wh ment	ere t	here ne site	is kno e will r	wn to need t	be ei o tak	ngine e into	ered a	altera ount t	ations the re	to th	e riv	er ilienc	e of	:
	_		~ tt ~ ~ t		الماء الما	: :	+,,+,,		:+.	dociar	a lavo	ut and	d land	lccani	na ar	o roc	uired	Duo	to th	o nro	vious	LICOC	20.20	coccr	nant	of th	ا ما	nd

than standard practice to reduce the risk of surface water flooding and its impacts. The SFRA recommends a surface water management plan is prepared. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Group 8: Inch Nursery – Cameron Toll – Prestonfield



SEA Objective	Biod	diver	sity			Pop	ulati	ion		Soil	Wat	er	Air	& Clir	nate		Mate Asse		Her	itage					Lan	dsca	pe	
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	?	✓	?	?	-	-	-	Х	-	-	-	-	-	-	-	Х	Х	-	-	-
B. dikinaki an	inte Brai ther will Farr	raction of the contraction of th	on/in rn flo know I to ta ite is	clusion od pr n to k ake in visibl	on an otech	d res tion s ginee coun	ident schen ered a t the al pro	tial ar ne ha altera redu otecto	nd Ed s unk tions ced r ed vie	ie pote inburg nown to the total the	stand stand river nce of nes. Si	versity ard or (cons this ri te visi	play prot idere ver w ble in	ing firection d in briting in the contraction of th	elds. n. The ad/pegard e loca	The site oor of to su	SFRA is with conditions of the	identi thin th ion by water eak pa	fies lone cate SEPA. Site	ow leve tchme (a) and (b) of a (b) of de	vel of ent ar d ther rchae evelo	risk, rea fo efore ologi pmer	howe r a riv deve cal po nt adj	ver, S ver or elopm otenti acent	EPA burr ent c al (Co	consi n, wh of the omm	ders ere site on M	•
Mitigation	and are asse seel mar risk	layon e to be essme k to n nager of su	missi ut of e protent of nitiga ment	development develo	which lopm d. Po land e imp repa er flo	ent s sitive for ris pacts red.	hould e effe sks p of ac The c	e part d seel ects or resen djacer design its in	tially k to reduce the biode to biode to the	mitigat mitigat diversi by pote es on r l layou es. Arca nisals r	ted the import ty three ential esider tof the chaeol	act of ough so containtial and site ough so c	appl adjac site do minat menit will h	ication metry. The nave to gation metry. The nave to gation	n of layo layo hay be SR to incomay	Plan's rk/us ut an e req FA re clude	s susta se. Tre ad land uired. comm greate equire	ees and dscapi The nends er atte	e dev d land ng ard layou a flod enuat endir	elopr dscap e request and od rish ion the	ment ing ar uired desig k asse nan st the s	polici round . Due gn of essme tanda .cale o	es En I the pertor the the dent are rd proof dev	periple present presen	nd En nery eviou pme face e to re ment	of the suse nt she wate educe prop	Desing site of the second points of the second points of the second poses of the secon	2

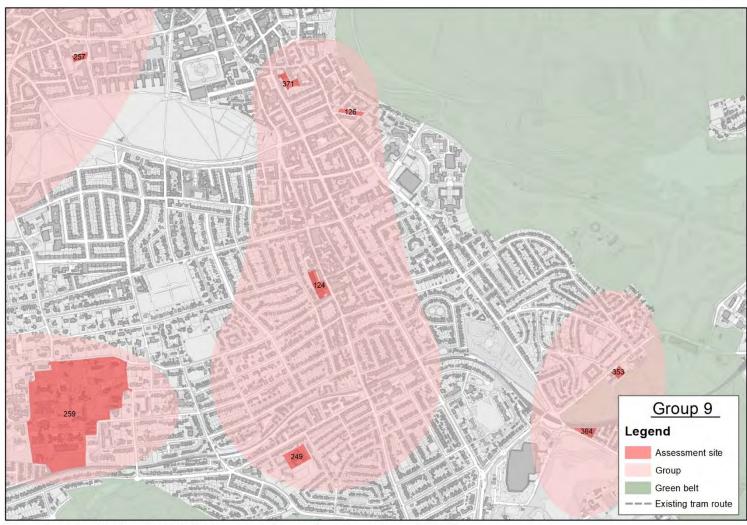
Site Assessm	ent:	(364)	Old	Dalke	ith R	oad (	Sout	h Eas	t Loc	ality)																		
SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Cliı	nate		Mate Asse		Heri	itage					Lan	dsca	pe	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	?	-	-	-	-	?	✓	?	?	-	-	-	Х	-	-	-	-	-	-	-	-	Х	-	-	-
Comment	resi site	denti as ha	al. T aving	here a lov	is pot v risk	tentia of flo	al for odin	prote g the	ected stan	to bus speci dard c n, whe	es wit	hin th	e are	a. Pa ⁄ided	rt of s by th	site ir e Bra	n 1 in 2 aid Bui	200 ye rn floo	ear flo od pro	od zo otecti	one. on sc	Altho heme	ugh t e is un	he SF Iknow	RA ic	lenti he si	fies t te is	he

condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site adjacent to designated open space to the south. Site is visible in several protected view cones. Site visible in some local views. Weak pattern of development adjacent.

#### Mitigation

This site has existing buildings and redevelopment may involve some demolition and potential impacts in terms of waste and embodied carbon emissions, which would be partially mitigated through application of Plan's sustainable development policies Env 7 and Env 8. Protect the mature trees and shrubs on the periphery of the site for biodiversity value and connection to green network. A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year flood zone (Braid burn and culverts/bridges). If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Development would have to be designed to seek to mitigate against the impact of location next to busy junction and railway line although full mitigation unlikely. Development should seek linkages with open space to south. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

# **Group 9: Southside**



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

SEA Objective	Biodiver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat Asse	erial ets	Heri	itage				La	ndsca	pe
Question	B1 B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5 I	16 L1	L2	L3
Effect		-	?	-	?	-	-		✓	Х	-	-	-	?	Х	-	X	?	-	?	-	- )	X	-	-
Comment  Mitigation	Existing species of for a rive develope the site archaeo protecte carbon e protecte to the pro	within er or b ment as hav ation logica d city has e emission forwa forwa	xisting a the a courn, of the ving a Area. I rem view xisting ons, view as the area	where site and area. Area area. Area area area area area area area area	siness Adja re the will I dium I con the s. Site ilding n wou smen asses ek to d be a o not	ere is need risk o renthe e site e visit sanculd be time mitigasses impa	uses know to ta f surf y doe e (Geo ble ir d rede e part y be in t of gate t sed a	e repa reside vn to b ke into face w s not r orgian n some evelop cially m require the lar he imp s part	ir cerential ee engale ee engale ee engale ee engale ee engale ee e	ntre a, com ginee ount t floodi open insion Il view t may ted the cositiver r risks of ad ny pro	mercia red alt the red ng. Sr space of Ed vs. Mix involv involv prough e effect prese jacent posals	al retaduced mall person inburged pare sortions or applicate or the second seco	ail, reconstitutions to describe and a describe and	with tail a by the ience site and s d 19 molification of d molification of the ience side in of decreasing the ience side in of decreasing the ience of the ience	river river of the in AC site note evelo tion a Plan' sity the ial co ntial a ent. D acerb	chicle (consolis rive)  QMA bot with tury in pamer and possustations amenio pevelocating	for correpair iderecter with buffer hin 40 andustrat adjactential ainable ratior ty. As apmen existir	ntaming garaged in base of the second	ge. The added and to a define	n. The site of control	e is wondition of the ce. The	within the control by Sater. The control by Sater. The control by Sater	ne catc EPA) and he SFR uildings potenti ithin mand em 7 and Emg are no ut and AQMA ppropriss likely	nment nd the A iden and C al for any bodie nv 8. require design buffe iate u	area refore tifies Grang d A ed. D n of th r zone ses ar
	seek to a and layor impacts. develope to a consists setting mitigation assessed standard	the servating and on (explored)	exace this s SFRA shou tion a l be c cavat	erbat ite w reco ld sec irea t onsis tion, ole re	ing exiting exiting the second of the decentration that is the second of	xistin ve to ends a fully esign with ric bu	g air inclused drait under of the real tilding onver	quality de gre nage r rstand e deve elevan g recor sion.	r proleater nana land elopmet con	atten geme prese nent s serva ). If	for exuation of the last the l	kamp n than n is p nd/or seek rea ch 4 to 2	le, throm stand repard enha to pre naract 242 Ra elopm	roughdard ed. A nce t eserv er ap atcliff nent	n the pract As the set of the set	use of cice to ere is a etting d/or e sal. R rrace f d inclu	f an ap reduce a listed of the nhance dedeve formed ude su	ppropose the disternal lister ethe elopmonding partificie	riate risk ding a d build spectent of t of th	layou of sur adjace ding/ ial ch of the ne Vic en sp	it, ori face ent to struct aract site v ctorial	entatio water f the sit ture. As er and a will requ n Printy o meet	n etc. looding e, the the sit appear uire arc vorks t	The dog and in design the is a contract in the	esign ts of th djacer nclud ogical ould ace

A	Biodiver	sity		Pop	ulati	on		Soil	Wat	er	Air	& Climate		Mat		Heritage	:			La	ndsca	ipe	
Objective	D4 D2	D2	D4	DE D1	D2	D2	D.4	C1	\A/1	14/2	0.1	A2 A2		Asse		114 112	112	114		16 14	1.2	112	1.4
Question	B1 B2	В3	B4	B5 P1	P2	Р3	P4	S1 ✓	W1	W2	A1	A2 A3	A4	M1	M2	H1 H2	H3	H4	H5 I	16 L1	L2	L3	L4
Effect	Full ability as	-	-	- !			-	•	-	-	-	- !	-	4:-1	f		. C	-	م دندادند	X	- 4 A Jane	-	-
Comment	_			park next									•										ına
				Site is adj					_								_		_		-		
			-	hin the sit	te. Si	ite is p	oten	tially	visible	e in ma	any p	rotected v	view c	ones.	Site v	isible in so	ome lo	ocal vi	ews. St	rong p	atteri	ı of	
	developi	ment	adjac	ent.																			
Mitigation	Positive	effect	ts on	biodiversi	ty th	rough	site c	desigr	າ, layo	ut and	d land	scaping a	re rec	quired	. As tl	he site is o	onstr	ained	it wou	d suit	green		
	infrastru	cture	prov	ision such	as a	living	roof.	Due	to the	e prev	ious ι	uses an as	sessm	ent o	f the la	and for ris	ks pre	esente	ed by po	tentia			
	contami	natior	n may	be requii	red.	As the	site	is wit	hin ar	n AQM	A but	ffer zone,	air qu	ıality i	mpact	should b	e asse	ssed	as part	of any	prop	sals	for
				elopment										•	•				-				
				ating exist									_							-			
				_	_	-					-	-	_	-		-		-	_				
				1101 1101 110				, いんとば	on ot a	าคงคเก	nmei	nt should	seek t	o avo	id exa	cerhating	existi	ng air	quality	proble	ms fo	r	
									-		•					cerbating		_		•			ign
	example	, thro	ugh t	he use of	an a	oprop	riate l	layou	t, orie	entatio	n etc	. As the s	ite is	adjace	nt to	a designa	ted Qı	uiet A	rea the	types	of use	e, des	_
	example and layo	, thro ut of	ugh t the d	he use of evelopme	an a <sub>l</sub>	oprop ould s	riate   seek t	layou to mir	t, orie nimise	entation the ir	n etc	. As the s t on the d	ite is a	adjace ation.	ent to Any f	a designa uture acti	ted Qu ons or	uiet A	rea the	types king w	of use	e, des could	_
	example and layo impact o	, thro ut of n env	ugh t the d ironr	he use of evelopme nental noi	an ap nt sh ise w	oprop ould s ill nee	riate l seek t ed to t	layou to mir take t	t, orie nimise his sta	entation the ire atus in	n etc npact to co	. As the s t on the de nsideration	ite is a esigna on. Th	adjace ation. ne Dire	ent to Any f ective	a designa uture acti requires a	ted Quons on ordinate of the contraction of the con	uiet A r decis plans	rea the sion ma for agg	types king w lomer	of use hich o ations	e, des could s to	
	example and layo impact o include r	, thro ut of n env neasu	ugh t the d ironr ures t	he use of evelopme nental noi hat aim to	an ap nt sh ise w prot	oprop ould s ill nee tect q	riate   seek t ed to t uiet a	layou to mir take t ireas a	t, orienimise himise his sta agains	entation the ire atus in st an ir	n etc npact to co	. As the s t on the d nsiderationse in noise	ite is esigna on. Th e. A	adjace ation. ne Dire ioise ir	ent to Any f ective mpact	a designa uture acti requires a assessme	ted Quons on one one one one one one one one one	uiet A r decis plans ould b	rea the sion mand for agg	types king w lomer ed out	of use hich o ations if any	e, des could s to uses	
	example and layo impact o include r the site a	, thro ut of n env neasu are ex	ugh t the d vironr ures t cpecto	he use of evelopme nental noi hat aim to ed to impa	an ap nt sh ise w prot act or	oprop ould s ill nee tect q n the (	riate   seek t ed to t uiet a Quiet	layou to mir take t reas a Area	t, orienimise himise his sta agains . As tl	entation the irection that the	n etc npact to co ncreas a list	. As the s t on the densiderations se in noise ted building	ite is a esigna on. Th e. <sup>A</sup> n ng adj	adjace ation. ne Dire loise in acent	ent to Any frective mpact to the	a designa uture acti requires a assessme e site, the	ted Quons on ction on the character of t	uiet A r decis plans ould b n of th	rea the sion ma for agg e carrie ne deve	types king w lomer d out lopme	of use hich o ations if any nt sho	e, des could s to uses ould	on
	example and layo impact o include r the site a seek to f	, thro ut of on env neasu are ex ully u	the d vironr ures t opecte inders	he use of evelopme mental noi hat aim to ed to impastand and	an apent shaped and sh	oprop lould s ill nee tect qu n the ( erve a	riate   seek t ed to t uiet a Quiet and/o	layou to mir take t reas a Area r enha	t, orienimise this stangains agains . As thance t	entation the irection that the irection the setallistics the setallistics	n etc npact to co ncreas a list	. As the set on the description of the listense set on noise ted building of the listense set.	ite is a esigna on. Th e. <sup>A</sup> n ng adj ed bui	adjace ation. ne Dire loise in acent ilding/	Any for the Any fo	a designa uture acti requires a assessme e site, the ure. As th	ted Quons on onterior on the contraction of the con	uiet A decis plans ould b n of the	rea the sion made for aggreen carried to the carrie	types king w lomer d out lopme o a co	of use hich o ations if any nt she nserv	e, des could s to uses ould ation	on
	example and layo impact o include r the site a seek to f	, thro ut of on env neasu are ex ully u	the d vironr ures t opecte inders	he use of evelopme nental noi hat aim to ed to impa	an apent shaped and sh	oprop lould s ill nee tect qu n the ( erve a	riate   seek t ed to t uiet a Quiet and/o	layou to mir take t reas a Area r enha	t, orienimise this stangains agains . As thance t	entation the irection that the irection the setallistics the setallistics	n etc npact to co ncreas a list	. As the set on the description of the listense set on noise ted building of the listense set.	ite is a esigna on. Th e. <sup>A</sup> n ng adj ed bui	adjace ation. ne Dire loise in acent ilding/	Any for the Any fo	a designa uture acti requires a assessme e site, the ure. As th	ted Quons on onterior on the contraction of the con	uiet A decis plans ould b n of the	rea the sion made for aggreen carried to the carrie	types king w lomer d out lopme o a co	of use hich o ations if any nt she nserv	e, des could s to uses ould ation	on
	example and layo impact o include r the site a seek to f area the	, thro ut of on env measu are ex ully u desig	ough the divironr ures to pector indersign of the sum o	he use of evelopme mental noi hat aim to ed to impastand and	an apint shise wo protect or presopme	opropiould sill need tect quantities the contraction of the contractio	riate   seek t ed to t uiet a Quiet and/o ould s	layou to mir take t reas Area r enha	t, orienimise himise his sta agains . As tl ance to pres	entation the irection to the irection the ir	n etc mpact to co acreas a list tting o	. As the set on the description of the lister of the lister or enhanced.	ite is a signation. The A name adjusted built is the state of the stat	adjace ation. ne Dire loise in acent ilding/ specia	ent to Any for the Any for the Any for the Any for the Angel I character for the Any for the Any for the Any for the Angel I character for the Any for the Angel I character for the Angel I character for the Any for the Angel I character for the Angel I character for the Any for the Angel I character for the Angel I cha	a designa uture acti requires a assessme site, the ure. As thacter and	ted Quons on one on one on one one one one one on	uiet Ar decis plans puld be n of the is ad	rea the sion made for agging the carrier development to the carrier development develop	types king w domer d out lopme o a co	of use hich cations if any nt sho nserv settin	e, des could s to uses ould ation g and	on d be
	example and layo impact of include r the site a seek to f area the consiste	, thro ut of on env measu are ex ully u desig nt wit	the dirionrures to the direction of the	he use of evelopme nental noi hat aim to ed to impastand and the development.	an apont ships when the consideral and approximately approximately and approximately and approximately and approximately approximately and approximately a	opropould stands and section of the Contract o	riate seek to	layou to mir take t reas a Area r enha seek to ea cha	t, orientimise this state agains . As the ance to o pres	entation the irect the irect and irect the set the set serve a	n etcompacto concreasion distribution distri	. As the set on the densideration see in noise ted building of the lister enhance. As the site	ite is a signation. The Angadjed built the steel the ste	adjace ation. ne Dire noise in acent ilding/ specia s a nor	ent to a Any frective mpact to the struct I chara	a designary actions action assessment assess	ted Quons on cition on the short should be sited appearing the citage.	uiet Ar decison plans puld be not the sadarance asset	rea the sion made for agging the carried development to the carried accent to the carrie	types king was lomered out lopme o a cong its it (For	of use hich o ation: if any nt sho nserv settin mer r	e, des could s to uses ould ation g and	on d be
	example and layo impact of include in the site of seek to for area the consister station)	, thro ut of n env measu are ex ully u desig nt wit the de	tugh the dirionrures to comment to the comment of t	he use of evelopme mental not aim to ed to impastand and the develor relevant	an apint ships of the constant	opropould sill need tect quantities the control of	riate seek to	layou to mir take t reas Area r enha seek to ea cha	t, orientimise shis standard shis standard ship ship ship ship ship ship ship ship	entation the ireatus in the at ireatus in the set the set serve a ter approtec	n etc npact to co ncreas a list ting o and/o raisal t and	As the section to the desired building of the lister enhanced. As the sign preserve	ite is a sesignation. The Annage adjusted built the second termination is a second to be a secon	adjace ation. ne Dire loise in acent ilding/ specia s a nor emain	Any for Any fo	a designared action of the control o	ted Quons on cition on the site of the sit	uiet A r decisonal plans ould be n of the is add arance asset ad in s	rea the sion made for aggreen to develop include within itu wer	types king wellomer ed out lopme o a coong its it (Fore posses	of use hich cations if any nt shous serving setting mer rule.	e, des could s to uses ould ation g and	on d be
	example and layo impact of include r the site a seek to f area the consister station) Redeveloped	, thro ut of n enverse are exully u designt wit the de opme	tugh to the divironr ures to the condition of the conditi	he use of evelopme mental noi hat aim to ed to impastand and the develoe relevant of the develoe.	an apent ships of protections of the consequence of	opropiould sill need tect quant the (erve and shoe ervation ment areolog	riate   seek to ed to t uiet a Quiet and/o ould s on are shou gical m	layou to mir take t reas Area r enha seek to ea cha ld see nitiga	t, orient, ori	entation e the ireatus in est an ireatus in there is the set serve a er appi protecta pre-ca	n etcompactorial to concrease a list and/oraisal tand	As the set on the desired building of the lister enhanced. As the site of the lister enhanced are enhanced. As the site of the lister enhanced are enhanced as the site of the lister enhanced are enhanced as the site of the lister enhanced are enhanced as the site of the lister enhanced are enhanced as the lister enhanced as the lister enhanced are enhanced as the lister enhanced as the	ite is a sesignation. The Amng adjusted built the second term of the s	adjace ation. ne Dire loise in acent ilding/ specia s a nor emain ation r	Any frective mpact to the struct I charandesigns as farequire	a designary uture action requires a assessment es ite, the fure. As the acter and agnated hear as possiped to scop	ted Quons on outline of the site appearitage ble and	uiet A decision plans puld be e is add arance asset ad in s dete	rea the sion may for agg the carrier development the include within itu wermine s	types king we clomer ed out lopme o a coording its it (Fore possible)	of use hich cations if any nt sho nserve settin mer r ble. any	e, des could s to uses ould ation g and ailwa	on d be y

Site Assessn	nent:	(249)	Naterial   Naterial																									
SEA	Bio	Population  1 B2 B3 B4 B5 P1 P2 P3		Soil	Wat	er	Air	& Cliı	mate		Mate	erial	Her	itage					Lan	dsca	pe							
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	?	-	-	-	-	1	✓	?	-	-	-	-	Х	-	-	-	-	-	-	-	-	-	-	-	-
Comment	speo rive of th	cies v r (cor his riv	vithin nside ver w	the red ir ith re	area. n bad gard	The /poo to su	site i r con ırface	s wit ditioi wat	hin tl n by S er. S	he cato SEPA) i ite visi	chmer and th ible in	nt area ierefoi some	for a re de local	a rive velop view	r or b ment s only	urn, v t of th y.	where ne site	there will n	e is kn ieed t	own o tak	to be e into	engii o acco	neere ount t	d alte he re	eratio duce	ons to d res	the iliend	ce
Mitigation	be r	equir e to i	ed. Includ	Positi le gre	ive ef	fects atten	on b uatio	iodiv on th	ersity an sta	throu andard	ugh sit	e desi tice to	gn, la redu	yout ce th	and I e risk	ands of su	caping urface	are r wate	equir r floo	ed. T	he de	esign	and l	ayout	of th	nis sit	e wil	İ

Site Assessn	nent:	(371)	Cow	ans (	Close	(Sou	th Ea	st Loc	ality	)																		
SEA	Biod	diver	sity			Pop	oulati	on		Soil	Wat	er	Air	& Clir	nate		Mate	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-		-	?	-	?	?	-	-	✓	-	-	-	-	5	-	-	-	?	-	Х	-	-	Х	Х	-	-	-
Comment	spec Area inclu prot	cies was and uding tecte	vithin adja site d city	the cent of irc	area. to lis on fou	Adja ted b undry es. Sit	acent uildir and e visi	uses ngs. S comr ble ir	are r ite of nerci n som	age. T etail a f archa al laur ne loca	and rea aeolog adry). al view	sident gical sig Herita vs. Stro	ial. S gnific age a ong p	ite wi ance Iso in atterr	thin / (18 <sup>th</sup> clude n of d	AQM centi s sur evelo	A buff ury ex viving opmer	fer zoi pansio boun nt adja	ne, Quon of dary since the dark sinc	uiet A Edinb walls.	rea b ourgh Site	ouffer , 18 <sup>th</sup> , pote	, Sout /19 <sup>th</sup> entialle	th Side centu y visib	e Coo ry in le w	nserv dustr ithin	ration Ty many	า
Mitigation	carb	on e	missi	ons,	whic	h wo	uld be	e part	ially	pment mitiga red. P	ited th	rough	app	licatio	n of l	Plan'	s susta	ainabl	e dev	elopr	nent	polici	ies En	v 7 ar	id Er	ıv 8.	Α	

Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. As the site is within a buffer zone of an AQMA air quality impact should be assessed as part of any proposals for development and ensure appropriate type and design of development to avoid contributing to existing air quality problems. As the site is adjacent to a designated Quiet Area the types of use, design and layout of the development should seek to minimise the impact on the designation. Any future actions or decision making which could impact on environmental noise will need to take this status into consideration. The Directive requires action plans for agglomerations to include measures that aim to protect quiet areas against an increase in noise. As the site is adjacent to a designated Quiet Area the types of use, design and layout of the development should seek to minimise the impact on the designation. Any future actions or decision making which could impact on environmental noise will need to take this status into consideration. The Directive requires action plans for agglomerations to include measures that aim to protect quiet areas against an increase in noise. A noise impact assessment should be carried out if any uses on the site are expected to impact on the Quiet Area. As there is a listed building adjacent to the site, the design of the development should fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. An assessment should be made of the surviving boundary walls. Redevelopment of the site will require archaeological mitigation from probable Historic Building recording to excavation, public engagement, recording and analysis. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

**Group 10: Liberton Hospital** 

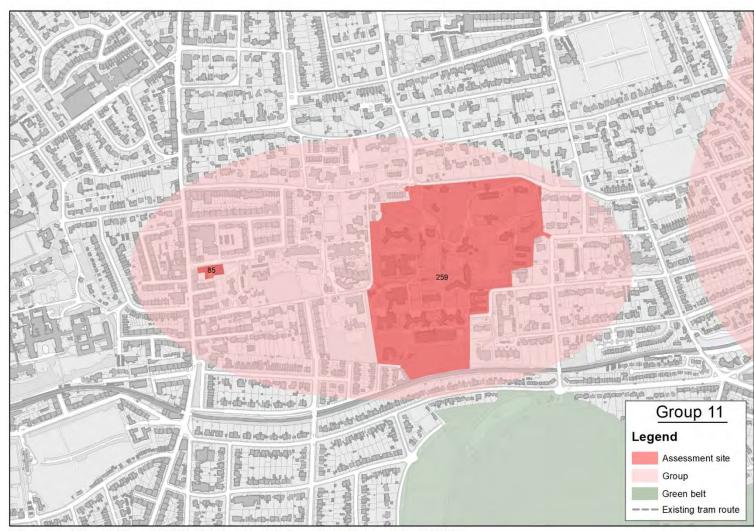


Site Assessr	nent:	(188)	Rae	's Cre	scen	t (So	uth E	ast Lo	ocalit	y)																		
SEA	Biod	diver	sity			Pop	oulati	on		Soil	Wat	er	Air	& Cli	mate		Mat	erial	Her	itage					Lan	idsca	pe	
Objective																	Asse	ets										
Question	B1	В2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	Х	-	-	-	?	?	Х	-	-	-	-	?	-	-	?	-	-	-	-	?	-	-	-	-
Comment	with TPO link engi acco	n spe o'd wo must ineer ount	cial nodlated by the control of the	needs and and retain Iterat educe sted I	) and nd de led by lions ed re Buildi	resions signary any to the silien ing action in the silien ing action in the silien in	lentia ated A future rive ce of djacer	al. Th Ancie re dev r (cou this u	nt Welop nside river	e has a oodlar ment. red in with re ite (St	an important ind Invalue The mode egard Cathe	oortan entorv site is erate o to sur erine h	nt eco y area withi condit face v	logicals. The ion bearing the	al valu nere i catcl y SEP . SW ocot a	ue as s sign hmen (A) an d requ	a con ifican it area id the iires a alm w	to Ponpone to vege a for a refore wast rell). For cape so	nt of station river development of the content of t	a wid n and or bu lopm er dra tial fo	ler ha I tree: urn, w nent c inage	bitat s on t where of the	netw the sit there site v	ork we and it is known to see and we will need to see and to see a	hich d a gr nown eed t nent	inclu een i to be o tak for tl	des netw e e int nis si	ork o te.
Mitigation	requested stands the the	uired sente dard deve site v	and ed by prace lopm will re	need pote ctice t ent s	s to a ntial to rec should e arch	assess conta duce d see haeol	s the amina the ri k to f ogica	ecolo ation sk of ully u	ngy va may surfa inder igatic	ilue of be req ice wa stand on incli	the solution the s	ite in i . The poding reserv pre-d	its widesigg and inverse and i	der con and its im d/or on the image in the	ontex I layo pacts enhar on ev	t. Duut of s. As nce the	ie to t this s there ie set	Prelimithe president in the president in	evious y hav sted b the l	s uses e to i ouildir isted otenti	s an a including ad build	de gre jacen jing/s	ment eater a t to the tructuals give	of thatten he siture. R	e lan uatio e, the edev	nd for on that e des relopa	risks in ign o men mity	s of t of

Site Assessn		<u> </u>		rton	ноѕр				Loca				ı															
SEA	Biod	diver	sity			Pop	oulati	on		Soil	Wat	er	Air	& Clin	nate		Mate	erial	Heri	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	- ? ? \ X ? ? \ X \ Existing use is a hospital. There is the potential for contaminated land within the site. A TPO covers part of the site. Adjacent uses inc															-	-											
Comment	NHS with whe	blochin the re the will r	od cer e site ere is need	ntre ( e. SEI s kno to tal	alloc PA ha wn to ke int	ated as cor o be o to aco	in ad ncern engin count	opted s reg eered the	d plar ardin d alte reduc	n for reg g the f ration ced res	or cont esiden floodin is to th silienc ite on	itial) a ng risk ne rive e of th	nd ot from er (counis riv	her re Sten nsider er wit	eside hous red ir th reg	ntial. e Bur n moo gard t	The S n. Th derate o surf	SFRA i e site condi ace w	dentii is wit ition l ater.	fies a thin the by SE SW i	high he ca PA) a requii	risk o tchme nd the res a	of surf ent ar erefo waste	ace vea for re de wate	vater r a ri velo <sub>l</sub> r dra	floover o ver o omer inage	ding or bur nt of t e	'n,

	non-designated heritage asset within the site (Liberton Hospital). Potential for archaeological remains on the site. Site not visible in any city protected views. Site visible in some local views. Pattern of development adjacent low rise.
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. Mature trees and areas of ecological value should be retained in site design, a TPO covers part of the site. A tree survey and constraints plan will be required. A Preliminary Ecological Appraisal will be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The SFRA identifies the need for a FRA and a surface water management plan. The design and layout of this site may have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. SW requires a wastewater drainage impact assessment for this site. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site has a non-designated heritage asset within it the design of the development should seek to protect and preserve it as far as possible and in situ were possible. Other buildings on the site will require historic building recording. Archaeological mitigation may be required. Public engagement and interpretation will be required due to the history of the site. Townscape and visual appraisals required to determine appropriate mass, scale, height and layout of new development.

**Group 11: Astlie Ainslie** 



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

SEA Objective	Biod	divers	sity			Pop	oulati	on		Soil	Wat	er	Air	& Clir	nate		Mat		Heri	tage					Lan	dsca	Эе	
Objective	D4	D2	D2	D4	DE	D4	D2	D2	D.4	C1	\A/1	14/2	۸.1	۸.2	4.2		Asse		114	112	112	114		116	1.4	12	1.2	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	,	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	Н3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	3	-	-	?	-	?	✓	3	-	-	-	-	X	-	-	-	-	-	-	-	-	X	-	-	-
Mitigation	Adjacent ther will site. A pr Due with environment seek stan preg	re is k need Site to the in a i ronm As sh	uses hich converse to ta is vis ted sp ne pre noise nent f ould nitiga prac J. Co	are of could not be to be to be to the could not be to the could n	care to have be engined as assets use agementates agementates agementates are to red	eyre ree an i ginee coun any pressme s an a nent a ntial u nto a of ac luce t	epair mpacered a rotecent near assessarea use. accoudiacenthe ri	cent ct in t altera redu ted v nay be smen the d Action nt wh nt tyr sk of	re and erms tions ced it of the eright of th	hin the dresid sof soc so to the resilier cones. Juired. the land of the ns for lesignil pair ceruses ace was scape a	dential interior of site vince of Site vince of Posite of for the development of the site	I. Parieracti (consthis ri sible i ive eff risks p lopme aim t velopn The de	t of si on/in iderever we n son fects oreser ent sh o red nents esign and i	ite in aclusion of the local of	Noise on. The pad/pegard cal vie odive oy po seek noise nsure ayout	e Mar he sit to su ews. I ersity tentia to m levels appr t of th	nageme is with condition of the conditio	nent A ithin t ion by water patte gh site tamin e the i ese ar te leve will h	rea, a he cat SEPA T. The ern of e designation mpact rea whels of mave t mmer	nd lotchm ) and SFR deve gn, la may ts of nere noise o inc	ent a ther A ider lopm yout be re noise possil e. Des lude ( surfa	d opp rea for efore ntifies ent a and I quire to er ble, h sign a great ce wa	osite or a rie deves no fidjace andso d. As osure owever atter n	existiver or	r burnent of the properties of	re re n, wh of the k for requ e site pacts e sho than nt pla	pair ere site this red. e is of uld	

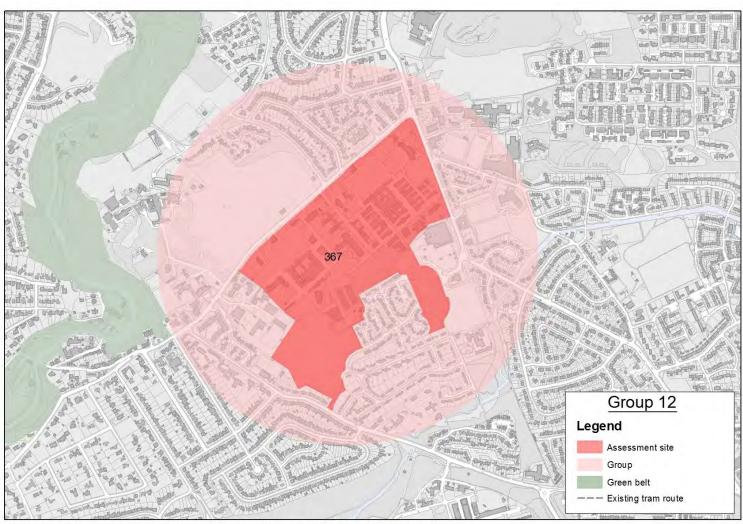
SEA Objective	Biod	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate Asse		Heri	itage					Lan	dsca	pe	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	?	?	Х	-	?	✓		✓	Х	?	-	✓	-	Х	-	Χ	Χ	-	Χ	-	-	Х	Х	-	-	<b>√</b>
Comment	pote thro with floo	entia ough nin 40 d risl	I for p site g 00m c c fron	orote iving of open	cted oppo en sp dan B	speci ortun ace. urn.	es wi ity to The S	thin of ensu SFRA site is	or ad ire go ident with	jacent ood ac ifies th in the	to the tive tr he site catch	e site. avel li e as ha ment	The nks in aving area	whole the a high for a	e site futur n risk river	is a T e. W of su or bu	Adjactification Adjactification The Signature of the Adjactification Adjactifi	The sit ite do water nere t	e is wes not flood here i	vithin t mee ding. is kno	250n et ope SEPA own to	n of a en spa has c o be e	NMA ace st conce engine	. Fin anda rns re eered	al co rds a egarc l alte	re pa nd no ling th ration	ith rui ot he ns to	ns

resilience of this river with regard to surface water. SW requires a wastewater drainage impact assessment for this site. Site within Grange Conservation Area and includes many listed buildings that will have to be retained and re-purposed. Site contains non-designated heritage assets (site of 16<sup>th</sup>/17<sup>th</sup> century St Rogues Chapel and associated plague settlement and graveyard, remains of Trinity church). Site within Quiet Area buffer. Site potentially visible within many protected city viewcones. Site visible in some local views. Strong pattern of development, buildings with a landscape setting. Site represents an opportunity to contribute further to the green network through the its existing open/green space.

### Mitigation

A preliminary ecological appraisal of the site should be undertaken and any subsequent protected species surveys carried out if appropriate. There are significant tree and landscape considerations, the whole site is covered by a TPO. A tree survey and constraints plan will be required. A Preliminary Ecological Appraisal will be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. As the site is adjacent to a designated Quiet Area the types of use, design and layout of the development should seek to minimise the impact on the designation. Any future actions or decision making which could impact on environmental noise will need to take this status into consideration. The Directive requires action plans for agglomerations to include measures that aim to protect quiet areas against an increase in noise. A noise impact assessment should be carried out if any uses on the site are expected to impact on the Quiet Area. Design of development should create linkages with core path, and provide open space to improve wider area as a whole taking advantage of open space within existing site. The SFRA recommends a FRA and a surface water management plan are prepared for this site. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. SW requires a wastewater drainage impact assessment. As there is a listed building within the site, the design of the development should seek to retain the building and fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. A heritage impact assessment would be required to inform future development proposals. Site of the 16th/17th century St Rogues Chapel and associated plague settlement and graveyard must be preserved in situ. Architectural fragments from the demolition of Trinity Church must be retained and conserved. A comprehensive programme of archaeological investigations will be required comprising historic building recording (all buildings), excavation, preservation, community engagement and interpretation. Comprehensive visual and landscape appraisals required to determine appropriate mass, scale, height and layout of new development.

**Group 12: Redford Barracks** 



SEA Objective	Biodiver	sity			Pop	ulati	on	Soil	Wat	er	Air	& Climat	е	Mat		Heritag	е			Lai	ndsca	pe
Objective Question	B1 B2	В3	B4	B5	P1	P2	Р3	P4 S1	W1	W2	A1	A2 A3	B A4	Asse M1	M2	H1 H2	H3	H4	H5 H	16 L1	L2	L3 L4
Effect		-	D4 -	-	-	-	<b>F</b> 3	7 🗸	X V	7	- A1	AZ AS	) A4	-	IVI∠	П1 П2	. ПЗ	-	- X	N X	-	
Comment	include r adjacent Part of the high risk alteration reduced	to the site of sur resilies	ntial, e site e is w rface the ri	a sup ithin wate iver (o	permander floor fl	arket tains nton o oding dere er wit	t and non-conse g. The d in b	the potent an adopte designated rvation are e site is wit ad/poor co	d core I sites ea. Pa thin th ondition	conta path. of hist art of s e catc on by s	The oric i ite is hmer SEPA) SW re	site inclunterest.  within a let area for and the equires a	ides a Site of 1 in 20 or a riv refore waste	large r f natio 00 yea er or b develo water	numbe nal m r flood ourn, v opme drain	er of A, B ilitary ard d zone. T where the nt of the age impa	and C haeol he SFF re is k site w ct ass	listed ogical RA ide known ill nee essme	buildin and his ntifies t to be e d to tak nt for tl	g withing toric signessing with the site nginee einto and site.	n and gnifica as hav red accou Site	nce. ving a
Mitigation	develope There ar Ecologic previous	ment, e sign al App uses	low i ificar oraisa an as	rise a nt tred al will ssessr	nd la e and be re nent	ndsc l land equir of th	ape s dscap ed. P ne lan	e consider ositive eff d for risks	ations ects of prese	on thin biod	is site iversi y pot	. A tree : ty throu ential co	survey gh site ntami	and co designation	onstra n, layo may l	nints plan out and la	will b ndsca	e requ ping a flood	ired. A re requ risk asse	Prelim ired. D	inary ue to t wou	ld be
	of develor unaccep practice prepared of adjace developed As the si possible the consecutions.	table to receive to re	nt is r flood duce f sign s perm should a n o n situ on ar ould Com	requii I risk the ri should narket Id see on-des were rea ch non-d	red ir for function d see t in o ek to signa e posi narac design quire	n ord iture surfa k link rder retai ted h sible iter a natea	er to uses ace was ages to en the nerita. As to praid heri informatics	f flooding a ensure that of the site ater floodi with adjact sure adequal building a ge asset we he site is p sal and see tage asset m future d nd townsc	at ther The Ing and Cent accurate re Ind full Ithin it in it Ithin ithin ithin ith Ithin i	e is not design dits in dopted esiden ly under the dwithin oreservent site coment.	asson and npact decreased and and and and and and and and and an	ciated ir layout o s. The S path, opmenity. Indicate of the diservation of the change	crease f this s FRA re pen sp As the reserv evelop n area ance t he site	e in flo ite wil comm ace an re is a e and/ oment the do he spe onsider	od risl I have ends a Id link Iisted or enl shoul esign cial ch red wh tary h	k outwith to include a FRA and in with to building hance the desert to of the denaracter and the devenistory mu	the segreater surfame grewithing setting protested appropring set be	ite and ater at a ce wa en ned a the song of the cet and a cet and a proportion of the	I to ens tenuati ter mar twork, k ite, the he liste I preser hould b nce of t osals. A reted w	ure tha on than ageme out miti design d buildi ve it as e consi he area heritag	t thern stan and place in the gate in the ng/st far as stent a, include impense new	e is no dard n are mpact e ructure with uding its pact v

**Group 13: Wester Hailes** 



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

Site Assessm	nent:	(35) N	Murra	aybur	n Ga	te (So	outh	West	Loca	lity)																		
SEA	Biod	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clin	nate		Mat	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ets										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	1	-	?	-	-	-	-	?	✓	?	-	-	-	-	Х	-	✓	-	-	-	-	-	-	-	-	-	-
Comment	to V Site havi the of tl	Vests is no ing a river	ide Pl t in p low r (cons ver w	laza s rotec isk of sidere ith re	hopp ted v floo ed in gard	oing oview ding. poor to su	centro cone The cond irface	e withs. Sit site idition	n pot e visi s wit by S er. S	ential ble in hin the EPA) a EPA co	impac some e catcl and the onside	sting uset on relationships the state of the	eside views t area e dev re is t	ntial a . Wea I for a relopn the po	men k pat river nent tent	ity ar tern or b of the	nd exist of devolurn, we e site surfac	sting r velopr vhere will ne ce wat	eside ment there eed to ter flo	ential. adjac is kn o take ood ri	Adja ent. own into sk wi	The S to be acco thin c	to op SFRA i engir unt th or adja	oen sp dentif neered ne red acent	ace ( ies to dalte uceo to th	(desig he siteration d resitesites	gnate te as ons to lience	ed). o
Mitigation	to the to may reco	tected tected the proposition the proposition	mission of the mission of the second of the	ons, vecies a us use upact nclud	which issess s an of loo e gre ace v	smer asses cation ater water	uld bo at ma assme n nex atter r mar	e pari y be int of it to linuation	tially requition the latest the l	mitigared. Fand for car pa	oted the Positive of the Posit	involv nrough e effec prese nkages practi ared.	applets or	lication biod by pould be reduced	n of I ivers tenti mad ce the	Plan's ity th al co le wit e risk	s susta rough ntami th adja of sui	ainable site of the site of th	e dev desigr n may open water	elopr n, layo be re space flood	ment out ar equire e. Th ding a	policind lar ed. A e des and it	ies En ndsca approp iign au s imp	ping a priate priate nd layo acts. T	nd Erre re desiout out of the State of the S	equire gn re of this	A ed. E quire s site also	ed e

SEA Objective	Biod	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate Asse		Heri	itage					Lan	idsca	pe	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	? ? <del></del>															1	-											
Comment	mat Site of fl	erials with luvial	s etc v in 250 and s	with 0m o surfa	poter f a de ce wa	ntial r esigna eter f	risk o ated ( loodi	f con quiet ng. S	tamin area. W red	ation. Site quires	. Site a is also a was	adjace withi	nt to n 1 in ter dr	a par 200 a ainag	k (de year ge im	signa flood pact a	ted op zone. assessi	oen sp The S	ace), SFRA i	final denti	core fies t	path, he sit	, Site ce as h	(361) naving	and g a m	resid rediu	entia m ris	l. k

Mitigation

The mature trees and woodland habitat along the boundary with Hailes Quarry Park and street trees along Murrayburn Road and Dumbryden Drive should be protected for biodiversity value and connection to green network. A tree survey and constraints plan will be required. A protected species assessment may be required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. As the site is adjacent to a designated Quiet Area the types of use, design and layout of the development should seek to minimise the impact on the designation. Any future actions or decision making which could impact on environmental noise will need to take this status into consideration. The Directive requires action plans for agglomerations to include measures that aim to protect quiet areas against an increase in noise. A noise impact assessment should be carried out if any uses on the site are expected to impact on the Quiet Area. A flood risk assessment would be required for this site which has a significant risk of flooding as the whole site is within a 1 in 200 year flood zone (Murray Burn). If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The SFRA also recommends a surface water management plan is prepared. Development should be tied to development of adjacent site.

Design and layout should seek linkages with adjacent (final) core path and open space. Comprehensive visual and townscape appraisals

required to determine appropriate mass, scale, height and layout of new development.

Site Assessn	nent:	(361)	Mur	raybı	urn R	oad (	B) (S	outh	West	Locali	ity) Sit	te mei	rged v	with s	ite 3	7												
SEA Objective	Bio	diver	sity			Pop	ulati	ion		Soil	Wat	er	Air	& Clii	mate		Mate Asse		Her	itage					Lan	dsca	pe	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	ı	?	-	-	?	✓	?	✓	Х	Х	-	<b>√</b>	-	-	-	✓	-	-	-	-	-	-	Х	-	-	-
Comment	(designated open space), a designated quiet area, Site (37) and LRT bus depot. There is potential for protected species within the area. Pa of the site is in a 1 in 200 year flood zone. The SFRA identifies the site as having a medium risk of fluvial flooding and high risk of surface wa flooding. SW requires a wastewater drainage impact assessment for this site. Site is potentially in several protected city views cones. Site visible in many local views. Weak pattern of development adjacent.															iter												
Mitigation	on t con in n Hail thro	the desiders oise. les Que ough sough	esignation A not uarry site defined	ation . The pise in Park lesign site i	. Any Directions and and s with	y futu ective t asse surro out a hin a	requessments and la	ctions uires a ent sh ed by ndsca 200 y	or d action nould matu aping ear fl	t Area of Area	n mak s for a rried o es. As quire one (N	ing wh gglom out if a sessm d. A fl Jurray	nich c neration any us ent ro lood ro Burr	ould ons to ses or equir risk as n). If	impa o incl o the emer ssessi devel	ct on ude n site a nt Pro ment lopab	environeasuare expenses expens	onmei res th pected d Spec d be re appro	ntal n at ain d to ir cies su equire ppriat	oise version to personate of the persona	will ne protect t on t . Posi this ign of	eed to t quiche Quiche he Quiche tive e site w f deve	o take et are uiet A effects which elopm	e this eas ag rea. s on b has a nent is	statu ainst Adjad iodiv risk s req	is into an ir cent to ersite of flo uired	o ncrea to y odin	ase

future uses of the site. The SFRA recommends a surface water management plan is prepared. Design and layout of development should seek linkages with adjacent (final) core path and open space but mitigate impact of LRT depot. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessm	nent:	(38)	Dumb	ryde	n Driv	ve (So	outh	West	Loca	lity)																		
SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Cliı	mate		Mat Asse		Her	itage					Lar	dsca	pe	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	Н4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	?	-	?	?	-	-	✓	Х	-	-	-	-	-	-	-	-	?	-	-	-	Х	Х	-	-	-
Comment	resi SFR site	denti A ide . The	al, yo ntifie ere is	outh cost the poter	entre site a ntial f	e, des as ha or no	signa ving on-de	ted q a med esigna	uiet a dium ited h	rea/d risk o	a. Existes Existent Existence Ex	ated o ce wa	pen s ter fl	pace oodin	to th	e eas N rec	t and Juires	a poli a was	ce sta tewa	ation. ter dr	Site ainag	withi ge imp	n Qui pact a	et Ar	rea bu smen	uffer. t for	The this	<b>!</b>
Mitigation	con layo be r wat imp min this aga Are to t	strair out ar requir er flo oact a nimise statu inst a a. Re he Ur	nts pland lar red. red. ssess the us into n incedeve nion (	an windscalled and grand ment impace con rease lopm	II be reping a esign its in . As to sidera in no ent o so the	requi are re and npact the c ation oise. of the	red. equir layo ts. Ti ite is desig . Th A no site pact	A product of the SF adjacent of the SF adjacent of the	otecto Due to this s RA recent to n. An ective npact ely to setti	ed spector the point of a decommon a decommo	ery of cies a previous lands acture actures accustude actures actual actua	ssessrus use to inc a surf ted Quions c tion p t shou ogran hedule	ment clude ace w uiet A or dec lans f ld be nme d ed An	may lasses: great yater rea tl ision for ag carri of arc cient	oe rec smen ter at mana he typ maki glom ed ou haeo	quire at of t tenua agem bes of ng wl eratio at if a logica	d. Post he land ation the ent pland fuse, hich co ons to ons to ny use al wor nt man	sitive of than some some some some some some some some	effectrisks tanda orepa and mpacted miches in avatie to be	ts on I prese ard pr red. S layou t on e easurd te are on, re e asse	oiodionionionionionionionionionionionionioni	versit by po e to re equire the de onme at ain ected ing, a . Cor	ey throtenti educes a weevelo ntal no noto po to im	ough al co e the vater pmer loise roted pact is etc	site of the site o	designination of surface designed to the design of the des	n, on ma face nage eek to o take eas iet is clos	o e

Site Assessm	nent:	(238)	Cald	er Es	tate	(H) (S	outh	West	t Loca	ality)																		
SEA	Biodiversity Population Soil Water Air & Climate Material Heritage Lands														dsca	ре												
Objective																	Asse	ets										
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	Н1	H2	Н3	H4	Н5	Н6	L1	L2	L3	L4

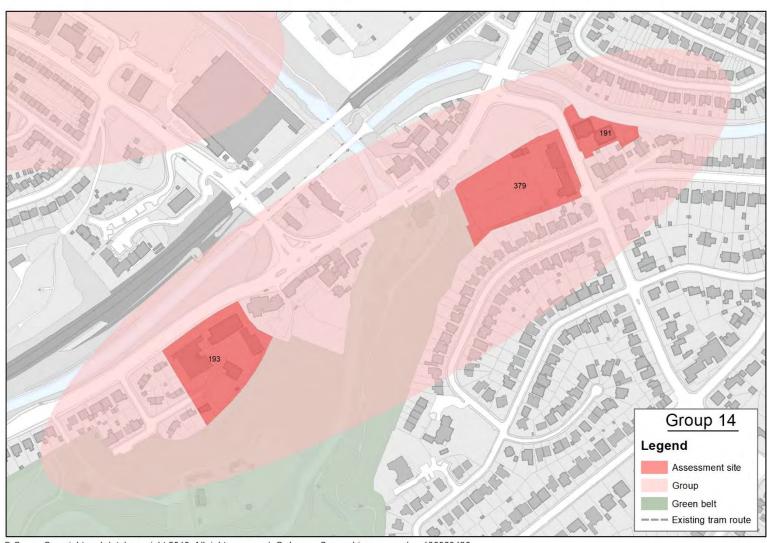
Effect	<del>? ? ? x x </del>
Comment	Existing use is open space (non-designated). Adjacent uses are residential. Site will result in loss of open space and car parking. Housing adjacent use. The SFRA does not identify a flood risk associated with this site although is does require a flood risk assessment is prepared. SEPA require an FRA which assesses the risk from the Murray Burn which is culverted beneath or adjacent to the site. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. SW requires a wastewater drainage impact assessment for this site. Development on site at low risk of affecting any city protected views. Site visible in some local views. Weak pattern of development adjacent.
Mitigation	A tree survey and constraints plan will be required. Positive effects on biodiversity through site design, layout and landscaping are required. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. SFRA recommends a FRA and a surface water management plan are prepared. No mitigation required as area will continue to meet open space standard. Townscape and visual appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessn	nent:	(280)	Clov	estor	ne Ho	use (	Soutl	า We	st Lo	cality)																		
SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Cliı	nate		Mat Asse		Her	itage					Lan	dsca	pe	
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	Α4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	Existing use is a care home. There is the potential for contaminated land within the site. Adjacent uses are housing and golf cou															Х	-	-	-									
Comment	to site. There is the potential for protected species within the area. Site is visible in a protected view cone. Site visible in few local view Strong pattern of development adjacent.															-	ent											
Mitigation	site con	desią tamir	gn, la	yout n ma	and l y be r	andso	capin	g are	requ	uired. ired. nd tow	Due to	o the p	orevio	ous us	ses ar	n asse	essme	nt of t	the la	nd fo	r risks	s pres	sente	d by I	poter	ntial		

Site Assessm	nent:	(368)	Peat	ville	Garde	ens (S	South	ı Wes	st Loc	ality)																			
SEA Biodiversity					Pop	ulati	on		Soil	Wat	Water Air & Clima					ite Material			Heritage							Landscape			
Objective															Asse	ts													
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4	

Effect	<mark>? - ?                          </mark>
Comment	Existing use is Kingsknowe Lounge bar. There is the potential for contaminated land within the site. Adjacent uses are residential. There is potential for protected species within the area. Site within 250m of quite area buffer. There is a non-designated heritage asset (former hospital) within the site. Development on site at low risk of affecting any city protected views. Site visible in few local views. Pattern of low rise residential.
Mitigation	This site has existing buildings and redevelopment may involve some demolition and potential impacts in terms of waste and embodied carbon emissions, which would be partially mitigated through application of Plan's sustainable development policies Env 7 and Env 8. A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. As the site is near to a designated Quiet Area the types of use, design and layout of the development should seek to minimise the impact on the designation. Any future actions or decision making which could impact on environmental noise will need to take this status into consideration. The Directive requires action plans for agglomerations to include measures that aim to protect quiet areas against an increase in noise. A noise impact assessment should be carried out if any uses on the site are expected to impact on the Quiet Area. As the site has a non-designated heritage asset within it the design of the development should seek to protect and preserve it as far as possible and in situ were possible. Visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

**Group 14: Lanark Road** 



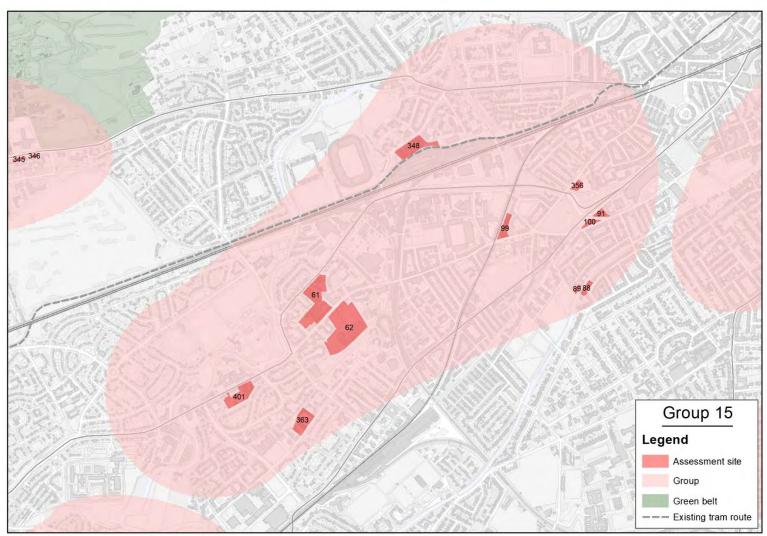
Site Assessn	nent: (191)	) Crai	glock	hart /	Avenu	ue (S	outh	West Loca	lity)														
SEA	Biodiver	sity			Pop	ulati	on	Soil	Wat	er	Air	& Climat	е	Mat	erial	Heri	tage		La	ndsca	pe		
Objective														Asse									
Question	B1 B2	В3	B4	B5	Р1	P2	Р3	P4 S1	W1	W2	A1	A2 A3	3 A4	M1	M2	H1	H2	Н3	H4	H5	H6 L1	L2	L3 L4
Effect	- ?	-	?	-	?	-	$\checkmark$	<b>,</b>	Х	?	-	✓ -	-	-	-	-	-	-	-	-	- X	-	
Comment	_							tial for con			•									•			
	•		•					ep busy ro		•			_			•			•		•		
								high risk o				Ū											
								ered due to		•	•												
								nt Monum rn of deve		-		-	mon	Canaij	. Site i	S VISID	ie in	seve	rai pro	otecte	ı view (	ones.	Site
Mitigation							•	evelopmen					lition	and no	ntentia	al imna	acts i	n teri	ms of	waste	and en	hodie	ed.
Willigation				_	_																		
	carbon emissions, which would be partially mitigated through application of Plan's sustainable development policies Env 7 and Env 8. A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests																						
								to the Wa			•						•					_	
		•				-							7	-		•			•		•		•
					•	•		quired. Po					•	•		•	•					•	
	-							the land fo		-						-		-				-	
	_					•		, design ar				•							•		_		•
						_		h could im															
			•					ns to includ				•		•		_						•	
								y uses on t			•		•					_		•			
	to includ	le gre	ater a	atten	uatio	n tha	an sta	ndard prac	ctice to	redu	ce th	e risk of	surfac	e wate	er floo	ding a	nd its	s imp	acts.	The SF	RA rec	omme	nds a
	surface v	water	man	agem	ent p	olan i	s pre	pared. De:	sign ar	nd layo	out of	develop	ment	should	d make	e linka	ges v	vith t	he ad	opted	core pa	th. As	the site
	is adjace	nt to	a Sch	edule	ed An	cien	t Mor	nument the	e desig	gn of t	he de	velopme	nt sho	ould se	ek to	preser	ve a	nd er	hanc	e the n	nonum	ent wi	thin an
	appropri	ate s	etting	g. Con	nprel	nensi	ive vi	sual and to	wnsca	ре ар	praisa	als requi	ed to	deterr	nine a	pprop	riate	mas	s, sca	le, heig	tht and	layou	t of new
	develop	ment.	. Any	grou	nd w	orks	in an	d around t	he Sch	edule	d And	cient Mo	numei	nt are	likely 1	to reqi	uire a	archa	eolog	ical mi	tigatio	١.	

Site Assessment: (379) Lanark Road (D) (South West Locality)

SEA Objective	Biodive	rsity			Population				Soil	Wat	er	Air	& (	Climate		Mat		Heritage						Landscape			
Question	B1 B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	Α	A2 A3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	- 3	-	?	-	-	?	✓	?	✓	Х	?	-	<b>✓</b>	-	Х	-	✓	-	-	-	-	-	Х	Χ	-	-	?
Comment	Existing uses are is the point is within conditions surface	e car sotention the one by	showr ial for catchi SEPA)	protoment and	with ected area there	plan I spec for a efore	ning a cies w a river deve	applic vithin r or b lopm	ation the s urn, w ent of	pendi ite. Si /here f the s	ing for te wit there ite wil	hous hin a is kno I need	sing qu owr d to	uiet area n to be to take i	ther a buffo engin nto ac	adjace er zon eered ccount	ent use e. Site altera t the r	es are e adjac ations educe	resid cent to tl d re	dentia to W he rive siliene	al. Sit ater of er (co	e adja of Leit onside this ri	acent h cor red ii ver w	to Li e pai n bac ith r	NCS. th. T I/poc egard	Ther he si or d to	re
	Union Canal with the potential risk of infrastructure failure and therefore the SFRA recommends contact should be made with Scottish Cana SW requires a wastewater drainage impact assessment for this site. Site adjacent to designated open space. There is a undesignated herita asset within the site (telephone exchange building). Site of archaeological potential (Walled garden, Craiglockhart House) Site is visible in several protected view cones. Site visible in some local views. Weak pattern of development adjacent.  This site has existing buildings and redevelopment may involve some demolition and potential impacts in terms of waste and embodied																										
Mitigation	This site carbon suitable of the V to greet landsca Redeve residen residen layout con envi measur are expreduce it is reconspace a	emisses e asses Vater n network ping a lopma tial ar of the ronma es tha ected the ris	ssmer of Lei work. are recent of se. If is devel ental to im sk of sended	which the short A pro quire this short cap from lopme noise to pr pact surface that	h would by contact was the will a will a contact work was contact with the contact was contact with the was contact with the cont	uld be ca The med space to will he adjace hould need t quice ne Quater for	e pari rried nature ecies the p elp to elp to cent d seek to ta et are liet A loodii	out to e tree asses revio impr be to car sh ke th eas ag rea.	mitigate on ensure samen us used ove so aken in mowro in inimities state at the details of the details of the details of the details of the second of the se	ated the shrub shrub at may be an a cocial in the com. A se the cus interesting a mpact citish C	nroughe developed on the reaction of the react	n appletopm he perquired ment tion a and lesidera in noise SFRADES in Designation appletoper to the street appletoper to	lication ise of the graph of th	ation of the phery of Positive of the land inclusing yout of the edesign on. The edesign this site recomment of development of development of development of development of the property of th	Plan' site h the s e effe d for h on, pa he de esigna ation Direct ie imp will h ends	s sustanas no site are cts on risks particul evelopated Que tive repact as nave to a surfanent shape of the control of the con	detrine to be biodiveresent arly if ment uiet A future equire ssessn o incluace wanould:	menta e prote versity ted by the si to ens rea bu e action ent s de greater m	lopi I impected throught the to the the to the to t	ment pact of d for l ough cential of the r there cone cone dans for lans for lans for geme geme	policion the biodic site of l contende the transfer aggon to the transfer aggree ag	es En e naturersity lesign camina is reconnega ypes of making glome ed out on that an is p	v 7 ar ral he y valu , layo ation develo tive i of use ng wh ration if an an sta arepai n the	nd Erritage e an ut an may pped mpade, des inch cons to y use undan red.	nv 8.  ge int d cor nd be re for ct on sign a could inclu es on rd pra In ad cent o	A seres nnect and impaide the sectice ditio	act site e to on,

preserve it as far as possible and in situ were possible. Assessment should be carried out on the surviving Walled Garden fabric, with the aim to repair and retain in any new development. Redevelopment should include a phased programme of archaeological mitigation. Initial phase comprising an archaeological evaluation (max 10%), the results of which will inform secondary phases of excavation and public engagement. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Group 15: Gorgie – Dalry (update map)



Site Assessn	nent: (61)	Steve	enson	Road	(A) t	(Sout	h Wes	t Loca	lity)																	
SEA	Biodive	rsity			Pop	ulati	on	S	oil	Wat	er	Air	& Clin	nate			erial	Herit	age		L	Landscape				
Objective		1		T											,	Asse										
Question	B1 B2	В3	B4	B5	P1	P2	Р3	P4 S		W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	H6 L	1 L	.2 L3	3 L4
Effect		-	-	-	?	-	-	- *		Χ	?	-	-	?	Х	-	-	-	-	-	-	-	х	-	-	-
Comment	Existing											•					•									
	•	House (site 62). Part of the site is within a 1 in 200 year flood zone. The SFRA identifies the site as having a medium risk of surface water flooding and a low risk of fluvial flooding. However, the SFRA recommends a FRA is prepared. The site is within the catchment area for a river																								
	_							_								•	•								for a	river
	or burn,							_						•						•		•				
	development of the site will need to take into account the reduced resilience of this river with regard to surface water. SW requires a															on										
	wastewater drainage impact assessment for this site. The site is adjacent to an AQMA and within its buffer zone. There is potential for nor designated heritage assets within the site (Gorgie Mills). Site potentially visible in several protected view cones. Site visible in some local views. Mainly strong pattern of low rise development adjacent.																									
Mitigation	This site												ne de	moli	tion a	and po	otentia	al impa	cts i	n teri	ms of	waste	e and e	nbo	died	
J	carbon e																									tain
							•		_		_										•					
		and enhance the mature trees on and around the site. A tree survey and constraints plan will be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential																								
		contamination may be required. A flood risk assessment would be required for this site which has a risk of flooding as part of the site is																								
		within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no																								
		associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The SFRA																								
																-										
		recommends a surface water management plan is prepared. As the site is adjacent to an AQMA, air quality impact should be assessed as part																								
		of any proposals for development. Development of the site should seek to minimise the exposure of additional respondents/receptors to poor air quality through appropriate mitigation. Development of the site should ensure appropriate uses are brought forward that do not																								
		•	•	•		•		•			•							•				•				
	impact o		•	•							_	_			•					•	_			•	•	
	example		_					•								7	_									_
	existing			•			•		_			•			•					-	_					
	have to	inclu	de gre	eater	atten	uatio	on tha	n stan	darc	d prac	tice to	redu	ice the	e risk	c of s	urface	wate	r flood	ng a	and it	s imp	acts.	Redeve	lopr	nent (	of

the site will require phased archaeological mitigation: Phase 1 archaeological evaluation (10%) advised to be undertaken prior to determination. Strip/map and excavate site likely to be required in conjunction with public engagement and onsite interpretation. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessi	ment: (62)	Gorg	ie Roa	ad (East)	(Sout	h Wes	t Loca	ality)																	
SEA	Biodive	rsity		Po	pulat	ion		Soil	Wat	er	Air	& Clima	te		Mat	erial	He	eritage				L	ands	ape	
Objective															Asse	ets									
Question	B1 B2	В3	B4	B5 P1	P2	Р3	P4	S1	W1	W2	A1	A2 /	.3	A4	M1	M2	Н1	1 H2	Н3	H4	H5	H6 L	1 L	2 L	3 L4
Effect		-	-	- ?	?	-	-	✓	Х	-	-	- Î		X	-	-	-	-	-	-	-	х х	-	-	-
Comment	Existing	use is	BT h	ouse, dis	tribut	ion ce	ntre v	with p	otent	tial for	cont	aminat	on.	Site	adjad	cent to	o res	sidentia	al flat	ts, ho	uses, a	schoo	and	opei	n
	space. S	Site a	djacei	nt to an <i>i</i>	AQM <i>A</i>	and v	vithin	the b	ouffer	zone.	Site	with 25	0m	of a	NMA	. The	site	is with	in th	e cato	hmen	area f	or a	iver	or
	burn, w	here t	here	is knowr	to be	e engir	neere	d alte	ration	is to tl	he riv	er (con:	ide	red i	in bad	/poor	con	ndition	by SE	EPA) a	nd the	refore	deve	lopn	nent
	of the si	te wil	ll nee	d to take	into	accour	nt the	redu	ced re	esilien	ce of	this rive	r w	ith r	egard	to su	rface	e wateı	r. Th	e SFR	A iden	ifies th	ne sit	e as	
	having a	n med	ium r	isk of su	face v	water	floodi	ing an	id sho	uld be	cons	sidered	as p	art o	of any	deve	lopm	nent pr	opos	al tak	ing int	о ассо	unt c	imat	te
	change.	SW r	equir	es a was	tewat	er dra	inage	impa	ct ass	sessme	ent fo	r this si	te.	The	re is p	otent	ial fo	or non-	desig	gnated	d herit	age ass	ets v	rithir	n the
	site (Go	rgie N	⁄Iills).	Site pot	ential	ly in se	everal	prote	ected	views	. Site	visible	n sc	ome	local	views	. We	eak patt	tern o	of dev	/elopm	ent ad	jacer	t.	
Mitigation	Retain a	nd er	hanc	e the ma	ture t	rees c	n and	arou	ınd th	e site.	A tr	ee surve	y aı	nd c	onstra	aints p	lan v	will be	requ	ired.	Positiv	e effe	cts o	)	
	biodiver	sity tl	hroug	gh site de	sign,	layout	and I	andso	caping	are r	equir	ed. Du	to	the	previo	ous us	es ar	n asses	smer	nt of t	he lan	d for ri	sks p	rese	nted
	by pote	ntial c	ontai	mination	may	be req	uired	. As t	he sit	e is ac	djacer	nt to an	AQI	MA,	air qu	ality i	mpa	act shou	uld be	e asse	essed a	s part	of an	/	
				lopment		-									-							-			
				propriate																					
		•		ease the				_	_	•		•				•	•	_			•	•		•	
				biomass									_	_		•							_		ng air
				or examp		_						-										_			
	-			ld seek t		_						-		-								-			ΊAs
				e levels i								-											_	_	
				nsure ap							-	-							_						
				the risk					-		•										_	-		•	
		-		the site		-	-			_						_									
				tion. Str	•	•				•		•		-			•	_	_				•		
	compre	hensiv	ve vis	ual and t	owns	cape a	pprai	sal is	requir	red to	dete	rmine a	opro	opria	ate ma	ass, sc	ale,	height	and	layou	t of ne	w deve	elopn	nent.	

SEA Objective	Biodive	rsity		Pol	pulati	ion	S	oil	Wat	ter	Air	&	Climate	;	Mat Asse		Herit	age					and	dscap	е
Question	B1 B2	В3	B4	B5 P1	P2	Р3	P4 S	51	W1	W2	A1	1	A2 A3	A4	M1	M2	H1	H2	Н3	H4	H5	H6 I	.1	L2	_3 L4
Effect	- ?	-	?	- ?	-	✓	- '		Х	-	-	١	<b>√</b> ?	-	-	-	-	?	1	1	-	-	2		
Comment	resident medium several	ial. S risk o	ite is of sur rotect	or protect within AC face wate ted views	MA l r floc	ouffer oding. but fr	and ad There om a d	is a ista	ent to Scheonce. S	a LNC duled ite vis	S, an Ancie ible ir	ac ent n f	dopted of t Monun few loca	core p nent a I view	oath ar adjace vs. Stro	nd the nt to tong pa	canal. the site ttern c	The (Ur of de	e SFR nion ( evelo <sub>l</sub>	A ide Canal) omen	ntifies ). Site t adja	the si potent cent.	te a ially	s havi y visib	ng a le in
Mitigation	is adjace impact of or other be required is within should exproblem. The designation of t	emission the signification of the sure of	the Le nature ficant Oue to QMA e appropries like ation flood finkage yout o	which wo Union Can aral herita to the previous buffer zo ropriate uply to implement and in ges with a soft new dehance the	uld be all LN ge into on of vious ne, and act ne should design the impadjace welop	e part CS. A: terest ecolo uses a ir qual re bro egativ d seel gn and oacts. ent co	ially m suitables of the gical value and asset lity implied the lity on the suitable and The S re path	e asse de	sessm signat . A treent of shoul and the qualite exaces this si recor	nrough nent sh tion. I se surv f the la ld be a lat do cy, for rbating te will mmend ape ar djacer	n app nould Develorey ar and for assess not in exam g exis have ds a s and vis	olica I be lop nd or i secomp mple stin sua sua a S	e carried oment m constra risks pred d as part pact on a le, powe ng air qu o include face wa al apprai	Plan'd out ints pesenter of ar ality per greater messals with a did Andrews	to ensinaintai lan wi ed by pay propality a eratio proble ater at anage vould	ainablure the in the III be repotent posals nd income for tenuar ment be required.	e deve natura equirectial cor for de rease t mass p r exam tion th plan is quired t	opn lopr l car l d. A tam velo he r opo ple, an s pre o de e de	ment ment prot ination prot isk of osals thro tanda parec eterm esign	polici of the ank ar ected on ma nt. D f exac etc, s ugh tl ard pr d. De nine a of th	es Enve e site land reta I speci ay be revelope erbati hould he use ractice sign of pprope e deve	r 7 and nas no ain any es asso require oment ng exi not be of an to red f devel riate r	ent enter the Enter det	v 8. Trimer ature and the site grain of the roprise the rements, scaleshould	he site ital crees may e site e uality ed. itsk of chould e, d seek

Site Assessment: (89) Watson Crescent Lane (South West Locality)

SEA	Biodiv	ersity			Pop	ulat	ion		Soil	Wat	er	Air	& Clir	nate		Mat	erial	Heri	itage					Lan	dsca	pe	
Objective																Asse	ets										
Question	B1 B	2 B3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	H6	L1	L2	L3	L4
Effect	- ?	-	?	-	?	-	✓	?	✓	-	-	-	✓	?	-	-	-	-	?	-	-	-	Х	?	-	-	-
Comment  Mitigation	Existin uses a within design in few This si carbon suitab of the landso requires should that development of the care out resour report and la	re resire resire AQMA ated he has nemis de assedesignable as not in the he	dential buffor eritage views. existing same received are	er zorge ass Strorge ass Strorge bu which the sho A recorder d as person a le, por ing ai ald seed deve	NCS, he. The ets was partially and build be rotected on the community of t	canaa nere vithin ttern gs an uld b oe ca ted s ted s ends f any ents mak ents an a oriar	I, ope is a So the so of de de part rried species the properties a sur ratior proble e link should pprop	en spachedusite (\\ eveloperelo tially out the sassion of accession, bio ems for ages of see oriate	uled Ar /ictoria pment pment mitiga o ensu essme ous use water for de se the mass p or exar with the k to pr	d an an ancient an lau adjact may ted the re the ess and eveloperisk opposingle, he addreserveg. Re	dopted Monton ndry). Sent. Involved acceptance of the conton new part of the conton new par	re son application	ne de icatio ent o ed. P of the in is p elopning expuld ne use path. nce the nt of	h. The molit of an of I or of	e SFF to th y visib ion a Plan's site h re eff d for red. of the g air appr appr site i onum ite w	RA doe e site ole in nd po s susta nas no ects o risks p As the e site qualit portec ropria s adja ent a ill req	es not (Unio city portential ainable detri in biod preser e site i should y prob d. The te lay cent t nd oth uire a	ident on Can rotect al imp e dev menta divers nted b is with d ensu plems e desig out, o so the ner ide rchae	acts i elopn al impire appropriate appropr	n termonent carrough deversation n Carred na cal m	ms of policion the h site ely to lopm etc. nal Scationa itigat	wastes Ender a designation to the control of the co	e and v 7 an aral he are broth negrould and led An aportan	embden Em	oodie v 8. ge int and be uality ht for to a out of t Mo chae	d A eres imp rwar a air num olog	ts pact d ent gical nd

Site Assessm	nent:	(91) [	Dund	ee St	reet-	LDP (	South	h Wes	st Lo	cality)																		
SEA	Biod	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate	erial	Her	itage					Lan	dscap	ре	
Objective																	Asse	ts										
Question	B1	В2	В3	В4	В5	P1	P2	Р3	Р4	S1	W1	W2	A1	A2	A3	Α4	M1	M2	H1	H2	НЗ	H4	H5	Н6	L1	L2	L3	L4

Effect	<mark>? - ? ? X X X ? - </mark> ? - <del>? X X</del>
Comment	Existing uses are an office and retail with the potential for contamination. There is potential for protected species within the area. Adjacent
	to Fountainbridge leisure complex, retail units, residential and western approach road. It is adjacent to an AQMA and within its buffer zone.
	The site is also adjacent to a listed building, on the opposite side of the street. Garages on site may date to the interwar period. The site is
	within 250m of a NMA. The SFRA identifies the site as having a medium risk of surface water flooding. In addition, it recommends that
	infrastructure failure should be considered as the site is in close proximity to the Union Canal and therefore contact should be made with
	Scottish Canals. SW requires a wastewater drainage impact assessment for this site. Site is visible in many protected view cones. Site visible in few local views. Mixed pattern of development adjacent.
Mitigation	This site has existing buildings and redevelopment may involve some demolition and potential impacts in terms of waste and embodied
	carbon emissions, which would be partially mitigated through application of Plan's sustainable development policies Env 7 and Env 8. A
	protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due
	to the previous uses an assessment of the land for risks presented by potential contamination may be required. As the site is within 250m of
	NMA the design of the development should seek to mitigate the impacts of noise to ensure an appropriate environment for residential use.
	Action plans for NMAs aim to reduce noise levels in these area where possible, however, the impacts of NMAs should be taken into account
	when designing developments to ensure appropriate levels of noise. As the site is within an AQMA buffer zone, air quality impact should be
	assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not
	impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for
	example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating
	existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will
	have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The SFRA
	recommends a surface water management plan is prepared. In addition, contact should be made with Scottish Canals with regard to the
	Union Canal. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve
	and/or enhance the setting of the listed building/structure. Layout and design of development should seek linkages with adjacent adopted
	core path. If the garages date to the interwar period then they are considered of local historic interest and will require historic building
	recording prior to demolition. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and
	layout of new development.

Site Assessment: (99) Murieston Lane (South West Locality)

SEA	Biodi	ersity			Pop	oulati	ion		Soil	Wat	er	Air	& Clii	nate		Mat	erial	Heri	itage	:				Lan	dsca	pe	
Objective Question	B1 E	32 B3	B4	B5	P1	P2	P3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	H3	H4	H5	Н6	L1	L2	L3	L4
Effect		-	7	-	<u>ک</u>	-	-	7	<b>√</b>	X	-	- AI	AZ	A3	A4	-	-	) IIIT	-	-	Π <del>4</del>	-	Y Y	X	LZ -	-	L4 -
Comment	There	is pote	ential ·	for pr	otect	ted si	pecies	s in th	ne are	a. Exi	sting (	uses i	nclud	e a g	vm. r	etail u	ınits a	nd pa	rtial	cleare	ed site	with	poter	ntial	for		
		minati		•			•				_			_	•			•					•			ntial.	
		adjace		-					-		•		-							-			-				
		itchme											_						•				• •			•	•
		and th																				_					•
		FRA ide					_								_	e pote	entiall	y visik	ole in	city p	orote	cted v	viewco	nes	from	а	
Mitigation		ice. Site														nd na	tontic	مر مما الم	o et c	in tor	ms of	· · · · · · · ·	o ond	0 mg k	a a di a	۵.	
iviitigation		n emis		•	_				•																		
		cted sp							_		_																)o
	•	previo					•	•							•	•		_	. ,				•		•		
		•									•							•		•			•		•		ne
		opmen				7	_		•		-						•			-					•	•	
		t shou				•			•			•			•									•			
		onal re	•			•			•		_		•		_												
		ought					•			•							_	_							•		
	_	ively o		•					_										•			_					
		o avoi			_		_	•						_						•						_	
		yout o						_							•									_			t
		ts. Th								7	-	•		•						_	-					_	
		evelopi					•										_										ג
		ngs on											-									_					Ll. :
		ry gara	•												•		•			•							
		ew sch									•									•							n:
	,	ation,	•	•		•	•			•	•	•	ent).	IWOI	iscap	e and	visua	appr	aisai	s wou	на ре	requ	ired to	aet	termi	ne	
	appro	priate	mass,	scaie,	neig	gnt ai	na iay	out c	τ new	aeve	iopme	ent.															

Site Assessm	nent: (100)	Dun	dee T	errace	e -LD	P (Sc	outh \	Nest L	ocali	ity)																
SEA	Biodiver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Cli	imate		Mat		Н	leritag	9			L	and	lscap	oe
Objective		ı											1			Asse					1	ı				
Question	B1 B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	Н	11 H2	Н3	H4	H5	H6 L	1	L2	L3 L4
Effect		-	3	-	?	-	-	Х	<b>√</b>	Х	?	-	-	?	Х	-	-	-	-	-	-	-	X ?		-	
Comment	There is				•								_						-			-		•		
	potentia						•																	_		•
	on socia			-					•																	
	be engin						•				• •			•	•					•						
	into acco										_											_				
	therefor		-																			•				
	visible in												•				_						•			•
Mitigation	This site																									
i i i i i i i i i i i i i i i i i i i	carbon e			•															•							
	protecte								_		_										•					
	to the pr	-					-	-							-	_							_			
	AQMA, a										•								•	•				-		
	exposure	-	-	-					-			-			-											
	appropri				•					•		-					_			•						
					_					-		-	-							_		_				
	Uses like	•		_		•							_										•			esign of
	developi										-	-	-			-			_							
	orientati				•		•			•						•							Ū			Ū
	and layo							•							•									_		
	impacts.	The	SFRA	recon	nme	nds a	surf	ace wa	iter i	mana	gemer	nt pla	n is p	repar	ed. I	t is re	comm	en	ded th	at Sco	ttish (	Canal	are co	ntac	cted	with
	regard to	the	Unio	n Cana	al and	d its	impli	cation	s. Re	edevel	lopme	nt of	site	will re	equire	e archa	eolog	gica	al mitig	ation:	(Exca	vatio	n, repo	ting	g &	

analysis, publication and public engagement). Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Site Assessm	ent: (348	) Rose	eburn	Stree	et (No	orth	East L	ocality	)																
SEA	Biodive	rsity			Pop	ulati	on	9	oil	Wat	er	Air	& Clim	ite	Ma	aterial	Hei	ritage	:			La	ndsca	ре	
Objective															Ass	sets									
Question	B1 B2	В3	B4	B5	P1	P2	Р3	P4 S	51	W1	W2	A1	A2 /	3 A4	l M1	L M2	H1	H2	H3	H4	H5	H6 L1	L2	L3 L4	1
Effect		-	?	-	?	?	-	X		Х	-	-	- '	X	-	-	?	-	-	-	-	- ?	-		
Comment	_				_		_	_														djacent u			
	_	-								-			-		•					•		species t			
																		•				which co			
	•						-												_			within th			
										_									-			n by SEP			_
																			_			ce water		•	
	local vie			_							Site h	oten	cially vi	ibie ii	city p	посесс	eu vie	ewcoi	ies ir	JIII a (	uistaii	ce. Site v	isibie	III SOITIE	:
Mitigation				•					•		involv	ıe sor	ne den	olition	and r	otenti	al imi	nacts	in ter	ms of	waste	e and em	hodie	od.	
Willigation				_	_																	v 7 and E			
																						oing are r			
	· ·						-							•			_	•				_	-		
	-										-							-	-			site is wi		n AQIVIA	١.
			-	-	-					-			-		-			-				nould ens			
					•					•		•	•						_		•	quality p			
		•	-			•							_									ported.		esign of	
	develop	ment	shou	ld see	ek to	avoid	d exac	erbati	ng e	xisting	g air q	uality	proble	ms for	exam	ple, th	rough	h the ı	use of	f an a <sub>l</sub>	pprop	riate layo	out,		
	orientat	ion et	c. As	the s	site is	with	nin 25	0m of	a NN	νA the	e desi	gn of	the de	elopm	ent sh	nould se	eek to	o miti	gate t	he im	pacts	of noise	to en	sure an	
	appropr	iate e	nviro	nmer	nt for	resid	dentia	ıl use.	Acti	on pla	ıns foı	r NM	As aim	o redu	ce no	ise leve	ls in	these	area	wher	e poss	sible, hov	vever	, the	
	impacts	of NN	∕IAs s	hould	l be t	aken	into	accour	t wł	hen de	esignir	ng de	velopm	ents to	ensu	re appr	opria	ate lev	vels of	fnois	e. De	sign and	layou	t of	
	develop	ment	shou	ld see	k to	mitig	ate t	ne imp	act o	of the	adjac	ent tr	ain ma	ntena	nce ya	rd. The	e des	sign ar	nd lay	out o	f this s	site will h	ave t	0	
	•					-		•			-							_	-			A recom			

surface water management plan is prepared. As there are listed buildings adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Site Assessr			,					<u> </u>	Soil	\A/c+	-	Λ:	9 CI			Met	امانما	Ha	o wito c o					Lara	doos	
SEA	Biodive	rsity			opui	latior	n	3	OII	Wat	er	Air	& CII	imate		Mat		He	eritage					Lan	dsca	pe
Objective		1														Asse										
Question	B1 B2	В3	B4	B5 F	1 F	P2   F	P3	P4 S	51	W1	W2	A1	A2	A3	A4	M1	M2	H1	1 H2	Н3	H4	H5	Н6	L1	L2	L3 L4
Effect	- 3	-	-	- ?	Î.	? 1	<b>✓</b>	? '		?	-	-	✓	?	Χ	-	$\checkmark$	-	-	-	-	-	-	Х	-	
Comment	Existing	use is	form	ner petr	ol sta	ation	now	/ vaca	nt. ¯	There	is the	pote	ntial	for co	ntan	ninate	d land	l wit	thin th	e site	. Adja	acent	usesi	inclu	ide	
	Superm	arket	and r	esident	ial te	enem	ents	. Adja	cen	t to Li	NCS, a	dopte	ed c	ore pa	th, A	QMA	and w	/ithii	n buffe	er. Th	e site	e is wi	thin 2	50m	of a	NMA.
	The SFR	A doe	s not	identif	y any	/ risk	of flo	oodin	g. Tl	he site	e is wi	thin t	he c	atchm	ent a	rea fo	r a riv	er o	or burn	, whe	ere th	ere is	know	n to	be	
	enginee								_																	e into
	account						-							•	-				•				•			
	several									_						-			_	•			•		,	
Mitigation	A suitab	•																		mpac	t on t	he na	tural	herit	age	
0.1	interest											•								•					_	ious
	uses an			_							-		-		_	•									•	
	quality i							•								•					-					
	of addit	•					•																			
	uses are		•			•									_											
			_					•		•	•							_	-			•				opment
	should	_						•	•	_				•	•								_			•
	site is w					_		-	•					•		-				•						
	resident				_									-		•						•				
	taken in			•												•										
					_	_		•					•					_		•						
	linkages		-		•		•			_	-								_							
	to reduc						11000	iing ai	ia it:	simpa	acts. A	4 VISU	ıaı ar	id tow	/risca	pe ap	praisa	ı is r	require	ed to (	ueteri	mine	mass,	scal	e, ne	ignt
	and layo	out of	new	develop	omen	nt.																				

Site Assessr	nent:	(363)	Wes	t Gor	rgie P	ark																						
SEA Objective	Bio	diver	sity			Pop	oulati	on		Soil	Wat	er	Air	& Cliı	nate		Mat Asse		Heri	itage					Lan	dsca	pe	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	?	-	?	-	-	-	✓	Х	-	-	-	?	Х	-	-	1	-	-	-	-	-	?	-	-	-
	rive dev the visil	r or belopresite a	ourn, ment as hav 2 cit	wher of th ving a y pro	e the e site high tecte	ere is will risk d vie	knov need of su wcor	vn to to ta rface ies fr	be e ke ir wato om a	rea. S nginee ito acc er floo distar	ered a ount t ding. nce.	lterati the red SW re	ons to duced quire	o the d resil es a w	river ience astev	(cons e of th vater	sidere nis rive drain	d in bar er with age in	ad/po h rega npact	or co ard to asses	nditio surfa ssmer	on by ace w nt for	SEPA ater. this	() and The State.	ther SFRA Site p	efore iden oten	e tifies tially	; /
Mitigation	The and qua bro neg see	design its in lity in ught ative k to a	gn an npact npact forwa ly on ly on	. Id lay ts. The t should ard the air que exace	out one SF uld be nat de uality erbat	of this RA re e asso o not o, for ing e	s site ecomi essec impa exam xistin	will h mend I as p act or aple, g air	ave f ls a s art o air o powe qual	quired. to incluurface f any p quality er gene ity pro detern	ude gr wate propos and i eration blems	reater mana sals fo ncrease, bior ex	atten agem r devo se the mass kamp	ent pelopnerisk op proportion to the	n tha lan is nent. of exa sals rough	prep Deve acerb etc, s	ndard ared. elopm ating hould use of	pract As pa ent of existin not b	cice to art of the s ng air e sup oprop	redu the si site sh quali porte riate	te is verse the is verse to the is verse to the image of the indicate	ie risk withii ensu oblem ne de it, ori	of sum an A are ap ars. Us sign o entat	irface AQMA propr ses lik	wate buff iate ely te	er flo er zo uses o imp	oding ne, a are act shou	g air uld

Site Assessn		diver	sitv			Por	oulati	on		Soil	Wat	er	Air	& Clir	nate		Mate	erial	Heri	tage					Lan	ıdsca	pe	
Objective			,														Asse											
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	Α3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	1	1	?	-	?	-	1	1	✓	Х	Х	1	-	?	Х	-	-	-	-	-	-	-	Х	Х	-	-	-
Comment	site. in 20 or b	. The 00 ye	re is ar flo wher	the pood zo	oten one. re is	tial fo The S know	or pro SFRA i	otecte identi be er	ed spe ifies t ngine	ential ( ecies v he sito ered a to acc	within e as ha Iterat	the si aving a ions to	te. Si a med o the	ite ad dium i river	jacer risk o (cons	nt to a f fluv sidere	an AQI ial floo ed in b	MA ar oding ad/pc	nd wit . The oor co	hin it site i nditio	s buf s witl on by	fer zo hin th SEPA	one. Fine cato (A) and	Part o chme ther	of the nt ar efore	e site rea fo	is in or a ri	a 1

	wastewater drainage impact assessment for this site. Site of archaeological importance (c.1890 Delhaig development associated with
	adjacent leather works). Site is potentially visible in several protected view cones. Site visible in few local views. Strong pattern of
	development adjacent.
Mitigation	A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required.
	Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. As the site is adjacent to
	an AQMA, air quality impact should be assessed as part of any proposals for development. Development of the site should seek to minimise
	the exposure of additional respondents/receptors to poor air quality through appropriate mitigation. Development of the site should ensure
	appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems.
	Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of
	development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout,
	orientation etc. A flood risk assessment would be required for this site which has a risk of flooding as part of the site is within a 1 in 200 year
	flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood
	risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. The design and layout of this site will
	have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The SFRA
	recommends a surface water management plan is prepared. Redevelopment of the site will require archaeological mitigation from Historic
	Building recording to phased excavation and possible public engagement. Comprehensive visual and townscape appraisals required to
	determine appropriate mass, scale, height and layout of new development.

**Group 16: Fountainbridge** 



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

SEA	Biod	divers	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	mate		Mate	erial	Her	itage					Lan	dsca	ре	
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	?	-	-	-	-	✓	Х	-	-	-	-	Х	-	-	?	-	?	-	-	Χ	Х	-		-
Comment	Exis	ting ι	ıse is	shelt	tered	acco	mmc	datio	n wi	th pot	ential	for co	ntam	inatio	on. A	Adjace	ent us	es are	resid	lentia	l and	retai	lunit	s. A	ΓΡΟ (	cover	s the	
	site	and a	a prel	limina	ary ec	ologi	ical a	ppra	isal w	ıill be ı	requir	ed. T	he SF	RA id	entifi	es no	risk c	of floo	ding.	The:	site is	with	in the	catc	hme	nt are	ea for	а
	rive	r or b	urn,	wher	e the	re is l	know	n to	be er	nginee	red al	terati	ons to	the	river	(cons	sidere	d in ba	ad/pc	or co	nditi	on by	SEPA	) and	ther	efore	j	
	dev	elopn	nent	of the	e site	will r	need	to ta	ke in	to acc	ount t	he red	duced	l resil	ience	of th	nis rive	er with	n rega	ard to	surfa	ace w	ater.	SW r	equi	res a		
	was	tewa	ter dı	raina	ge im	pact	asse	ssme	nt fo	r this s	ite. S	ite adj	jacen <sup>.</sup>	t to li	sted l	buildi	ngs (4	6 Bru	ntsfie	ld Pla	ace) a	nd M	archr	nont,	Mea	dow	s &	
	Brui	ntsfie	ld Co	nser	vatior	n Are	a. Th	ere is	pote	ential f	or no	n-desi	gnate	ed he	ritage	e asse	ts wit	hin th	e site	e (Gille	espie	s Hos	pital).	Site	is po	tenti	ially	
	visik	ole in	man	y pro	tecte	d vie	w co	nes. S	ite v	isible i	n few	local	views	. Stro	ng pa	atteri	n of de	evelop	men	t adja	cent.							
Mitigation	A TF	О со	vers t	the si	ite. M	lature	e tre	es an	d oth	er sigr	nifican	it vege	etatio	n are	to be	e reta	ined i	n site	desig	n. A t	ree s	urvey	and	const	raint	s pla	n will	
	be r	equir	ed. A	A Pre	limina	ary E	colog	ical A	Appra	isal wi	ill be r	equir	ed. P	ositiv	e effe	ects c	n bio	divers	ity th	rough	ı site	desig	n, lay	out a	nd la	ındsc	aping	
	are	requi	red.	Due	to the	e prev	vious	uses	an a	ssessn	nent c	of the	land 1	for ris	ks pr	esen	ted by	pote	ntial d	contai	mina	tion n	nay b	e requ	uired	l. The	e desig	gn
	and	layou	ut of	this s	ite wi	ill hav	ve to	inclu	de gı	eater	atten	uatior	than	stan	dard	pract	ice to	reduc	e the	e risk (	of sui	rface	watei	floo	ding	and i	ts	
	imp	acts.	The :	SFRA	reco	mme	nds a	a surf	ace v	vater r	manag	gemen	ıt plaı	n is pı	repar	ed. A	As the	re is a	listed	d build	ding a	adjace	ent to	the s	ite, t	he d	esign o	of
	the	deve	lopm	ent s	hould	l seek	< to f	ully u	nder	stand	and p	reserv	e and	d/or e	enhan	ice th	e sett	ing of	the I	isted	build	ing/st	ructu	re. A	s the	site	is	
	adja	acent	to a	conse	ervatio	on ar	ea th	ie de	sign o	of the	devel	opmer	nt sho	ould s	eek t	o pre	serve	and/d	or enh	nance	the s	specia	l cha	racte	and	appe	earanc	ce
	incl	uding	its se	etting	gand	be co	onsis	tent \	with 1	the rel	evant	conse	ervati	on ar	ea ch	aract	er app	oraisa	l. Red	evelo	pme	nt of t	the si	tes w	ill red	quire		
	arch	naeol	ogica	l miti	gatio	n: ex	cavat	tion,	repor	ting a	nd ana	alysis,	publi	catio	n and	d pub	lic eng	gagem	ent.	There	is th	e pote	ential	to re	veal	or in	terpre	t:
	the	layou	ıt of t	he G	eorgi	an Gi	llesp	ie's F	lospit	tal as p	part of	f publi	c rea	lm. C	omp	reher	isive v	isual a	and to	owns	cape	appra	isals	requi	red t	o det	ermin	1e
	арр	ropri	ate m	nass,	scale,	heig	ht ar	nd lay	out c	of new	devel	lopme	nt.															

SEA Objective	Biod	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate Asse		Heri	itage					Lan	dsca	pe
Question	B1 B2 B3 B4 B5 P1 P2 P3 P4 S1 W1 W2 A1 A2 A3 A4 M1 M2 H1 H2 H3 H4 H5 H6 L1 L2 L3															L3											
Effect	<del>? √ ? x ? - ? ? - x x</del>															-											
Comment	seco area	ondai a for a	y sch a rive	nool, o er or b	open ourn,	spac wher	e, an e the	d hos ere is	pital: knov	s. The	re is t be eng	he pot gineer	tentia ed alt	ıl for eratio	prote	cted the	l for co specie river ( ience	es with consid	nin th dered	e are I in ba	a. Th ad/po	e site	is wi	thin ton by	he ca SEP <i>A</i>	atchn A) and	nent d

considers the site has no risk of flooding. Site adjacent to listed buildings and World Heritage Site. Site is also within Marchmont, Meadows and Bruntsfield Conservation Area. Site is potentially visible in city protected viewcones from a distance. Site visible in some local views. Strong pattern of development adjacent.

### Mitigation

A protected species assessment and tree survey may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The SFRA recommends a surface water management plan is prepared. As there is a listed building (St Catherine's convent and Chalmers Hospital) adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is adjacent to a world heritage site the design of the development should not harm the qualities which justified the inscription of the Old and New Towns of Edinburgh as a World Heritage Site or would have a detrimental impact on a Site's setting. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Although it is unlisted the hospital has local archaeological and historic interest and should be recorded prior to any demolition /redevelopment proposals. Archaeological mitigation may be required. Visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

# **Group 17: New Town**



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

Site Assessr	nent: (128	) Eyre	Terr	ace (B	) (No	orth	East I	ocal	ity)																	
SEA	Biodiver	rsity			Pop	ulati	on		Soil	Wat	er	Air	& Climat	е	Mat	erial	Herita	ge					Lan	dscap	е	
Objective															Asse	ets										
Question	B1 B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2 A3	3 A4	M1	M2	H1 H	2	Н3	H4	H5	H6	L1	L2	L3 L	4
Effect		-	-	-	-	-	<b>√</b>	$\checkmark$	<b>✓</b>	Χ	-	-	✓ -	Х	-	$\checkmark$	? -		X	?	X	(	Χ	-		
Comment	Existing	use is	form	ner offi	ces a	and (	car pa	ırk w	ith po	tentia	l for c	ontar	mination	Adja	cent u	ses ar	e open s	pac	ce, re	sider	ntial, ar	d ret	tail.	Site		
	adjacent	adjacent to core path, listed buildings, World Heritage Site, and designated open space. The site is within the catchment area for a riv burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore develor of the site will need to take into account the reduced resilience of this river with regard to surface water. The SFRA identifies the site														a rive	r or									
	burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore deve															evelop	oment									
	of the si	te wil	Inee	d to ta	ke in	nto a	ccour	it the	e redu	ced re	silien	ce of	this rive	with	regard	to sui	face wa	ter	. The	e SFR	A ident	ifies	the	site a	S	
	having a	high	risk c	of surfa	ice v	vate	r floo	ding.	SW r	equire	es a wa	astew	ater dra	inage	impac	t asses	sment f	or t	this si	ite. S	ite wit	nin Ir	nver	leith		
	conserva	ation	area	and a I	Histo	oric (	arde	n and	d Desig	gned L	andso	cape.	Potentia	I for a	rchaed	ologica	l remaii	าร พ	vithin	the	site. Si	te po	oten	tially	visible	
	within m	nany p	orote	cted ci	ty vi	ewc	ones.	Site	visible	in ma	any lo	cal vie	ews. Stro	ng pa	tterns	of dev	elopme	nt a	adjace	ent.						
Mitigation	Mature	trees	and c	other s	ignif	ican	t vege	etatio	n sho	uld be	retai	ned i	n site de	sign. A	tree s	urvey	and cor	stra	aints	plan	will be	requ	iired	l. Nev	V	
_	building	s sho	uld be	e set ba	ack a	at lea	ast 5n	n froi	n the	canop	y edg	e of t	he existi	ng tre	es alor	ig Fett	es Row.	Du	e to	the p	revious	uses	s an	asses	smen	]
	of the la																									
	existing	open	space	e and o	ore	path	. The	des	ign an	d layo	ut of	this si	ite will h	ave to	includ	e grea	ter atte	nua	ation	than	standa	rd pr	racti	ce to	reduc	e
	the risk	of sur	face	water	flood	ding	and it	s im	pacts.	The S	SFRA r	ecom	mends a	surfa	ce wat	er ma	nageme	nt p	plan i	is pre	pared.	As t	here	is a l	isted	
	building	adjac	ent t	o the s	ite,	the d	desigr	of t	he dev	velopn	nent s	hould	d seek to	fully	unders	tand a	ind pres	erv	e and	d/or e	enhanc	e the	set	ting o	f the	
	listed bu	ıilding	g/stru	cture.	As t	the s	ite is	adjad	cent to	a wo	rld he	ritage	e site the	desig	n of th	ne dev	elopme	nt s	hould	d not	harm t	he qı	ualit	ies w	hich	
	justified	the in	nscrip	tion o	f the	e Old	and I	New	Towns	s of Ed	linbur	gh as	a World	Herit	age Sit	e or w	ould ha	ve a	detr	rimer	ntal imp	act c	on a	Site's	5	
	setting.	As th	e site	is witl	nin a	con	serva	tion	area t	he de	sign o	f the	developi	nent s	hould	seek t	o prese	ve	and/	or en	hance	the s	peci	ial cha	aracte	r
	and app	earan	ice in	cluding	gits	setti	ng an	d be	consis	stent v	with th	ne rel	evant co	nserv	ation a	rea ch	aracter	app	oraisa	al. As	the sit	e is v	with	in an		
	Historic	Garde	en an	d Desi	gned	d Lan	dscap	e th	e desi	gn of t	he de	velop	ment sh	ould s	eek to	prese	rve and	enl	hance	e the	compo	nent	fea	tures	which	
	contribu	ite to	its va	lue, th	e ch	arac	ter, a	ppea	rance	and in	mport	ant v	iews of t	he de	signati	on. A p	orogram	me	of p	re-ap	plication	n ar	chae	ologi	cal	
	works a	nd co	nditic	ned ar	chae	eolo	gical r	nitig	ation (	(histor	ic bui	lding	survey,	excava	ition, r	ecordi	ng, ana	ysis	s, pul	blicat	ion and	l pub	lic e	ngag	ement	)
	is requir	ed fo	r this	site. C	comp	preh	ensiv	e Tov	vnsca	pe and	d Visua	al app	raisals r	equire	d to d	eterm	ine appı	opr	riate	mass	, scale	and h	neigl	ht of i	new	
	develop	ment																								

Site Assessn	nent: (151	?																					
SEA	Biodiver	sity		P	opula	tion		Soil	Wat	er	Air	& Clima	:e	Mat	erial	Heritag	9			ı	anc	dscap	е
Objective														Ass	ets								
Question	B1 B2	В3	B4	B5 P	1 P2	2 P3	P4	S1	W1	W2	A1	A2 A	3 A4	M1	M2	H1 H2	Н3	H4	H5	H6 l	.1	L2	L3 L4
Effect		-	?		?	✓	✓	✓	Х	-	-	<b>√</b> -	X	-	✓		?	-	X	x >	(	-	
Comment	are residential. Site is within 250m of a NMA. The site is within the catchment area for a river or burn, where there is known to be															cent	uses						
	are residential. Site is within 250m of a NMA. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to tal															9							
	engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to tak account the reduced resilience of this river with regard to surface water. The SFRA identifies the site as having a medium risk of surface															take	into						
	engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to tak account the reduced resilience of this river with regard to surface water. The SFRA identifies the site as having a medium risk of surface water.																						
	_	account the reduced resilience of this river with regard to surface water. The SFRA identifies the site as having a medium risk of surface flooding. Site adjacent to a core path, designated open space and Inverleith conservation area. Site is within a Historic Garden and De																_					
		account the reduced resilience of this river with regard to surface water. The SFRA identifies the site as having a medium risk of surface flooding. Site adjacent to a core path, designated open space and Inverleith conservation area. Site is within a Historic Garden and De Landscape. Site is potentially visible in many protected view cones. Site visible in some local views. Strong pattern of development adjacent of archaeological significance (Canon Mills Loch)															adja	cent.					
Mitigation			•					-						•	-	e design, l	•						
		-														ation may							in
				_			•					_				o ensure		•					
				-												le, howev							
					_	_						•			-	out and de	_						
																include gr							
									-		•					a surface			_	•			
			-						_			-				reserve ai naracter a				•			ter
				_		_										erve and e	•						which
				_			•		-						•	edevelopn						.ui es	WITICIT
										•				_		tion, comr						etati	on)
		_		_			•	_					•			l public re		_	-		•		-
										•						ayout of n		•			٠,٢٠		,,,,
	1.000.01			La abbi				- 4-10		~PP.0	F				<u></u>	., 5 4 6 7 11		- 2.0р					

Site Assessn	nent:	(399)	Brou	ıghto	n Ma	rket	(Sout	h Eas	t Loc	ality)																		
SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Cliı	mate		Mate	erial ts	Her	itage					Lan	dsca	pe	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	?	-	?	-	-	-	✓	?	-	-	-	?	Х	-	-	?	-	Х	Х	Х	Х	Х	-	-	-

### Comment

Existing uses are industrial units. There is potential for contaminated land within the site. Adjacent uses residential. There is the potential for protected species within the site. The SFRA considers there is no risk of flooding. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Site is within AQMA buffer, New Town Conservation Area, Historic Garden/Designed landscape and World Heritage site. Site also adjacent to listed buildings. There are non-designated heritage assets including the streetscape adjacent to the site (19<sup>th</sup> century former mews). Site of archaeological potential (medieval market place). Site potentially visible in many protected city viewcones. Site visible in few local views. Strong pattern of development adjacent.

### Mitigation

A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The SFRA recommends a surface water management plan is prepared. As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. As the site is within an Historic Garden and Designed Landscape the design of the development should seek to preserve and enhance the component features which contribute to its value, the character, appearance and important views of the designation. As the site is within a world heritage site the design of the development should not harm the qualities which justified the inscription of the Old and New Towns of Edinburgh as a World Heritage Site or would have a detrimental impact on a Site's setting. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site has various non-designated heritage assets including streetscape, which should be considered when developing proposals. Redevelopment of the site will require phased archaeological mitigation including evaluation, excavation, reporting & analysis, publication public engagement and interpretation. Comprehensive Townscape and Visual appraisals required to determine appropriate mass, scale and height of new development

**Group 18: Orchard Brae – Craigleith** 



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

Site Assessm	nent: (95)	Crewe	e Roa	d South (	B) (N	orth E	ast Loca	ity)																
SEA	Biodiver	sity		Po	pulat	ion	Sc	il V	/ate	r	Air	& Clin	ate		Mat	erial	Не	eritage				La	ndsca	ре
Objective															Asse									
Question	B1 B2	В3	B4	B5 P1	P2	Р3	P4 S1	V	/1	W2	A1	A2	А3	A4	M1	M2	H1	1 H2	Н3	H4	H5	H6 L1	L2	L3 L4
Effect	Adjacent uses are a high school, cemetery, retail, and Fettes College. The SFRA considers there is a high risk of surface water flooding site. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (consider															-								
Comment	Existing use is police headquarters at Fettes with the potential for contamination. There is potential for protected species in the area Adjacent uses are a high school, cemetery, retail, and Fettes College. The SFRA considers there is a high risk of surface water flooding site. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considers).														ı									
	Adjacent uses are a high school, cemetery, retail, and Fettes College. The SFRA considers there is a high risk of surface water flooding site. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considers).															on the								
	Adjacent uses are a high school, cemetery, retail, and Fettes College. The SFRA considers there is a high risk of surface water flooding site. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considerable) bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river															nside	red in							
	site. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (consider															with								
	site. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considerable bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river regard to surface water. Although the SFRA considers there is no risk of fluvial flooding. SW requires a wastewater drainage impact																							
	bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river or regard to surface water. Although the SFRA considers there is no risk of fluvial flooding. SW requires a wastewater drainage impact assessment for this site. Site adjacent to designated open space (cemetery), listed buildings and Inverleith conservation area. There is															5								
				lesignate	-		_		•		-					_								
				Strong pa		_						•		•				, ,		•				
Mitigation				s assessn												-		ired. P	ositiv	e effe	ects o	n biodive	rsity	through
	site desi	gn, la	yout	and lands	capir	ng are	require	l. The	e lan	idsca	ping	should	be o	desig	ned to	o impr	rove	e green	netw	ork c	onne	ctivity fro	m Čc	mely
	Bank Cei	metei	ry to I	Inverleith	Park	. Loss	of oper	spac	e. D	ue to	the	previo	us u	ises a	ın asse	essme	nt o	of the la	and fo	or risk	s pre	sented b	y pote	ential
	contami	natio	n may	y be requ	red.	The d	esign ar	d lay	out o	of thi	s site	will h	ive t	to inc	lude g	reate	r at	ttenuat	ion th	nan st	andar	d praction	e to i	educe
	the risk o	of sur	face	water flo	ding	and i	ts impac	s. Th	ne SF	RA r	ecom	mend	a F	RA a	nd sur	face v	wate	er mana	agem	ent p	lan ar	e prepar	ed. T	here are
	listed bu	ilding	gs and	d structur	es ad	jacent	to the	ite as	par	t of F	ettes	Colle	ge ar	nd at	Aveni	ue Vill	las. <sup>-</sup>	The de	sign c	of the	deve	lopment	shou	d seek
		_	-	l and pres					•				-						_					
	archaeol	logica	ıl miti	gation: h	stori	c build	ding surv	ey of	Fett	tes Po	olice	HQ, e	cav	ation	, repo	rting	& ar	nalysis,	publ	icatio	n and	public e	ngage	ement.
		_		phase 1 b			_	•							•	_			•			•		
				ld seek to	_			-	-	_					-							_		th the
	· ·			ion area	-					-								_		_				
				omprehe					_		•									_				
	developi			•			•												,			5		

Site Assessn	nent:	(106)	Orch	nard E	3rae <i>i</i>	Aveni	ue (N	orth	East	Localit	y)																	
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	mate		Mate	erial	Heri	itage					Lan	dsca	ре	
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	?	?	-	-	-	-	✓	Х	-	-	-	-	Х	-	-	?	-	?	?	?	-	?	-	-	-

There is potential for protected species within the site. A TPO covers a large part of the site. Existing use is an office with potential for
contamination. Adjacent uses are residential, and a cemetery. The SFRA considers there is no risk of flooding. The site is within the
catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA)
and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. SW
requires a wastewater drainage impact assessment for this site. Site potentially visible in city protected viewcones from a distance. Site
visible in many local views. Mixed pattern of development adjacent.
This site has existing buildings and redevelopment may involve some demolition and potential impacts in terms of waste and embodied
carbon emissions, which would be partially mitigated through application of Plan's sustainable development policies Env 7 and Env 8. A Tree
Preservation Order covers a large part of the site. Mature trees and other significant vegetation are to be retained in site design. A tree survey
and constraints plan will be required. A protected species assessment may be required. Positive effects on biodiversity through site design,
layout and landscaping are required. The site provides an opportunity to enhance and improve the wider area green/blue network,
strengthening the link across Water of Leith valley, adjacent cemeteries and private gardens. Due to the previous uses an assessment of the
land for risks presented by potential contamination may be required. The design and layout of this site will have to include greater
attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The SFRA recommends a surface water
management plan is prepared. As there is a listed building adjacent to the site, the design of the development should seek to fully
understand and preserve and/or enhance the setting of the listed building/structure. As the site is adjacent to a conservation area the design
of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with
the relevant conservation area character appraisal. As the site is adjacent to a world heritage site the design of the development should not
harm the qualities which justified the inscription of the Old and New Towns of Edinburgh as a World Heritage Sites or would have a
detrimental impact on a Site's setting. As the site is adjacent to an Historic Garden and Designed Landscape the design of the development
should seek to preserve and enhance the component features which contribute to its value, the character, appearance and important views
of the designation. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new
development.

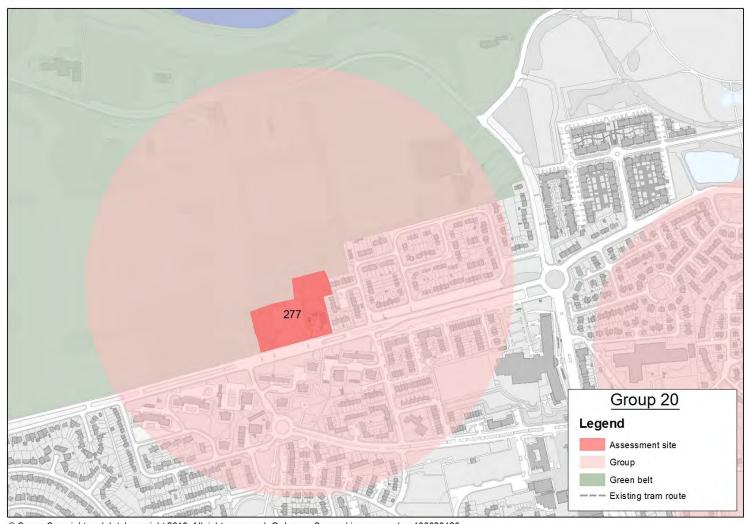
Site Assessn	nent:	(107)	Orch	nard E	3rae (	(Nort	h Eas	t Loc	ality)																			
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Cliı	mate		Mate	erial	Her	itage					Lan	dsca	pe	
Objective															Asse	ts												
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	?	-	-	-	-	-	✓	Х	-	-	-	-	Х	-	-	-	-	-	-	-	-	Х	-	-	-

Comment	There is potential for protected species within the site. Existing use is an office with potential for contamination. Adjacent uses are residential. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. The SFRA identifies no risk of flooding. SW requires a wastewater drainage impact assessment for this site. Site is potentially visible in several protected view cones. Site visible in many local views. Mixed pattern of development adjacent, landscape setting across road.
Mitigation	This site has existing buildings and redevelopment may involve some demolition and potential impacts in terms of waste and embodied carbon emissions, which would be partially mitigated through application of Plan's sustainable development policies Env 7 and Env 8. A protected species assessment may be required. A tree survey and constraints plan will be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The SFRA recommends a surface water management plan is prepared. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessm	ent:	(302)	Roya	al Vic	toria	Hosp	ital (	North	ı Eas	t Locality	/)																	
SEA Objective	Biod	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate Asse		Her	itage					Lan	dsca	pe	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	Existing use is a hospital. There is the potential for contaminated land within the site. There is the potential for protected species wi															-	-	-										
Comment	site for a devenue site for t Site adja	. Adj a rive elopr as ha this s is po	acenter or land menter or land mente	t uses ourn, of th a hig There ally v	s are whe e site th risl e is a	residence the will in the will be with the will be wil	entia ere is need urfac I buil evera	I and know to ta e wat ding I prot	a ce vn to ke in er flo withi	metery. be engi to accou coding a n the sit d view c	Site is neere unt the nd red e. The ones.	s adjac d alter e redu comme ere is p Site vi	cent tration ced rends coten sible	o des is to t esilier a SFR itial fo in loc	ignat he riv nce o A is p or arc al vie	ed opver (confitted this preparation)	oen sp conside river red. S ologica screen	ace (cered in with reconstruction)  With reconstruction reconstruc	emen n bad regard quires ains d plant	tery).  I/poor  I to so  I a wa  I the  Ting. N	The concurrace stew site Mixed	site i ditior e wat ater ( (form	is with n by S er. T draina ner sit	nin the EPA) a he SFF age im e of C f deve	e cat nd t RA id pact raigl lopn	chme here lentif t asse eith I nent	ent ar fore ies thessme House	ne ent
Mitigation	requ	uired	. A P	relim	inary	/ Ecol	ogica	I Арр	raisa	should b I will be ssment o	requi	red. P	ositiv	e effe	ects c	n bic	diver	sity th	roug	n site	desig	n, lay	yout a	nd lar	ndsc	aping	are	d

layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The SFRA recommends a FRA and a surface water management plan are prepared. As there is a listed building within the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. A heritage impact assessment would be required to inform future development proposals. Redevelopment of the southern part of site may require archaeological mitigation (excavation, reporting &analysis, publication and public engagement) and should incorporate interpretation of site's history through public realm. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

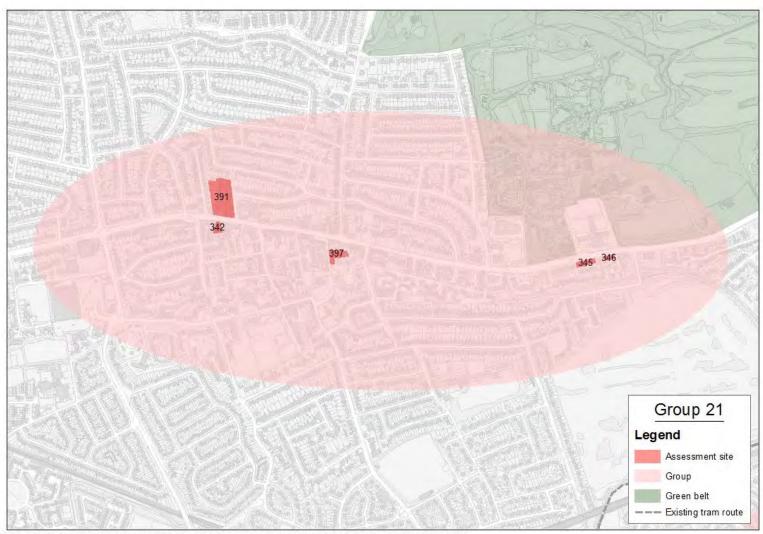
**Group 20: Silverlea** 



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

Site Assessm	ent:	(277)	Silve	rlea	(Nort	h Eas	t Loc	ality)																				
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect																-	-	-										
Comment	Existing use is nursing home/childrens centre. There is potential for contamination within the site. Adjacent uses are a golf course,															e, pla	aying	,										
																э												
	fields, and residential. Site adjacent to LNCS and designated open space. The SFRA considers there is no risk of flooding. SW requires a wastewater drainage impact assessment for this site. Site of archaeological significance (16 <sup>th</sup> century Muirhouse House). Site potential															ally												
	wastewater drainage impact assessment for this site. Site of archaeological significance (16 <sup>th</sup> century Muirhouse House). Site potential visible in city protected viewcones from a distance. Site visible in few local views. Mixed pattern of development adjacent.																											
Mitigation	A su	uitabl	e ass	essm	ent s	hould	d be d	arrie	d out	to en	sure t	he de	velop	ment	of th	ne site	e has r	าo det	rimei	ntal ir	npact	t on t	he na	tural	herit	age		
	inte	rests	of th	e des	signat	tion.	There	e are	matı	ıre tre	es on	the si	te wh	ich sh	nould	be re	etaine	d. Tre	es an	d lan	dscap	e arc	und p	peripl	nery (	of the	e site	!
	sho	uld b	e pro	tecte	d. A t	tree s	surve	y and	l con:	straint	s plan	will b	e req	uired	. A P	relim	inary	Ecolo	gical A	4ppra	isal v	vill be	requ	ired.				
	Pos	itive e	effect	s on	biodi	iversi	ty thi	rough	ı site	desigr	n, layo	ut and	d land	lscapi	ing ar	re rec	quired	. Desi	ign ar	nd lay	out o	f dev	elopn	nent s	shoul	d see	ek	
	link	ages	with	adjac	ent c	pen :	space	e. Due	e to t	he pre	vious	uses a	an ass	sessm	ent c	of the	land f	for ris	ks pre	esent	ed by	pote	ntial	conta	mina	tion	may	be
	-									water		_	-	-	-			-					-	-	_			
	arch	naeol	ogica	l miti	gatio	n wo	rk in	cludi	ng ex	cavati	on, p	ublic e	ngage	emen	t and	linte	rpreta	ition.	Towr	iscap	e and	l visua	al app	raisa	ls wo	uld b	e	
	req	uired	to de	eterm	ine a	ppro	priat	e ma	ss, sc	ale, he	eight a	and lay	out c	of nev	v dev	elopr	ment.											

**Group 21: Corstorphine** 



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

Site Assessm	nent: (342)	) St Jo	hn's	Road (A	) (No	rth Eas	t Loc	ality)																
SEA	Biodiver	sity		Р	opula	tion		Soil	Wat	er	Air	& Climat	е	Mat	erial	Her	itage				L	andso	ape	:
Objective														Asse	ets									
Question	B1 B2	В3	B4	B5 P	1 P2	P3	P4	S1	W1	W2	A1	A2 A3	A4	M1	M2	H1	H2	Н3	H4	H5	H6 L	L L2	L.	3 L4
Effect	-  -	-	?	- ?	-	-	-	✓	Х	-	-	- ?	Х	-	-	X	-	-	-	-	x x	-	-	-
Comment	Existing	use is	a car	tyre re	oair c	entre.	The	e is th	e pote	ential 1	for co	ntamina	tion w	ithin t	he site	e. Ad	jacen	t use	s are	reside	ential, re	tail u	nit a	and
	Site 391	(com	merc	ial retai	). The	ere is p	oten	tial for	prote	cted	specie	es to be p	resen	t. Site	is wit	hin A	QMA	buffe	er zor	ie. Th	ie site is	with	in th	ne
	catchme										•	•					•						•	•
	and ther			•															_					
	SFRA ide					-						•			_	•		•			•			
	century	_		•	ne vii	iage).	Site	is pote	ntially	/ VISID	e in c	only one	protec	ted vi	ewcor	ie. Sit	e visi	ble in	tew	local v	/iews. W	eak	oatte	ern of
Naitigation	develop									بالمنتماد			liki a.a.			l incom						اء ماء	اء ما	
Mitigation	This site			_																				
	carbon e							_		_														_
	protecte	•				•	•						-	_		_					_	•		
	to the pr									•						•		•					an A	AQMA
	buffer zo	ne, a	ir qua	ality imp	act s	nould b	oe as	sessed	as pa	rt of a	ny pr	oposals	or de	velopn	nent.	Deve	lopmo	ent o	fthe	site sl	nould er	sure		
	appropri	ate u	ses a	re brou	tht fo	rward	that	do not	impa	ct on a	air qu	ality and	increa	ase the	e risk c	of exa	cerba	ating	existi	ng air	quality	probl	ems	5.
	Uses like	ly to	impa	ct negat	ively	on air	quali	ty, for	examı	ple, po	ower	generati	on, bio	mass	propo	sals e	etc, sh	ould	not b	e sup	ported.	The	desi	gn of
	develop	ment	shou	ld seek	o avo	id exa	cerba	ating e	xisting	g air q	uality	problen	s for e	examp	le, thr	ough	the u	ise of	an a <sub>l</sub>	prop	riate lay	out,		
	orientati	on et	c. Th	e desig	n and	layout	of th	nis site	will h	ave to	inclu	ide great	er atte	enuati	on tha	ın sta	ndard	l prac	tice t	o red	uce the	risk o	f sui	rface
	water flo	odin	g and	its imp	acts.	The SF	RA re	ecomm	nends	a surf	ace w	ater ma	nagem	ent pl	an is p	repa	red. I	Rede	velop	ment	will req	uire		
	archaeol																						be	
	required	_		_		_				_	-	-					•			• •				
		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	_ ,_ , , ,		2  2		, -,	,	J v	,														

Site Assessm	nent:	(345)	Cors	torpl	hine I	Road	1) (A)	North	East	Locali	ity).																	
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	mate		Mat	erial	Her	itage					Lan	dsca	ре	
Objective																	Asse	ts										
Question	B1	В2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4

Effect		-	?		-	✓	-	✓	?	-	-	✓	-	Х	-	-	?	-	-	-	-	-	Х	-	
Comment		_		nt car re				•									•								There
	is pote	ential fo	or pro	tected s	pecie	s to be	prese	ent. T	he sit	e is w	ithin	the ca	tchm	ent a	area fo	or a ri	ver c	or bur	n, wh	ere th	nere i	s kno	wn to	be	
	engine	ered a	lterati	ions to t	he riv	er (cor	nsider	ed in	bad/p	oor c	ondit	ion by	SEP/	۹) and	d ther	efore	dev	elopm	ent c	f the	site v	will ne	eed to	take	into
				ed resilie					-											_		-			•
			-	cent to			-				-										-				
			•	entially			•												•					•	
Mitigation	This si	te has (	existin	ıg buildi	ngs ar	nd rede	evelop	oment	t may	involv	e sor	ne de	molit	ion a	nd po	tenti	al im	pacts	in ter	ms of	f wast	te and	d emb	odie	b
	carbor	n emiss	ions, v	which w	ould l	oe part	ially r	nitiga	ted th	rough	n app	licatio	n of I	Plan's	s susta	ainab	le de	velop	ment	polic	ies Er	าv 7 a	nd En	ıv 8. <i>i</i>	Д
	protec	ted spe	ecies a	assessm	ent m	ay be ı	equir	ed. P	ositiv	e effe	cts o	n biod	iversi	ity th	rough	site	desig	n, lay	out a	nd lar	ndsca	ping	are re	quire	d. Due
	to the	previo	us use	es an ass	essm	ent of	the la	nd fo	r risks	prese	ented	by po	tenti	al cor	ntami	natio	n ma	y be r	equir	ed. T	he de	esign	and la	ayout	of this
	site wi	ll have	to inc	lude gre	eater	attenu	ation	than	standa	ard pr	actic	e to re	duce	the i	risk of	surfa	ace w	ater f	loodi	ng an	d its i	impad	cts. T	he SF	RA
	recom	mends	a surf	face wat	er ma	anagen	nent p	olan is	prep	ared.	As th	nere is	a list	ed b	uildin	g with	nin th	ne site	, appı	ropria	ate re	-use	of the	liste	d
	buildir	ng/stru	cture	should b	е а р	riority	of the	e deve	lopm	ent. T	The d	esign (	of the	dev	elopn	nent s	houl	d be j	ustifie	ed an	d see	k to f	ully u	nders	tand
	and pr	eserve	and/d	or enhai	nce th	e char	acter	and a	ppear	ance	of the	e listed	d buil	ding	withir	n the	site i	nclud	ing its	setti	ing. A	s the	re are	also	listed
	buildir	ıgs adja	cent '	to the si	te, th	e desig	n of t	he de	velop	ment	shou	ld see	k to f	ันlly เ	under	stand	and	prese	rve a	nd/or	enha	ance t	the se	ttings	s of
	these	listed b	uildin	g. Desig	n and	layout	of de	evelop	oment	shou	ld see	ek to r	nake	linka	ges w	ith ex	kistin	g core	path	adja	cent t	to site	e. Con	npreh	ensive
	visual	and to	wnsca	pe appr	aisals	requir	ed to	deter	mine	appro	priat	e mas	s, sca	ile, h	eight a	and la	ayout	t of ne	w de	velop	ment	t.			

Site Assessn	nent:	(346)	Cors	torpl	hine I	Road	(B) (I	North	East	Locali	ity).																	
SEA	Bio	diver	sity			Pop	ulati	ion		Soil	Wat	er	Air	& Clir	mate		Mate	erial	Heri	itage					Lar	ıdsca	ре	
Objective																	Asse	ts										
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	✓	-	✓	?	-	-	✓	1	Х	-	-	?	-	-	-	-	-	Х	-	-	-
Comment	adja whe site	acent ere th will r	to ar iere is need	n ado s kno to ta	pted wn to ke int	core be e	path engin count	and eered t the	listed d alte reduc	ential for building tration ced res	ings (C is to th silienc	listed ne rive e of th	d 1-2 er (co nis riv	Dowr nside er wi	nie Te red ir th reg	rrace bad gard	e). The /poor to surf	site is condi face w	s with tion b ater.	nin th by SEI The	e cato PA) ar SFRA	chme nd the ident	nt are erefo tifies	ea for re de no ris	a riv velop sk of	er or omen flood	burr t of t	

## Mitigation

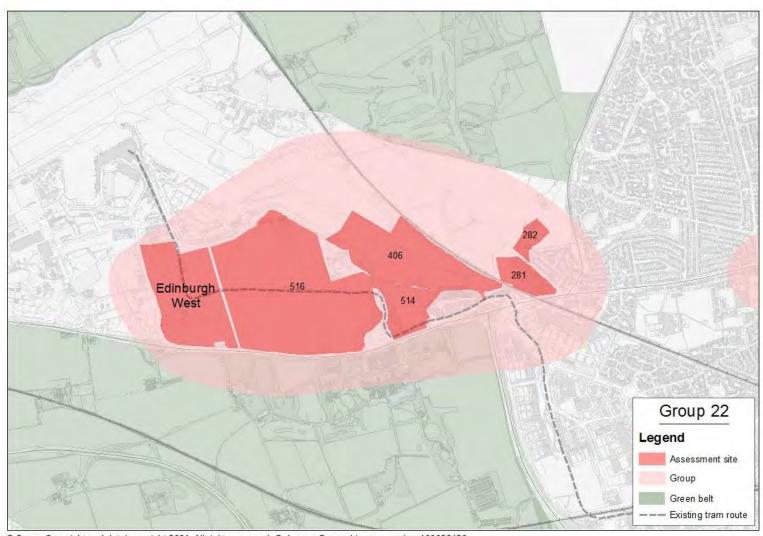
This site has existing buildings and redevelopment may involve some demolition and potential impacts in terms of waste and embodied carbon emissions, which would be partially mitigated through application of Plan's sustainable development policies Env 7 and Env 8. Mature trees along the boundary of St Catherines Gardens are to be retained. A tree survey and constraints plan will be required. P ositive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The SFRA recommends a surface water management plan is prepared. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. Design and layout of development should seek to make linkages with existing core path adjacent to site. Site is visible in several protected view cones. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessr	nent:	(391)	St Jo	hns I	Road	(B) (I	North	East	Loca	lity)																		
SEA Objective	Bio	diver	sity			Pop	oulati	on		Soil	Wat	er	Air	& Clir	nate		Mat Asse	erial ets	Her	itage					Lan	dsca	pe	
Question	B1	B2	В3	В4	В5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	?	-	?	-	-	-	✓	Х	-	-	-	?	Х	-	-	-	-	?	-	-	-	Х	1	1	-
	for dev the adja	a rive elopr site a	er or I ment as hav to Co	burn, of th ving a orsto	whe le site a med rphir	re the will dium ne cor	ere is need risk c	knov to ta of surf	vn to ke in face v	ne site be en to acc water . Site i	ginee ount t floodi	red alt the red ng. S\	terati duceo N rec	ons to d resil Juires	o the ience a wa	river of the stew	(cons his rive rater d	idered er witl Iraina	d in b n rega ge im	ad/po ard to pact a	oor co surfa assess	onditi ace w smen	on by ater. t for t	SEPA The this si	A) and SFRA te. S	d the iden ite is	refor tifies also	re S
Mitigation	Due an a the app	e to th AQM/ expo propri	he pro A, air sure ate u	eviou qual of ad ises a impa	is use ity im Iditio ire br ict ne	es an apact nal recough	asses shou espor t forv ely o	smer ld be ident vard f n air (	it of t asse s/rec that d	uired. the land ssed a eptore do not ty, for ating e	nd for s part s to po impa exam	risks por air ct on a ple, po	oresei y pro quali air qu ower	nted l posals ity thi ality a genei	oy po s for rough and in ration	devel devel a app ncrea n, bio	al con lopme ropria ise the mass	tamin ent. De ete mit e risk o propo	ation evelo tigation of exa	may pmer on. D cerba etc, sh	be rent of the evelopment of t	equire the si opme existi not b	ed. As te sho nt of t ng air be sup	the structure the single qual	site is eek t te sh ity pi ed. T	adja o mir ould oble he de	icent nimis ensu ms.	t to se ire

orientation etc. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The SFRA recommends a surface water management plan is prepared. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. A visual and townscape appraisal is required to determine the scale, mass height and layout of new development.

Site Assessn	nent:	(397)	Kirk	Loan	(Nort	h Eas	st Lo	cality	)																			
SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clin	nate		Mat Asse	erial ets	Her	itage					Lan	dsca	pe	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3 I	L4
Effect	-	-	-	?	-	?	-	-	-	✓	?	-	-	-	?	Χ	-	-	-	-	Х	-	-	Χ	-	-	-   -	-
Mitigation	the SEP The on s	catch (A) an (SFRA) site at rotect	nmen d the lider t low ted s	t area reforatifies risk o pecies	for a e deve the s f affe s asse	rive elopi ite as cting	r or l ment s hav g any ent m	burn, t of the ving a city pray be	whene site low orote e req	cted v uired.	re is k need t flood iews. Posit	nown to take ing. S Site vi ive ef	to be into ite of isible fects	e engir accor archa in fev	neere unt the eolo v loca odive	ed alt he re ogical al vie ersity	eratic ducec poter ws. W throu	ons to I resili ntial (r 'eak p gh site	the rence medicatter description	iver (done) of this eval vind of done) in	consic s rive llage evelo yout	dered or with of Co opmer and la	in ban regar erstor ent adj andsc	nd/po ard to phine acen caping	or co surf e). De t. g are	nditi ace w evelo requ	on by vater. pment	t
	AQI app Use dev orie wat are con (exc	MA be propried to the control of the	uffer ate u ly to ment on et oding designt withou, r	zone, ses ar impact should be compact. The gand gn of the eport	air que to broom to neg description descri	uality ought gative k to ign a ipact evelo vant o nalys	y imposition in the second control in the se	pact s vard to d exact yout he SF nt sh ervati ublica	hould that d qualit cerba of th RA re ould on al	ting e is site comm	ssesse impacexamposisting will honends o presaracte	ed as post on a pole, post on a gair quare to a surfacerve a geme	part of air question of the content	f any   ality a gener prob ude gr vater i or enh . Rede	proposition in the proposition i	osals ncrea n, bio for e r atte agem the s	for deserther mass example nuation plant plant plant of the control of the contro	evelope risk of propole, throng on the an is pelloners an is pelloners an is pelloners	omenor of exacts osals of ough an stacter acter e will	t. Devacerbacetc, she the undarced. A and a requi	velopating of the second velocities of the sec	ment existing not be an apetice the e site erance chaec	of thing air be supprop co red is with e inclublogic	e site qual porto priate luce t thin a uding al mit	e show ity produced. To layo the rist constitus se its se tiagan	uld en roble The do ut, sk of serva etting tion	nsure ms. esign c	e

**Group 22: West Edinburgh** 



© Crown Copyright and database right 2021. All rights reserved. Ordnance Survey Licence number 100023420.

Objective Question E Effect - Comment E s ii a r	site, tran impacts i alteration	B3 - use is n depoin termins to a	ot to ms of	B5 P1 dustrial u		P3	P4 S1  ? ✓	W W	we we were	Air A1	& Climate		Mat Asse	erial ets M2	Heritage				La	ndsca	pe
Effect - Comment E s ii a	Existing usite, transimpacts in	use is n depoin terminal termi	an in ot to	 dustrial u railway li	- nit.	-	? ✓	W	1 W2	A1	A2 A	A3	M1	M2	114 113	113					
Comment E s ii a r	site, tran impacts i alteration	n depo n terr	ot to ms of	railway li		- There	: *	Х						1412	H1 H2	Н3	H4	H5	16 L1	. L2	L3 L4
s ii a r	site, tran impacts i alteration	n depo n terr	ot to ms of	railway li		There	ممر مطاحه:		-	-		Х	-	-		-	-	-	( X	-	- 🗸
Mitigation T	of fluvial archaeological developer. This site carbon e effects of presente uses to e practice for the site of the	flood ogical ment a has exmission biod d by prosure to receive to receive and the second seco	ence of ling relations, volumes one, volumes one, volumes one	of this rivecommer ains on the ent. Site building which working throughtial contaguate rest the risk of	idere er winds a nis sit repre gs and uld be gh sit amina ident	ed in beth reg FRA is e. Sitesents d rede e part te des eation is ial am	nburgh G The site is ad/poor ard to su s prepare e is pote s an oppo evelopme ially miti ign, layo may be re nenity. T ater floo	atewa withicondi rface d. SV ntially rtunitent ma gated ut and equire ne deading a	ny station by water. If require visible y for gray involve throughout and scient and its in the cite i	on. The steep a ve sor layout layout mpact	nis could nent area and the SFRA ider wasteware protect network on are required and defended at and defended at and defended at and defended at s. The S	have prefore tifies a city vice onnectition af Plandired. Isign of site were RA re	oositive of development of the d	e impart burn opmer risk of impact te visil petwer tential ainable the pevelope e to in ends a	Site adjace acts in terre, where the strate of the strate with assessment of the strate of the strat	ms of lere is ite will vater for e local and in term es an uld mater a vater	conno know Il nee floodi r this al view alloca ms of polici asses ittigat ttenu mana	ectivity vn to be d to tal ing and site. T vs. Wea ated sit waste es Env ssment e the e ation the	and nee enging to into althour althour ere is alk patterns.  and emore and Emore the feets of th	egative eered accough a legative poten ern of the ern of the ern of env 8. I and for adjandard s preg	nt the ow risk tial for Positive or risks cent

						itage	Her		Mate Asse		nate	& Cliı	Air	er	Wat	Soil		on	ulati	Pop			sity	diver	BIO	SEA Objective
L2 L3 I	L1	Н6	H5	H4	Н3	H2	H1	M2		Α4	А3	A2	A1	W2	W1	S1	P4	Р3	P2	P1	B5	В4	В3	B2	B1	Question
	-	Х	-	-	-	-	-	-	-	Χ	-	-	-	-	Х	✓	-	-	-	-	-	-	-	-	-	Effect
		rees	ture t	l - ie ma	- Som	site.	- in the	- I with		^	- ntam	or co	- ntial f	- poter	is the	<b>✓</b> There	- ate.	- al Est	- lustri	s Ind	- stcraig	- : Wes	l - use is	- sting ι	- Exis	Comment

is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. The SFRA identifies the site as having a high risk of surface water flooding. Although the SFRA identifies a low risk of fluvial flooding it recommends a FRA is prepared. SW requires a wastewater drainage impact assessment for this site. There is potential for archaeological remains on the site (historic quarrying). Development on site at low risk of affecting any city protected views. Site visible in some local views. Weak pattern of development adjacent. Site represents an opportunity for green network connections between existing and allocated sites.

### Mitigation

This site has existing buildings and redevelopment may involve some demolition and potential impacts in terms of waste and embodied carbon emissions, which would be partially mitigated through application of Plan's sustainable development policies Env 7 and Env 8. There are mature trees on the site which should be retained. A tree survey and constraints plan will be required. A Preliminary Ecological Appraisal will be required. Positive effects on biodiversity through site design, layout and landscaping are required. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The layout and design of the development should seek to mitigate the impacts of adjacent uses to ensure adequate residential amenity. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The SFRA recommends a surface water management plan is prepared. Redevelopment of the site will require a phased programme of archaeological mitigation. Preapplication an evaluation/survey of site should be carried out to determine scale of historic quarrying and landfill on site. Townscape and visual appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessm	ent: (	(406)	Cros	swind	ds (Sc	outh \	West	Loca	lity)																			
SEA	Biod	divers	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	mate		Mate	erial	Heri	itage				L	and	scap	эe	
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	H6 L	1   1	L2	L3	L4
Effect	-	?	✓	-	-	-	-	-	٠.	✓	?	Х	Х	-	-	Х	•	-	?	-	-	-	-	х -	-	-	-	$\checkmark$
Comment		_		•						•														diversit	•		-	nt
	uses includes Edinburgh airport, a railway line, Edinburgh Gateway Station, the Edinburgh tram depot and a listed building (Castle Gogar).  These existing uses could have implications for creating an appropriate residential amenity, e.g. noise levels. A small part of the site has no																											
			•		•									-										e. The			entifi	es
				_	_					_														known				
	_							-								-								ill need				
	accc	ount t	ne re	eauce	eu res	silien	te or	triis r	iver	with re	egaro	to sur	race v	water	. 300	requ	iires a	waste	ewate	erura	mage	impa	act as	sessme	IL IC	or th	iis SIt	е.

Compared to other brownfield sites within the urban area, this site is likely to generate more car trips and as a result could have an impact on AQMAs although unlike more remote greenfield sites it has good access to public transport. Site of archaeological significance (RAF, possibly  $17^{th}$  century battlefield, possible remains going back to pre-history). Development on site at low risk of affecting any city protected views. Site visible in some local views. Weak pattern of development adjacent. Site represents an opportunity for green network connections between existing and allocated sites.

#### Mitigation

A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. A flood risk assessment would be required for this site which has a high risk of flooding as part of the site is within a 1 in 200 year flood zone. If developable, an appropriate design of development is required in order to ensure that there is no associated increase in flood risk outwith the site and to ensure that there is no unacceptable flood risk for future uses of the site. This site could incorporate the Gogar Burn diversion scheme, which could have implications for the layout and design of the development. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The SFRA recommends a surface water management plan is prepared. A noise impact assessment would also be required in particular to assess the impact of the airport and the railway line on residential development. Design of development should seek to mitigate the impacts of existing uses, in particular the airport and the tram depot. As there is a listed building adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. The development should also seek to make linkages with the railway station and the tram stop at the station and additional bus services should be introduced to service the wider site in order to ensure high public transport mode share. However, the impact of additional car trips on existing AQMA should be assessed. Redevelopment of the site will require archaeological mitigation including excavation, reporting, analysis, publication, public benefit and possible interpretation. Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.

Site Assessr	nent:	(514	) Ediı	nburg	gh Ga	tewa	у																					
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat	erial	Her	itage					Lan	idsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	Н5	Н6	L1	L2	L3	L4
Effect	-	?	-	?	-	?	-	✓	?	х	?	Х	✓	✓	✓	Х	-	Х	?	?	-	-	?	Х	-	-	-	-
Comment	witl hov	h poto vever	entia , the	l for i	negat viden	ive ir	npac the	ts in t site a	erms s hav	is pote s of res ing a h nere is	identi igh ris	al ame	enity. uvial	Site flood	is pri ing a	me a	gricult edium	ural la risk c	and.	Site i astru	s outv cture	with 1 failu	l in 20 re. Tl	00 yea he sit	ar flo e is v	od zo vithir	one, one,	

therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. There is the potential for noise impacts associated with Edinburgh airport. Tram route passes through the site with good access to bus services and the Gateway railway station. There is also a core path that passes along the edge of the site that allows linkages to the Gyle. Here is no open space within 400m of the site. Site adjacent to listed building (Gogar Church and landscape associated with Gogar House). There is a Scheduled Ancient Monument adjacent to the site (Gogar Mains Fort). Site of archaeological significance (Historic village of Gogar, 17<sup>th</sup> century battlefield). No obvious visual green belt boundary. Site is not within any city viewcones and therefore not expected to impact on city views. A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests Mitigation of the designation. A protected species assessment may be required. Positive effects on biodiversity through site design, layout and landscaping are required. The layout and design of the development should seek to address the negative impacts on residential amenity of adjacent uses including flood lighting of the tram depot and aircraft noise. The SFRA recommends a flood risk assessment surface water management plan are prepared. This site could also incorporate the Gogar Burn diversion scheme, which would have implications for the layout and design of the development. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The design and layout of the development should make linkages with the tram and Edinburgh Gateway station and provide open space in accord with the Council's open space standards. Redevelopment must respect views and setting of listed Gogar Church and landscape associated with Gogar House. Redevelopment of the site will require archaeological mitigation (excavation, analysis, reporting, publication, public benefit/engagement and interpretation. Predetermination evaluation including

Site Assessr	nent:	(516	) Edir	nburg	gh 20	5																						
SEA	Bio	diver	sity			Pop	oulati	on		Soil	Wat	er	Air	& Cli	mate		Mate	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	Х	Х	Х	-	?	-	✓	-	Х	?	Х	✓	<b>√</b>	-	Х	-	Х	?	Х	-	-	-	Х	-	-	-	-
Comment	bad Site high 200 (the	gers) adja risk year Gog	. The cent of flu flood ar Bu	ere is to the uvial a d zon urn) c	a core airpand s and s e. Thonsic	re pat oort a urfac ne site lered	th adj and its e wa e is w in po	jacen s asso ter flo vithin oor co	t to to ciate oodin the conditi	taterco he site ed uses ig at pr catchm on by s	provi and c esent ent ar SEPA a	ding a other a but at ea for and th	n oppalloca med a rive	oortu ted s lium er or re de	nity to ites. S risk of burn, evelop	o con Site i f fluv whe omen	nnect t s prim ial floc re the t of th	o the e agrioding re is keep to the contraction to	netw cultu in the nown will r	ork a ral lar futu n to b need t	nd pond. The re. Find the engine takes the first takes takes the first takes takes the first takes the first takes the first t	tenti he SF Parts og gineer ke into	ally the RA id of the red al	ne se entifi site terati ount t	rvice: es th are w ions t	s at to e site vithing to the educe	e as n a 1 e rive ed	in er

metal-detecting, walkover surveys and trial trenching required.

impacts associated with the airport. Site has good accessibility with tram route passing through the centre of the site, although at present the bus services do not pass through the site. There is no open space within 400m of this site. Site of archaeological significance (pre-historic and early medieval remains associated with medieval Gogar Village and Gogar Stane). Site adjacent to listed Gogar Church and landscape associated with Gogar house. Site contains historic Gogar Mains Farm and associated outbuildings related to RAF turnhouse. There is a Scheduled Ancient Monument within the site (Gogar Mains Fort). Site is not within any city view cones and therefore not expected to impact on city views.

### Mitigation

A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. A preliminary ecological appraisal of the site should be undertaken and any subsequent protected species surveys carried out if appropriate. Positive effects on biodiversity through site design, layout and landscaping are required. The layout and design of the development should seek to make linkages with the core path. The layout and design of the development should seek to address the negative impacts on residential amenity of adjacent uses including noise from the tram and aircraft. The SFRFA recommends a flood risk assessment and surface water management plan is prepared. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The site has the potential to take advantage of the tram to improve public transport mode share, however, this could be improved by redirecting bus services through the site. The layout and design of the site should meet the Council's open space standards. As the site has a Scheduled Ancient Monument within it the design of the development should seek to preserve and enhance the monument and other identified nationally important archaeological resources in situ, and within an appropriate setting with a management plan submitted. Redevelopment must respect the setting and character of both the Scheduled Gogar Mains and also the adjacent Gogar Castle historic House and Estate. Redevelopment must respect views and setting of listed Gogar Church and landscape associated with Gogar House. Development must seek to retain and re-use Gogar Mains Farm and associated outbuildings relating to RAF Turnhouse. Redevelopment of the site will require archaeological mitigation (excavation, historic building surveys analysis, reporting, publication, public benefit/engagement and interpretation). Predetermination evaluation including metal-detecting, walkover surveys and trial trenching required.

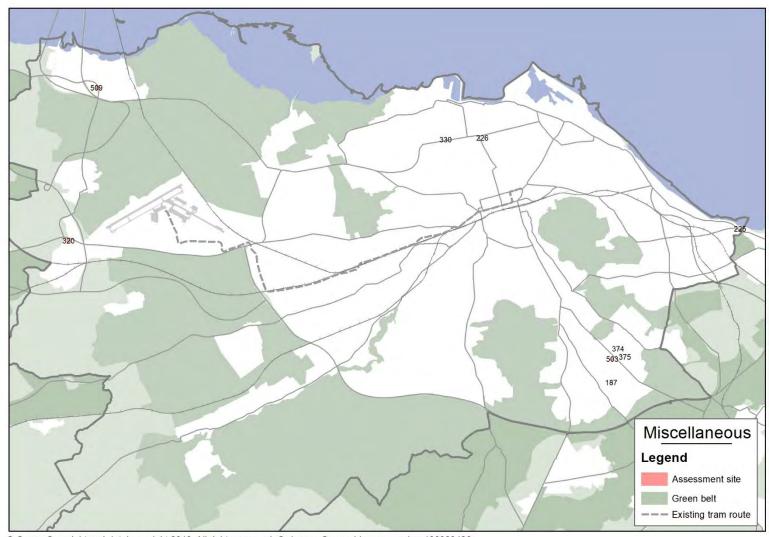
**Group 23: Government Buildings** 



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

Site Assessr	nent:	(34) E	Broor	nhou	ıse Te	errac	e (Soi	uth W	/est l	ocality	y)																	
SEA Objective	Biod	diver	sity			Pop	oulati	ion		Soil	Wat	er	Air	& Cli	mate		Mate		Her	itage					Lan	dsca	pe	
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	?	-	-	-	✓	-	✓	Х	-	-	✓	-	Х	-	✓	-	-	-	-	-	Х	Х	-	-	-
	is w con surf asse	ithin ditior ace v	the on by S vater ent fo	catch SEPA) The or this	ment and SFR s site	area there A ide . The	for a efore ntifie ere is	river deve s the the p	or b lopm site oten	ore pat urn, w nent of as hav tial for ocal vi	there the s ing a r non-	there ite wil mediu desigr	is kno I need m risl nated	own to d to t k of s herit	o be e ake ir urfac age a	engin nto ad e wat issets	eered ccount ter floo withi	alterated altera	etions educ . SW site.	s to the ed res requi	ne rive siliene res a	er (co ce of wast	onside this r ewate	ered in iver w er dra	n bac ith r inag	d/poo egaro e imp	or d to	
Mitigation	asse dev pote redi Red	essme elopr ential uce th evelo	ent ment nent I cont he ris	nay be shou tamir sk of s	e requild mation surfactions of the second s	uired ake li n may ce wa site m	l. Pos nkago y be r ater fl nay re	sitive es wit equir loodir equire	effecth ad ed. ng an	periph cts on l opted The de id its ir naeolo aisals r	biodiv core   esign a npact	versity path. and lay s. The mitiga	throu Due to out o SFRA tion (	ugh si to the of this A reco	te de prev s site omme vatior	sign, vious will h ends n, rep	layou uses a lave to a surfa orting	t and in asset in cluster was the ware ware ware ware ware ware ware war	lands essme de gr ater r alysis	capin ent of eater nanag , pub	g are the last atter geme	requ and for nuation nt pla on an	ired. for rislon on the an is p	Desig ks pre an sta orepa olic er	gn of esent Indar red. ngage	ed by d pra	· / nctice nt).	

## Miscellaneous



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

Site Assessm	nent:	(187)	Gilm	erto	า Dyk	es St	reet	(Sout	h Eas	t Loca	lity)																	
SEA Objective	Biod	diver	sity			Pop	ulati	ion		Soil	Wat	er	Air	& Clir	nate		Mate Asse		Her	itage					Lan	dsca	pe	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	1	1	?	-	-	-	-	?	✓	?	-	-	-	-	?	-	✓	-	-	-	-	-	-	Х	-	-	-
Comment	spac site. alte redu	ce, re . Sma ration uced	tail (¡ all nu ns to resili	ooor mbei the r ence	quali of m iver ( of th	ty bu natur consi is rive	ilding e tred idere er wi	gs) an es on ed in r	d cor site. node gard t	nmun The s rate c	ity cer ite is v onditi	ntre/n within on by	urser the c SEPA	y (po atchr ) and	or qu nent there	th pote lality b area fe efore c visible	uilding or a riv levelo	g). Th ver or pmen	ere is burn t of t	pote , whe he site	ential ere the e will	for p ere is need	rotec knov d to ta	ted sp vn to l ike int	ecie be ei to ac	s witl ngine coun	nin th ered t the	ne
Mitigation	Due this reco	to the site room	ne pre may h ends	eviou nave t a sur	s use to ind face v	s an a clude watei	asses grea r mar	smer ter at nagen	t of tate	he lan ation t plan is	nd for than s s prep	risks p tanda ared.	reser rd pra Desig	nted b actice gn sho	by po to re ould s	ersity tl tential educe i seek lir mine m	conta the ris	imina k of si s with	tion r urface open	nay b e wat spac	e req er flo e and	uired oding Hoca	l. The g and I facil	desig its im ities to	gn an pact: o imp	id lay s. Th	out o	



SEA Objective	Biodive	rsity			Pop	ulati	ion		Soil	Wat	er	Air	& Clima	:e	Mat Asse	erial ets	Heritag	е			La	ndsca	pe
Question	B1 B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2 A	3 A4	M1	M2	H1 H2	Н3	H4	H5	H6 L1	L2	L3 L
Effect	? ?	-	?	-	-	-	-	-	✓	?	X	-	✓ -	?	-	-		-	-	-	х -	-	- 1
Mitigation	the Firth the are The site modera regard remain views. State and the carbon suitable of the carbon for risk with the within a adjacer attenual manage applica	h of Formation of	orth very smalthin the dition face where sites patter ions, where the control of	which all pa he ca n by water e (Assern or but show and i behall by padopt ear flurnmanda is preminational	is an irt of solution (SEPA). Site sociated solution (SEPA) in the sociated solution (SEPA) is solution (SEPA). Site sociated solution (SEPA) is solution (SEPA) in and ard prepare ion evidence.	SPA. site in ent a la sits de care care care care care care care car	Site on 1 in a rea for there behind the 19 ment. In a rede e part rried of the includer ough contamn ath. A Consite thin a ce to reedevention (2)	adjace 200 year a riversor a rive	ent to ear flower or development of the ensurance of earth of the ensurance of earth of the ensurance of earth of earth of earth of earth of the ent of th	o exist ood z r burn opme I, and tury ir ity for t may ted the HRA uld non, layon assess f set b rosion risk or f the seess ir	ting LI one. To whe there industrictly site to involve develor prepared on suscential site with an exact for surface to the surface of surface to the surface of surface to the surface of surface on suscential site with an exact for surface of	NCS a The SF re the sit fore it ocon ye sor app elopm SPA i went it ded. The two conditions are will require will require sand	nd adoporter is known to will no may be so the not vitribute to the demonstration of the sadjacer use by SF discaping the layound be remare character floouire arch determine.	eed condifies the work to cope for sible woward elition and the site and the cope for are reduced and ended are reduced and ended elition and the cope for an are of a cope for an are of a cope for a cope fo	re pathes site be end take in or enhorithin a site be so that the modern section and design for this it igical mandits it igical mailed site site be so that the modern section and its in its	n. The at a high gineer into according to according to the time of the control of	acent use re is the pigh risk of red altera count the nent. The otected via Burn Great al impacts re develop mental in of the Brue ed specie to the pro- ed develop which have e site is less. The SF don: recor- of future as height is	ootent f flood tions t reduce re is p iewco en net in ter oment npact o nstand s asse evious ment s a risk ocated te man rRA re- nmene mitiga	tial fooding from the ced recorder on the ced	r proter om flu river (silience tial for site visual for silience natural for silience natural for seek pooling ne Forie to inchends in for preser	ected spending of this consider of this consider of this consider of this consider of the consideration of the consi	ecies vostared in river ologicome lo nbodie inv 8. age in particulared. It of the linkary and eater e water	within I water with al ocal d A terests ds for ne land ges e site is



SEA Objective	Biodiver	sity		Pol	oulati	on	!	Soil	Wat	er	Air	& Clima	te		Mate Asse		Herita	ge				L	ands	cape	: 
Question	B1 B2	В3	B4	B5 P1	P2	Р3	P4 5	51	W1	W2	A1	A2 A	3 /	Α4	M1	M2	H1 F	2	НЗ	H4	H5	H6 L	L L	2 L	3 L4
Effect		-	?	- ?	-	-	- '	/	?	-	-	- ?	)	Χ	-	-			Х	-	-	Х Х	-	-	-
Mitigation	There is enginee account buffer a cones  This site carbon of protected on biodi presented part of a air quality process quality quality process quality quality process quality qua	poter red al the red al the red link Site versited spectors and proble attention anager the stry wal	ntial f teraticeduce verleit isible existing ons, vecies a y through potention, ems for uation, ems for uation pecial	r garage a for protections to the defections to the defection of the defec	ted specification in the control of	pecies or (con this ren Area ews. So redee part y be ren, layout the fexactors also expected for the fexactors also expected. And appeared. And appeared and so red.	within sidere iver with a. Bound trong eveloping ially me equired but an indicate, should in the use tice to as the searance hould	n the d in red in the	e area. bad/pegard y of plern of t may atted the A tree adscapping not be an apping uce the swith cluding etaine	The spoor conto survey involved a the spoor conto to survey in a conto t	site is condition of such that is a condition of such that is a conservation of such that is	s within ion by S water. S relates ent adjame dem lication be required. I be is with hould end frobler d. The cayout, o rface wation a gand be	the ceptal the second s	catco ) and SFRA 119 <sup>th</sup> t. on a lan's d due to th n AC e ap Uses gn of tatic floo the	nd po s susta e to tr he prepropr s likely develon etc. oding a designent wi	t area efore tifies or nur tentia ainable ees clevious ouffer lopme. The and its n of th the the the the the the the the the	for a rideveloped series. Series. Series. Series. Series. Series. Series. Series are assess as a second assess are assess as a second as a	wer pome of flowing to the state of the stat	or buent of oodin is vison terment pushes we see the layout the Seek of the See the layout the See the	ms of policiern benefit on a to averted should be should	waste es Envounda of the act should ex this si recomuld see on are	there is ill need within a eral proes and eral for ould be at do n lity, for acerbate will I mends ek to proes a chara	s knooto to ta to ta n AC tecte mboo Env { sitive asse ot im exar ing e nave a sur eserv	wn the work with	ects I as t on ng air clude



SEA Objective	Biodive	rsity		Por	oulati	on	So	oil (	Wat	er	Air	& Climat	е	Mat Asse		Heritage				La	ndsca	pe
Question	B1 B2	В3	B4	B5 P1	P2	Р3	P4 S1		W1	W2	A1	A2 A3	A4	M1	M2	H1 H2	Н3	H4	H5 H	16 L1	L2	L3 L4
Effect	- ?	-	?		-	✓	- 🗸		?	Χ	•	✓ -	Х	-	-	? -	-	-	- >	-	-	
	Edinburghaving a catchme and their consider	gh Air med ent are refore red of	port. ium r ea for deve arch	Site bene isk of fluv a river or elopment aeological	efits fial flood burrof the sign	rom a oding n, whe e site v	djacent and a nere there will nee ce (preh	to c nedi e is k d to istor	ore pum recorded to the contract of the contra	path. risk of yn to b e into a urials a	Site is futur e engaccou	s also ne: e floodin gineered nt the re tual activ	kt to a g and altera duced	LNCS recom tions t resilie	and list mend the ence o	be effecte sted buildi ls a FRA is river (cons f this river ts). Site n	ngs. T prepa sidere with	The SF ared. ed in b regar	RA ider The site ad/poc d to su	itifies te is with r cond	he site hin the ition b ater.	e as e by SEPA) Site is
Mitigation				local vieves to the Riv						•			e wate	rs edg	e nee	d to be pro	otecte	ed. A s	setback	of at le	east 1	5m wide
	value sh required the land of noise Almond risk of si should k	ould I d. Pos for ri from , any ourface urface oe car are B	oe ret sitive sks p aircra culver wate mied c and ( settin	cained in te effects on resented laft to ensu rts/bridge er flooding out to ensu Clisted bu g of the lis	he sind biod by poure acts). The grand ure the ilding sted l	te des iversitentia dequa ne des its im ne devouildir	ign. A tr ty throu Il contar te resid sign and pacts. relopme cent to t ng/struc	ee s gh s nina entia layo The S nt o the s ture	ite dation al an out of SFRA fite, f	ey and esign, may be nenity of this a record the dechaeol	layor layor coe reconstruction. The site was mas no esign cogica	traints pl ut and la quired. T SFRA re vill have to nds a sur o detrime of the de I mitigati	an wil ndscap he de comm to incl face w ntal in velopr	I be re bing ar sign of ends a ude gr vater m mpact ment s	quired e requi the diflood eater nanage on the hould	nitted. Mad. A prote uired. Due evelopme I risk asses attenuation ement place natural haseek to fude require	cted so the to the smen than than is properting the light and the light	speciene pre ould sout is pro out is pro out is pro out is pre out is precient out is precient	es asses vious u eek to repared ndard ped. A si erests cand and	sment ses an nitigat (assoc ractice uitable f the d	may bassesse the interest of t	e ment of mpacts River duce the sment ation. As



SEA Objective	Biod	divers	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate Asse		Heri	itage					Lan	dsca	pe
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3
Effect	-	-	-	-	-	-	-	-	ı	$\checkmark$	-	-	-	-	-	-	-	-	?	ı	?	-	-	-	?	-	-
	buil dista	dings ance.	(Ash Site	broo visib	k and le in s	d War some	dieb local	urn H view	ouse s. Mi	species) and lixed pa	nverle attern	eith Co of de	onser velop	vatioi ment	n Are adja	a. Sit cent.	e pot	ential	ly visi	ble in	city	prote	cted	viewo	ones	fron	n a
Mitigation	cark prot to tl surf fully desi cons	tected the proface w under under ign of sister	missi d spe eviou vater ersta the o	cies aus uses man ard ardevel	which assess es an agem nd pro lopme	smen asses nent p eserv ent sl	at ma ssmer olan i e and hould	e part y be int of s pred/or ed/or e	requithe la parecenhar to pare	mitigared. Pand for the coreserves characteristics of the coreserves characteristics and the coreserves characteristics of the coreserves characteristics and the coreserve characteristic	ted the cositive residual resi	e effer prese is a list ng of or er	n applocts or onted ted be the list of the	lication biod by pour billion by pour billion by being being by the being bein	n of ivers tentig adjactions and interest an	Plan's ity th al con acent ng/st ial ch	rough ntami to th ructur aracte	ainable of site of nation e site, re. As fer and	e dev design may the c the si appe	elopr , layo be re lesigr te is a	nent put ar equire of the discount of the disc	policind lar ed. The de ent to	es En ndscap he SF velop o a co	v 7 ar ping a RA re ment nserv settin	nd En are re common show ation g and	v 8. quire meno uld se n area d be	A ed. [ ls a eek to



Site Assessn	nent:	(374)	Mor	edun	Park	k Loar	າ (Soເ	uth Ea	ast Lo	cality	)																	
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	<del>- x</del>															-	-	-										
Comment	The mod rega	site i derat ard to	is wit e con surf	hin tl iditio ace v	ne ca n by vater	tchm SEPA	ent a ) and e SFR	rea fo thero A sta	or a r efore tes tl	iver or devel here is levelo	r burn lopme s no ris	, wher nt of t sk of fl	e the he sit	ere is te wil	know I nee	n to l d to t	be eng ake in	gineer ito acc	ed al	terati the r	ons t	o the ed re	river silien	(cons	sider this i	ed in iver	with	
Mitigation	for that	risks   n star repar	presendard ed. [	ented I prac Desig	by patice n and	otent to red d layo	tial co duce out of	ontan the ri	ninat sk of elopn	design ion ma surfact nent sh yout o	ay be i ce wat nould	require er floo make	ed. T oding linka	he de and i ges w	sign ts im	and la	ayout The	of thi	s site reco	may mmei	have nds a	to ind	clude ice wa	great ater n	er at	tenu geme	ation ent pl	n lan

SEA	Bio	divers	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	?	✓	?	-	-	-	-	?	-	✓	-	-	-	-	-	Х	Χ	-	-	-
Comment	desi rive dev is a Site	ignate r or b elopn medi is po	ed op ourn, nent um ri tenti	en sp wher of the isk of ally v	e the e site surf isible	and a ere is e will ace w e in or	chui know need ater ne pr	ch. T n to to ta flood	here be er ke in ing. ed vi	is the nginee to acc Site or ewcon	poter ered al ount t n edge ne. Site	teration ter	or proons to duceo storic le in s	tected the resilute (19 <sup>th</sup> some	d spe river ience cent local	cies v (cons of th ury) I view	within sidered nis rive imesto s. Wea	the a d in m er with one quak ak pat	rea. odera rega uarrie tern	The single single single state of the single	ite is onditi surfath industrial surfath surfath industrial surfath industrial surfath industrial surfath surfath industrial surfath surfath surfath surfath surfath	withing on by ace when the string of the str	n the y SEP rater. al arc t adja		nent ther RA gica	eforestate	e es the entia	ere al.
Mitigation	Des risk:	ign aı s pres	nd lay sente	out o	of de pote	velop ntial	men conta	t sho mina	uld m	nake lii may b	nkage e requ	s with	adja The	cent c design	pen :	space layo	e. Due ut of t	to the	e prev e ma	vious y hav	uses e to i	an as nclud	sessn le gre	aping and appending the second	the	land latio	d for	

Redevelopment of the site will require archaeological mitigation: (excavation, reporting, analysis: Phase 1 evaluation). Townscape and visual appraisals would be required to determine appropriate mass, scale, height and layout of new development.



Site Assessr		<u> </u>	<u> </u>	111501	is at				<u>ا</u>																			
SEA	Bio	diver	sity			Pop	oulati	ion		Soil	Wat	er	Air	& Clir	nate		Mat	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ets										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	?	3	-	-	<b>√</b>	?	<b>√</b>	3	-	-	1	-	Ş	-	-	-	-	-	-	-	Х	Х	-	-	<b>√</b>
Comment	The resi The the may	re is denti SFRA re is l y nee acent	ancie al pro lider know d to t form	ent we opert ntifies n to l take i ner 18	oodla cy bu s a hi be er nto a	and action and action along the second action and action and action and action and action act	djace to su k of sered a nt the Mor	nt to upern surfac altera e red e dun	the snarke ce wa ations uced Hou	ntial for ite. The tand p iter floo to the resilier se/Esta n city vi	nere is petrol oding river nce of ate). S	a core statio on pa (consi	e path n witl rt of t idered iver w	n (Elle h poto the sind d in m vith re	ensgle entia te. T noder egard	en Loa I impa he sit rate c I to su	an to act or e is w ondit urface	Hyvot resid rithin t ion by wate	Loan entia he ca SEPA r. Sit	) adja I ame Itchm () and e of a	nity. ent a there	to the Site in rea fore efore	e site s reus or a ri deve ical po	Site se of ver o lopm otent	adja brow r bur ent c ial (g	cent nfiel n, wh of the roun	d lan nere site	<u> </u>
Mitigation	site det pre adja pra Pha	designation design	gn, lantal intal intal intal intended in the decimal intended intended in the decimal intended intended in the decimal intended inte	yout mpac pote in te duce leolog	and t on ntial rms the the	lands the na conta of res risk of evalu	capin atura amina ident f surf	g are I heri ation tial ar ace w	requitage may menit	uired. Aired. Ai	A suita its of t uired. e desig ng and	ible as the ad The l gn and its im undert	ssessr jacen ayout layo pacts taken	nent of the control o	shoulignat desig this s SFR	ld be ion. I in of t site m A rec etern	carrie Due to the de nay ha ommo	ed out the pevelop we to ends a	to en previo ment includ surfa	sure ous us shou de gre ace w	the desear lid ad eater a	evelo n asse dress atten mana	pmer ssme pote uatio geme	nt of t nt of ntial n tha nt pla	the si the la confl n sta an is	te ha and f icts c ndare prepa	is no or ris of d	sks



Site Assessr	nent:	(509	) Lan	d at I	Ferry	muir																						
SEA	Bio	diver	sity			Pop	oulati	ion		Soil	Wat	er	Air	& Cliı	mate		Mat	erial	Her	itage					Lan	dsca	ре	
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	Н3	H4	Н5	Н6	L1	L2	L3	L4
Effect	-	-	-	?	-	-	-	-	?	✓	Х	-	-	?	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment	sup surf pote	erma ace v entia	rket a vater I for o	adjac floo conta	ent t ding. imina	o the SEP/ Ited I	site. A con and v	Site sider vithir	is reus surf	within use of bace was site. Site.	brown ater flo ite has	field l ood ris s no cu	and. sk ned urrent	The Seds to	SFRA be contact	ident consid ore p	ifies n dered ath, b	o floo taking ut pot	d risk g acco entia	t, how ount o	vever of hist nk to	, ther oric F core	e is a erry	medi Burn.	ium r The	isk o re is		ı
Mitigation	asse uses sho grea wat	essme s an a uld a ater a	ent massess ddres attent anage	ay bosmen ss pos uatio emer	e req it of t tentia n tha it pla	uired the la al cor in sta n is p	l. Pos nd fo officts ndare orepa	sitive or risk of ac d prac red.	effects predigates properties pro	to be parts on be sented nt uses to reduce ayout a	piodive I by po s in ter uce th	ersity to tentia rms of e risk	throu al con resid of sur	gh sit tamii lentia face	e des nation Il ame wate	sign, l n may enity. r floo	layout y be re The oding a	and la equire design and its	andso d. Th n and impa	caping ne lay layou acts.	g are out a ut of The S	requi nd de this si FRA r	red. sign of te ma ecom	Due tof the ay have and and the termine th	o the deve	e prev elopr inclu surfa	nent ide ce	



# **Appendix 5: Assessment of Proposals**

# **Assessment of Green Space Proposals**

Assessment:	BGN	l 1- In	ch N	urser	y and	Park	, BGI	N2- Le	eith L	inks, E	BGN3-	Inverl	eith F	Park a	and D	epot												
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Cliı	mate		Mat	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	?	-	-	-	-	-	-	-	-	?	-	-	-	-	-	-	-	-	-	-	-
Comment	Parl	k Imp	rove	ment	Plan	of er	ntire į	park t	to be	produ	iced w	hich v	vill in	volve	publ	ic en	gagen	nent a	nd in	nplem	enta	tion p	lan.	The d	letail	s of t	he	
	pro	posal	have	yet t	to be	desig	gned	and v	whils	t it is li	kely to	o prov	ide p	ositiv	e eff	ects i	t is no	t poss	ible t	o est	ablish	such	effe	cts at	this	stage	<b>.</b>	

Assessment	: BGN	4 Cle	rwoo	d, BG	3N5 G	ypsy	Brae	, BGI	N6 Fe	rniesio	de, BG	N7 Lit	tle Fr	ance														
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	mate		Mate	erial	Her	itage					Lan	dsca	ре	
Objective																Asse	ts											
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	✓	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	1	-
Comment	Nev	v allo	tmen	its an	d/or	food	grow	ing a	reas	to be	create	d. Ha	bitat,	, and	recre	ation	al ber	nefits.	Diffe	rent	provis	sion o	f ope	n spa	ce.			

Assessment BGN14 Rose				•							•	N11 S1	t Clair	Stre	et (N	orth),	, BGN1	12 No	rton F	Park (	south	ı), BG	N13 I	North	Fort	Stre	et,	
SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Cliı	mate		Mate Asse		Her	itage					Lan	dsca	pe	
Question	В1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	✓	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment					•					age su									ng are	ea. Th	nis pr	oposa	al is li	kely t	o hav	/e po	sitive	9

SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate Asse		Heri	itage					Lan	dsca	pe	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	✓	✓	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Comment	gree hav	en-bl e pos	ue in	frastr	uctur fits ir	re to n tern	link tons	o exis	sting	green	nting netwo	orks a	nd na	tural	habit	ats. I	Prepa	re floo	d mit	tigati	on sti	rateg	y. The	e pro	posal	is lik	ely t	

Assessment	: BGN	18 St	even	son F	Road																							
SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Cliı	nate		Mate Asse		Her	itage					Lan	dsca	pe	
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	Н5	Н6	L1	L2	L3	L4
Effect	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<b>√</b>
Comment	enh	ance	lands	scape	buff	er an	d bo	unda	ry tre	on Roa atmer orting	nt to f	orm lii	nk to	wide	r gree	en ne	twork											

Assessment	: BGN	19 G	orgie	Road	d East	t																						
SEA Objective	Bio	diver	sity			Pop	ulati	ion		Soil	Wat	er	Air	& Clir	nate		Mate		Heri	itage					Lar	idsca	pe	
Question	B1 B2 B3 B4 B5 P1 P2 P3 P4 S1 W1 W2 A1 A2 A3 A4 M1 M2 H1 H2 H3 H4 H5 H6 L1 L2															L3	L4											
Effect	B1 B2 B3 B4 B5 P1 P2 P3 P4 S1 W1 W2 A1 A2 A3 A4 M1 M2 H1 H2 H3 H4 H5 H6 L1 L7 A															-	-	✓										
Comment	Hut gree gree	chiso en-blu enspa	n Cro ue in ace fr	osswa frastr om fl	y to uctui lood i	form re to risk.	part link t The p	of ne o exis	w dir sting ; sal is	ect ro green likely	ute be netwo	treatmetweer orks ar ve pos netwo	n Stev nd na sitive	venso tural	n Ro habit	ad an tats.	d the Also	green use g	space reen i	e. Loo nfras	cate a	and do	esign o prot	new { ect sı	gree urrou	nspao undin	ce an g	d

Assessment	BGN	20 Cr	ewe	Road	Sout	h																						
SEA Objective	Biod	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate Asse		Heri	itage					Lan	dsca	pe	
Question	B1																L3	L4										
Effect	B1   B2   B3   B4   B5   P1   P2   P3   P4   S1   W1   W2   A1   A2   A3   A4   M1   M2   H1   H2   H3   H4   H5   H6    -            -   -   -   -   -   -   -   -   -															-	-	-	<b>✓</b>									
Comment	net\ have	work e pos	and o	enabl	e pot fits ir	entia n tern	al for ns of	new biodi	alloti iversi	w strument structurent s ty and	space.	Resp	ect la	ndsca	ape s	etting	of Inv	verleit	th Cor	nserv	ation	Area	. The	prop	osal	is lik	ely to	0

Assessment	BGN	21 Sc	outh F	Fort S	treet	t																						
SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Cliı	mate		Mate Asse		Heri	itage					Lan	dsca	pe	
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	Α4	M1	M2	H1	H2	Н3	H4	Н5	Н6	L1	L2	L3	L4
Effect	-	✓	✓	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Comment	infr	astru	cture	into	desig	gn of	greer	nspac	e and	ater of d retai er cou	n mat	ure tr	ees.	The p	ropo	sal is	likely	to hav	e pos	sitive	bene		-		_		ty an	ıd

Assessment	BGN	22 R	oyal \	/ictor	ia Ho	spita	ıl																					
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Cli	nate		Mat		Heri	itage					Lan	dsca	ре	
Objective	R1 R2 R4 R5 P1 D2 D2 D4 S1 W/1 W/2 A1 A2 A2 A4 M1 M2 H1 H2 H2 H4 H5																											
Question	B1																L3	L4										
Effect	-	✓	✓	-	-	-	-	✓	-	-	✓	✓	-	-	1	-	-	-	<b>✓</b>	-	-	-	-	-	-	-	-	✓
Comment	mov floo	veme	nt an <td>d ext</td> <td>ra su</td> <td>rface</td> <td>wate</td> <td>er att</td> <td>enua</td> <td>tion.</td> <td>nd layo The pr</td> <td>oposa</td> <td>ıl is li</td> <td>kely t</td> <td>o hav</td> <td>e po</td> <td>sitive l</td> <td>benefi</td> <td>ts in t</td> <td>terms</td> <td>of bi</td> <td>iodive</td> <td>ersity</td> <td>and h</td> <td>nabit</td> <td>ats, r</td> <td>educ</td> <td>cing</td>	d ext	ra su	rface	wate	er att	enua	tion.	nd layo The pr	oposa	ıl is li	kely t	o hav	e po	sitive l	benefi	ts in t	terms	of bi	iodive	ersity	and h	nabit	ats, r	educ	cing

Assessment:	BGN	23 As	stley	Ainsle	еу																							
SEA	Biod	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	mate		Mat	erial	Her	itage					Lan	dsca	ре	
Objective																	Asse	ts										
Question	B1 B2 B3 B4 B5 P1 P2 P3 P4 S1 W1 W2 A1 A2 A3 A4 M1 M2 H1 H2 H3 H4 H5 H6 L1 L2 L															L3	L4											
Effect	-	✓	✓	-	-	-	-	✓	-	-	✓	✓	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	✓
Comment	Prot	tect a	nd re	espec	t the	matı	ıre la	ndsc	ape s	etting	of the	site a	and re	etain	its sp	ecial	chara	cter.	Layou	ıt to a	addre	ss ov	erland	d flow	vs/se	wers	at	
	capa	acity	in the	e area	a and	cons	sider	diver	ting f	lows a	away f	rom tl	he Joi	rdan	Burn	and c	reate	blue	corrid	lors.	The p	ropo	sal is	likely	to h	ave p	ositi	ve
	ben	efits	in ter	ms o	f biod	diver	sity a	nd ha	bitat	s, red	ucing 1	flood	risk/p	rote	cting	wate	r cour	ses, aı	nd su	pport	ing th	ne de	livery	of th	e gre	en n	etwo	rk.

Assessment:	BGN	24 G	ranto	n Wa	terfr	ont C	oasta	al Par	·k																			
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	?	?	-	-	-	-	-	-	-	?	?	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	?
Comment	Pro	posed	d coa	stal p	ark a	ınd la	ndsca	aped	coas	tal floo	od def	ence.	Deta	ils to	be co	onfirr	ned. I	Impac	ts Un	know	'n.							

Assessment:	BGN	25 G	ranto	n Wa	terfr	ont V	Vest :	Shore	Roa	d																		
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wate	er	Air	& Clir	mate		Mat	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	?	?	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment	Pro	pose	d land	dscap	ed cc	oastal	floo	d def	ence	. Deta	ils to l	oe cor	nfirme	ed. Ir	npac	ts Un	knowi	า.										

Assessment:	BGN	26 Cr	amo	nd Rc	oad a	nd B0	5N26	Redf	ord E	Barracl	<b>S</b>																	
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	mate		Mat	erial	Her	itage					Lan	dsca	ре	
Objective																	Asse	ts										
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	✓
Comment	Sign	nificar	ntly ir	npro	ve pu	ublicly	/ acce	essibl	e ope	en spa	ce and	d creat	e lar	ge sta	ndar	d ope	en spa	ce. Tl	ne pr	oposa	al is lil	kely t	o hav	e pos	itive	bene	efits i	in
	terr	ns of	biod	iversi	ty an	d hak	oitats	, recr	eatic	n and	suppo	orting	the d	elive	ry of	the g	reen r	netwo	rk.									

Assessment: BGN28 Lanark Road (d), BGN29 Craiglockhard Avenue, BGN30 Eastfield, BGN31 Land at Ferrymuir, BGN32 Murrayburn Gate, BGN33 Clovenstone House, BGN34 Liberton Hospital, BGN35 Roseburn Public Park, BGN36 Royal Victoria Hospital, BGN37 Orchard Brae Avenue, BGN38 Duddingston Park South, BGN39 London Road (b), BGN40 Morrisons at Gilmerton Road, BGN41 Gilmerton Dykes Street,

SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate Asse		Her	itage					Lan	dsca	pe	
Question	B1	В2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-
Comment	Cre	ate n	ew o	utdoo	or pla	v faci	ilities	for r	new h	omes.	The	propo	sal is	likelv	to h	ave p	ositive	bene	efits i	n tern	ns of	recre	ation					

Assessment	BGN	42 Ba	algree	en Pa	rk																							
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Cliı	mate		Mat		Her	itage					Lan	dsca	pe	
Objective																	Asse	ets										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	<b>S1</b>	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	ı	ı	ı	1	-	-	1	ı	-	•	ı	1	-	-	-	✓	ı	•	ı	-	-	-	-	-	ı	-
Comment	Upg	rade	play	facili	ties t	o exc	ellen	t star	ndard	to en	sure t	hat de	velop	omen	t site	s me	et the	plan a	cces	s stan	dard	. The	propo	osal is	like	ly to	have	
	pos	itive l	benef	fits in	tern	ns of	recre	ation	١.																			

Assessment:	BGN	43- D	alry (	Comr	nunit	y Par	·k																					
SEA Objective	Biod	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Cliı	nate		Mate Asse		Heri	itage					Lan	dsca	pe	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	1	1	<b>✓</b>	-	-	-	-	✓	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	1	-
Comment	posi	itive	envir	onme	ental	effec	ts inc	ludir	ıg; en	Fount hance of oper	ment	s to ha		•								•						

Assessment	: BGN	44- L	eith \	West	ern H	arbo	ur Ce	ntral	Park																			
SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Cliı	mate		Mat Asse		Her	itage					Lar	ndsca	pe	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-
Comment	in p	ublic	oper	spac	ce pro	ovisio	n, m	eetin	g the	stern I Cound t with	cil's la	rge gr	eens	pace s	stand	lard t	•		•					_	•			se

Assessment	: BGN	45- L	eith L	inks	Seaw	ard E	xten	sion (	TBC)																			
SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Cliı	mate		Mate Asse		Her	itage					Lan	dsca	pe	
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-
Comment		•		•						develo e existi	•	-				•							•	•				

Assessment	: BGN	46 Sc	outh I	East \	Nedg	e Par	kland	t																				
SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat Asse		Heri	itage					Lan	dsca	pe	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	B1 B2 B3 B4 B5 P1 P2 P3 P4 S1 W1 W2 A1 A2 A3 A4 M1 M2 H1 H2 H3 H4 H5 H6 L1 															-	-	-										
Comment	pub	lic op	en s	-	provi	-		-	_	entifie elopm	-		-						-	-	-						ease	in
Mitigation	Stak	oility	of gro	ound	need	ls to l	эе со	nside	ered t	o ensi	ıre sa	fe acc	ess ca	n be	achie	eved.												

Assessment	: BGN	147 N	iddrie	e Buri	n																							
SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clii	mate		Mate Asse		Her	itage					Lan	dsca	pe	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	Н3	H4	Н5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-
Comment	und	•	cen fo	r the	Nido					urban increa	•								-								ing	

Assessment	BGN	48 W	est E	dinbu	urgh (	Greer	า Net	work																				
SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Cliı	mate		Mate Asse		Her	itage					Lan	dsca	pe	
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	Н5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-
Comment						_			•	ent. Pr	•			•		•	•						•		lue to	o bei	ng	
Mitigation	Imp	ortar	nt tha	t pro	posa	l forn	ns pai	rt of	detai	led ma	aster p	olannii	ng of	this a	rea t	o ens	ure its	s integ	gratio	n and	l deliv	ery.						

Assessment:	BGN	49- G	ogar	Burn																								
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat	erial	Her	itage					Lan	ıdsca	ре	
Objective																	Asse	ets										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	✓	✓	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment	Pro	posal	is to	dive	t the	Gog	ar Bu	rn fo	llowi	ng the	route	ident	ified	on th	e pro	posa	ls map	. The	prop	osal v	vill de	eliver	a nur	nber	of er	viro	nmer	ntal
	ben	efits	inclu	ding ı	reduc	cing f	lood	risk, i	mpro	veme	nts to	wate	qual	ity ar	nd en	hanc	emen	ts to b	iodiv	ersity								

Assessment	BGN	50-Cl	loven	stone	e Driv	e an	d Cur	riem	uiren	d																		
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate		Her	itage					Lan	dsca	pe	
Objective		R2   R3   R4   R5   P1   P2   P3   P4   S1   W1   W2   A1   A2   A3   A4   M1   M2   H1   H2   H3   H4   H5   H6   L1   L2																										
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	1	1	-
Comment		visior								n conju e footl				_		•		-			•		-					ne

Assessment: BGN51 Bioquarter, BGN52 Edinburgh 205, BGN53 Turnhouse Road, BGN54 Turnhouse Road (SAICA), BGN55 Crosswinds, BGN56 Land adj. to Edinburgh Gateway, BGN57 Seafield. SEA **Biodiversity** Population Soil Water Air & Climate Material Heritage Landscape Objective Assets A1 A2 A3 A4 M1 M2 H1 H2 H3 H4 H5 H6 L1 L2 L3 L4 B1 B2 B3 B4 B5 P1 P2 P3 Р4 **S1** W1 W2 Question Effect Development to provide new outdoor play facilities, integrated into site layout. Site will also ensure homes adequate served by open space. Comment The proposal will lead to positive environmental benefits including increasing public open space and recreation.

# **Assessment of Infrastructure Proposals and Safeguards**

# **School Proposals**

Assessment	: ED1	Castl	ebrae	9																								
SEA Objective	Bio	diver	iversity         Population         Soil         Water         Air & Climate         Material Assets         Heritage         Landso           B2         B3         B4         B5         P1         P2         P3         P4         S1         W1         W2         A1         A2         A3         A4         M1         M2         H1         H2         H3         H4         H5         H6         L1         L2															dsca	pe									
Question	B1	В2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment	Nev	v 18 (	Class	prima	ary so	hool	with	in ho	using	site F	ISG29	Brun	stane	. Ho	using	site ł	nas co	nsent	, ther	efore	form	ıs par	t of tl	he ba	selin	e		

Assessment	ED2	Castl	lebra	е																								
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat	erial	Her	itage					Lan	ıdsca	pe	
Objective																	Asse	ets										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	Н4	Н5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment	Nev	v 14 d	class	prima	ary so	hool	with	an ar	ea o	f 2ha r	equire	ed wit	hin H	SG 15	Gre	endyl	kes Ro	ad. F	or ass	sessm	ent a	nd m	itigat	ion se	ee SE	A for	HSG	i15
	Gre	endy	kes R	oad																								

SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat		Her	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	1	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-
Comment	Nev	v ann	ex ar	ıd ea	rly le	arnin	g cen	tre w	ith a	ncillar	у ассс	mmo	datio	n at s	ite 95	Cre	v Roa	d Sout	h. Fo	or ass	essm	ent a	nd mi	itigati	on se	ee SE	A for	
	site	95 C	rewe	Road	Sou	th (B)																		_				

SEA	Biod	diver	sity			Pop	oulati	on		Soil	Wat	er	Air	& Clir	nate		Mat	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	В4	B5 P1 P2 P3 P					S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	P1 P2 P3 P4 			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment			class <sub>l</sub> b Cer		•				ea of	2ha r	equire	ed wit	hin E\	N 2b	Cent	ral De	evelop	ment	Area	. For	asses	smer	nt and	d miti	gatio	n see	SEA	١

SEA	Bio	divers	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	•	-	-	-
Comment	Nev	v 14 (	Class	prima	ary so	chool	and e	early	learr	ning ce	ntre v	vithin	hous	ing si	te 38	4 Jan	e Stre	et. Fo	r ass	essme	ent ar	nd mi	tigati	on se	e SE/	\ for:	site 3	84
	Jane	e Stre	et	-	-			•															-					

SEA	Bio	diver	sity			Pop	oulati	on		Soil	Wat	er	Air	& Cliı	mate		Mat	erial	Her	itage					Lan	ıdsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	Н5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment				•	•		l and paseli	,	learr	ing ce	ntre a	t Leitl	h Wat	terfro	nt w	ithin	EW 1a	Leith	Wes	tern F	larbo	ur. S	ite E\	W1a h	nas co	onser	nt an	d

Assessment:	ED7	Firrh	ill																									
SEA	Biod	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat	erial	Heri	tage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	В1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	1	-	-	-	1	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
Comment	Add	ition	al sec	onda	ry sc	hool	capad	city re	equir	ed wit	h a sit	e of u	p to 2	2.3ha	. No	speci	fic site	e curre	ently	ident	ified.		•	•	•		•	

Assessment	: ED9	Liber	ton/0	Grace	mou	nt																						
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat	erial	Her	itage					Lan	ıdsca	pe	
Objective																	Asse	ets										
Question	B1 B2 B3 B4 B5 P1 P2 P3									S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment	Nev	v 14 (	Class	prim	ary so	chool	and	early	learr	ning ce	ntre a	at LDP	1 hou	ising :	site F	ISG24	Gilm	erton	Stati	on Ro	ad. F	lousi	ng Sit	e HSC	524 (	ilme	rton	
	Stat	tion R	Road	has c	onsei	nt and	d the	refor	e for	ms pai	rt of th	ne bas	eline															

Assessment: SEA		diver					ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat	erial	Heri	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment	Nev	v 14 (	Class	prima	ary so	hool	and	early	learr	ning ce	ntre a	t hou	sing s	ite H	36 Bio	oquai	rter. I	lousin	g Site	H86	Bioc	uarte	er has	cons	ent a	and		
	the	refor	e forr	ns pa	rt of	the b	aseli	ne.																				

Assessment:	EQF	2 Que	ensf	erry																								
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat	erial	Her	itage					Lan	ıdsca	ре	
Objective																	Asse	ts										
Question	B1 B2 B3 B4 B5 P1 P2 P3									S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment	Nev	v 14 (	Class	prima	ary so	chool	and	early	learr	ning ce	ntre a	at LDP	hous	ing si	te HS	G32	Builye	on Ro	ad. F	or as	sessn	nent a	and m	nitigat	tion	see S	EA fo	r
	site	HSG3	32 Bu	ilyeo	n Ro	ad.																						

Assessment	: ED10	0 We	est Ed	linbui	rgh																							
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	mate		Mat	erial	Her	itage					Lan	dsca	ре	
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
Comment	Nev	v 14 (	Class	prima	ary so	chool	and	early	learr	ning ce	ntre a	at LDP	hous	ing si	te HS	6 Eas	st of N	1illbur	n Tov	ver.								

Assessment	: ED1:	1 We	st Edi	nbur	gh																							
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	mate		Mat	erial	Her	itage					Lan	idsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment	Nev	v 21 (	Class	prima	ary so	chool	and	early	learr	ning ce	ntre a	t LDP	hous	ing si	te HS	G19	Maybı	ury. H	lousir	ng site	e HSG	i19 ha	as cor	sent	and	there	efore	
	forr	ns pa	rt of	the b	aseli	ne.																						

Assessment	: ED12	2 We	st Ed	inbuı	rgh																							
SEA	Biod	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1 B2 B3 B4 B5 P1 P2 P3									S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment	Nev	v 7 Cl	ass p	rimaı	ry sch	nool a	nd e	arly le	earni	ng cen	tre at	LDP h	ousir	ng site	282	Turn	house	Road	l. For	asse	ssme	nt an	d mit	igatio	n see	SEA	fors	site
	282	Turn	hous	e Roa	ad.																							

Assessment:	ED13	3 We	st Ed	inbu	rgh																							
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat	erial	Her	itage					Lan	ıdsca	ре	
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	ı	ı	-	-	ı	-	-	-	-	-	1	1	ı	-	-	-	ı	•	-	-	-	-	-	-	-	-
Comment	Nev	v 21 (	Class	prima	ary so	chool	and	early	learr	ning ce	entre a	at for h	nousi	ng sit	es W	est E	dinbur	gh (W	est),	site 4	106 Ci	rossw	inds,	site 5	16 E	dinb	urgh	
	205	and :	Site 5	14 E	dinbu	urgh (	Gatev	vay .	No s	pecific	site o	urren	tly id	entifi	ed.													

Assessment	: ED14	4 We	est Ed	inbu	rgh																							
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate	erial	Her	itage					Lan	dsca	ре	
Objective																	Asse	ts										
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
Comment	Nev	v 21 (	Class	prima	ary so	chool	and	early	learr	ing ce	ntre.	No sp	oecifi	c site	curre	ently	identi <sup>.</sup>	fied.										

Assessment	: ED1	5 We	est Ed	linbui	rgh																							
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment	Nev	v 15 (	Class	prima	ary so	chool	and	early	learr	ning ce	ntre.	No s	pecifi	c site	curre	ently	identi	fied.										

Assessment:	ED1	7 We	st Ed	inbur	gh																							
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat	erial	Her	itage					Lan	dsca	ре	
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment	Nev	v 14 (	Class	RC pr	imar	y sch	ool a	nd ea	arly le	earning	g cent	re. N	o spe	cific s	ite cı	urren	tly ide	ntifie	d.									

Assessment:	EWE	10 V	Vest I	Edinb	urgh																							
SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clii	mate		Mat Asse	erial ets	Her	itage					Lan	dsca	pe	
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment	Add	lition	al sec	conda	ary sc	hool	сара	city f	or 1,6	84 pla	ices.	No sp	ecific	site	curre	ntly i	dentif	ied.										

Assessment	: ED18	3 We	st Ed	inbur	rgh																							
SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate Asse		Her	itage					Lan	dsca	pe	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment	Nev	v 1,20	00 Hi	gh Sc	hool	for w	est E	dinbu	urgh.	No s	pecific	site c	urrer	itly ic	lentif	ied.												

#### **Transport Proposals**

#### **Active Travel Strategic Projects and Safeguards**

Assessment: ATSR1 Edinburgh Waterfront promenade, ATSR2 Roseburn to Union Canal route/green network, ATSR3 Pentlands to Portobello Walking and cycling route, ATSR4 Rover Almond Valley Walkway, STSR5 Lochend to Powderhall, ATSR6 West Edinburgh Link, ATSR7 Meadows to George Street, ATSR8 City Centre West-East Link, ATSR9 Lothian Road, ATSR10 Waverley Valley Bridge Link, ATSR11 Currie to Heriot-Watt, ATSR12 A71 South Livingston to West Edinburgh, ATSR13 Bonnington link East-West Great Junction Street to Powderhall, ATSR14 Leith Walk to West Bowling Green Street, ATSR15 Foot of Leith Walk to Ocean Terminal, ATSR16 Lanark Road/Slateford Road.

SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Cliı	nate		Mate Asse		Heri	itage					Lan	dsca	pe	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment	Var	ious p	oropo	sed a	active	trav	el ro	utes,	conn	ection	s and	links.	Prop	osals	will	have	positiv	e env	ironn	nenta	l effe	cts ir	ı term	is of p	orom	oting	g acti	ve
	trav	el an	d rec	reatio	on. in	creas	sing a	cces	s to a	ctive t	travel	netwo	rks a	nd di	scour	raging	trave	a vd le	rivate	e vehi	icle to	the	benet	fit of	air aı	uality	<b>.</b>	

#### Active travel proposals relating to development sites

Assessment: ATPR1-6 Seafield, ATPR7-10 Astley Ainslie, ATPR11-15 Redford Barracks, ATPR16-18 Royal Victoria Hospital, ATPR19-21 Crewe Road South, ATPR22-27 Bioquarter, ATPR28 Gorgie Road sites, ATPR29 Murrayburn Road, ATPR30-34 Broomhouse Terrace, ATPR34 Newhaven Road, ATPR34 Stewartfield, ATPR35 Bonnington cluster, ATPR35 Bagor Road, ATPR35 Jane Street, ATPR36 Bangor Road, ATPR37 South Fort Street, ATPR38 Steads Place, ATPR39 Jane Street, ATPR40 Bonnington cluster, ATPR41-48 Granton Framework, ATPR49 East of Millburn Tower, ATPR50-51 Edinburgh Waterfront (Granton Framework)

SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat Asse		Heri	itage					Lan	dsca	pe	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-	1	-	-
Comment	pro		ng ac							ection easing				•					•									

## **Active Travel Safeguards – Local connections**

Assessment	: A150	ر 1-2ر	<u>′                                     </u>																									
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat	erial	Her	itage					Lan	idsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	H6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment	Various safeguarded local active travel connections. Proposals will have positive environmental effects in terms of promoting												g act	ive tr	avel													
	and	recr	eatio	n, inc	reasi	ng ac	cess	to ac	tive t	ravel r	netwo	rks an	d disc	coura	ging	trave	l by pr	rivate	vehic	le to	the b	enefi	t of a	ir qua	lity.			

## **Public Transport: Orbital Bus route and Improved Bus Connections**

Assessment	: PT1-	17																										
SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat Asse		Her	itage					Lan	dsca	pe	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-	1	-	-
Comment			_							nection ravel r		•			•								•		_	ive tr	avel	

## **Tram Route Proposal and Option Safeguards**

Assessment	: TR1-	·11																										
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	mate		Mat	erial	Her	itage					Lan	dsca	pe	
Objective		Assets																										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	?	-	-	-	-	✓	-	Х	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	?	-	-	-
Comment	Var	ious s	afegi	uarde	d tra	m ro	utes	most	on st	treet v	vith sc	me o	n seg	regat	ed ro	utes.	Prop	osals	will h	ave p	ositiv	e en	/ironr	nenta	al eff	ects i	n ter	ms
	of p	romo	ting	activ	e trav	vel an	d rec	reati	on, ir	ncreas	ing ac	cess to	o acti	ve tra	avel n	etwo	rks ar	nd disc	coura	ging t	travel	by p	rivate	vehi	cle to	the	bene	efit

	of air quality. Some of the routes will involve greenfield land and therefore potential for negative impacts on soil, habitats and landscape
	depending on details of scheme although the level of impact is unknown.
Mitigation	Where tram routes pass through greenfield land careful consideration in the design of the scheme will need to be given to the impacts on
	biodiversity, habitats and landscape.

#### **West Edinburgh Transport Improvements**

Assessment	: WE1	40																										
SEA Objective	Bio	diver	sity			Pop	oulati	on		Soil	Wat	er	Air	& Clir	nate		Mat Asse		Her	itage					Lar	idsca	pe	
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	B1 B2 B3 B4 B5 P1 P2 P3 P4 S1 W1 W2 A1 A2 A3 A4 M1 M2 H1 H2 H3 H4 H5 H6 L1 L															-	-	-										
Comment	trav terr	rel. <sup>Al</sup> ns of re are	so <sub>so</sub> pron	ome notin	road g acti	relate	ed pr avel a	opos and t	als in ravel	active cludin by pul ainly in	g new blic tra	lanes anspoi	, and rt whi	upgraich co	aded ould h	signa ave k	illing. knock	Propo on eff	osals i	will h	ave p ns of	ositiv impr	e env	ironr air q	nent ualit	al eff y. W	ects hilst	

## **Road Improvements**

Assessment: R1 New street Leith Docks, R2 West of Fort Kinnaird Road to The wisp link, R3 dualling of Eastfield Road and dumbbells junction, R4 Gogar link Road, R5 Gogar roundabout to Maybury junction additional eastbound lane, R6 Maybury junction redesign (bus priority and active travel), R7 Craig Roads Junction (bus priority and active travel), R8 Barnton Junction (Signal upgrade), R9 Newbridge roundabout (signal upgrade), R10 Sheriffhall grade separation

SEA	Biod	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate		Heri	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2 B3 B4 B5 P1 P2 P3 P4 S1 W1 W2 A1 A2 A3 A4 M1 M2 H1 H2 H3 H4 H5 H6 L1 L2															L2	L3	L4									
Effect																	-	-										
Comment	Vari	ious i	mpro	vem	ents i	nclud	ding;	cross	ings,	active	trave	l infra	struct	ture,	new	tram	stop,	bus la	nes, t	o enł	nance	publ	ic tra	nspor	t and	d acti	ve	
	trav	el. A	lso so	ome i	road	relate	ed pro	opos	als ind	cludin	g new	lanes	, and	upgra	aded	signa	lling.	The n	nost s	ignifi	cant ı	road <sub>l</sub>	propo	sal is	the :	Sheri	ffhal	l
	Juno	ction	upgr	ade,	which	n will	impr	ove t	raffic	flows	but a	lso all	ow in	nprov	ed co	nditi	ons fo	r activ	ve tra	vel p	rovisi	on an	id ope	eratio	nal b	enef	its fo	r
	pub	lic tra	anspo	ort. P	ropo	sals v	will ha	ave p	ositiv	e envi	ironm	ental e	effect	s in t	erms	of pr	omoti	ing ac	tive ti	ravel	and t	ravel	by pu	ıblic t	rans	oort	whic	h

could have knock on effects in terms of improving air quality. Whilst there are some road measures these are primarily intended to assist public transport services and therefore overall are likely to have positive effects.

#### **Public Transport – Other Safeguards**

Assessment: PTSG 1 Future railway infrastructure improvements, PTSG 2 Rail Halts (Portobello, Piershill and Meadowbank), PTSG 3 South Suburban Halts.															s.													
SEA	Bio	diver	sity			Population   Soil   Water   Air & Climate   Material   Heritage										Landscape												
Objective															Asse	ts												
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	1	1	1	-	1	1	-	-	-	1	✓	1	✓	-	1	1	1	1	-	-	-	-	-	-	-	-
Comment	ment Various improvements to rail travel. Proposals will have positive environmental effects in terms of promoting travel by public transport which															nich												
	cou	ld ha	ve kn	ock c	n eff	ects i	n ter	ms o	f imp	roving	air qu	uality.																

## **Assessment of Existing Proposals**

#### Assessment of Existing Housing Proposals with no development consent

In accord with paragraph 4.22 of PAN1/2010 (Strategic Environmental Assessment of Development Plans only existing (legacy) housing allocations carried over from the Edinburgh Local Development Plan 2016 that do not have planning permission have been assessed. Any allocations that do have consent form part of the baseline.



Site Assessment: (HSG 5) Hillwood Road																												
SEA Biodiversity					Pop	ulati	ulation   Soil   Water   Air & Climate   Material   Heritage										Landscap											
Objective																Asse	ts											
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-	-	-	-	-	-	✓	✓	Х	Х	-	-	✓	-	Х	-	-	-	-	-	-	-	Х	-	?	-	-

Comment	Existing use is unused agricultural land which is self-regenerating. Site adjacent to existing houses and agricultural land. Site adjacent to an
	adopted core path. Site will result in loss of agricultural land. The site is within the catchment area for a river or burn, where there is known
	to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take
	into account the reduced resilience of this river with regard to surface water. The SFRA identifies the area as being of potential risk of
	flooding from the Scottish Water network and therefore consideration should be given to drainage in this area. Site of archaeological
	potential in terms of prehistorical archaeology and close to the line of a Roman and later medieval road linking Newbridge with Gogar and
	Edinburgh. Site not within any city view cones. No natural greenbelt boundary, but one could be formed along the field boundary. Site does
	have some potential to contribute to wider green network as adjacent to greenbelt.
Mitigation	The layout and design of development should seek to make linkages with core path. The design and layout of this site will have to include
	greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts and risk of flooding from the Scottish
	Water network. Archaeological mitigation required as part of any granted permission phase 1 evaluation and metal detecting.



Site Assessn	nent: (	(HSG	7) Ec	linbu	rgh Z	00																						
SEA	Biod	liver	sity			Pop	ulati	ion		Soil	Wat	er	Air	& Clir	nate		Mate	erial	Heri	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	<del>? - * * * * * * * * * * * * * * * * * * </del>															L2	L3	L4										
Effect																?	Х	$\checkmark$										
Comment	Edin core for a deve the site. pote due	burge path a rive elopr site a Par ential	th green. Site or the ment as potentials of he like the ment as potentials as potentials as potentials.	een be de is a dourn, of th tential distorial of for mber	elt. To when e site ally had be green of vi	The single with the second terms of the second	te is ld site is re is reed a me n/Vicones	adjace, the known down to	ent te imp wn to ake in like n Lar inclu cross	I now it of exist act of the sound of the sound of the sire the delivers of the sire that the sire tha	ing ho adjace me er count of su e asso ock-cu te. No	ouses a ent op nginee the re rface v ociated ut cup o Natu	and the red all educe water diprimand runger and the runger	ne zo onal z terat d resi flood narily ing. S	o. Poo or ions ilienching. with Site helt be	rart on amount of the of the of the Corst as a poundate of the coundate of the countage of the	f the senity in the river his river his and torphicoten fary but to the series of the	ite is vante is a pood (consider with non-dimential sign) to ne it one	with a ssibili idere h reg esigna Hous mifica could	an AQ ty. T d mod ard to ated h e and ant efolloger	MA be the side of the side of the side of the surface of the side	oufferte is vere by Eace vere as a serily Eace of the decided and the decided along	r zone within SEPA vater vater dinbu e prot ng en	e. Site n the ) and . The West argh Z cected closu	e adja catch there SFRA Lodg oo. A d viev res.	ncent nmen efore A ider (e) wi Area h ws of	to a t area ntifies thin t nas the c	a s :he ity

# Mitigation

The layout and design of the development should seek to mitigate the impacts of the adjacent zoo. As the site is within a special landscape area the development of the site should be careful designed to avoid changing the special qualities for which it was designated. As the site is within an AQMA buffer zone, air quality impact should be assessed as part of any proposals for development. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc, should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The layout and design of development should seek to make linkages with core path. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site has a non-designated heritage asset within it the design of the development should consider preserving and enhancing the asset, within an appropriate setting. Development needs to assess impacts on these historic landscapes, retention of historic boundary walls, structures. Likely to require conditioned archaeological mitigation to record buildings and ground works. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development. The design and layout of the development should seek to make linkages with the green network.



Site Assessm	ent: (	(HSG	15) G	reen	dyke	s Roa	ad (Ca	stleb	rae I	High So	chool)																	
SEA Objective	Biod	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate Asse		Heri	itage					Lan	dsca	pe	
Question	× x ? - ? - ? - x ? ?															L2	L3	L4										
Effect																?	?	✓										
Comment	som acco of su area with bou	ie engount durfaction. Localin vicania de la marcha de la	ginee the re e wat ated ews c y. Sit	red a educe ter flo withi cones e is n	Ilteral ed respoding in an but lear a	tions siliend ng. Th area beyou	to the ce of nere a of ar and 2k A and	this reare so thate so chaed m the coul	er (co river ome l ologi erefo d pos	onside with re isted k cal pot ore imp	red in egard ouildir tential oact u	mode to sur igs adj (preh nknow its set	rate face vacen istori n. Noting.	by SEI water t to th ic) the lo nat Site h	PA) a The site ough ural grant the second th	nd th ne SFI e. Th signif green ne po	erefo RA ide ne site ficantl belt b tentia	re dev ntifies is adj y affe ounda I to co	relopr s the s acent cted b ary bu ontrib	ment of site as to the solution of the solutio	of the pote of the potential of the pote	e site ential istle F struct Id be ds the	may Ily have Found tion of formed gree	need to the	to ta high cons scho ng tl work	ike ir i likel serva ool. S he fie	ito ihoo tion site is eld	<b>i</b>
Mitigation	and	its in	npact	s. As	ther	e is a	liste	d bui	lding	o inclu adjac lding/s	ent to	the si	te, th	ne des	ign o	f the	devel	opme	nt sh	ould s	eek t	to ful	ly und	lerstaı	nd a	nd pı	reser	•

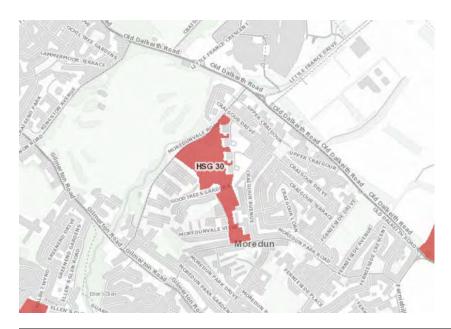
should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Redevelopment of site in particular playing fields will require archaeological mitigation (phase 1 evaluation). Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development. As the site is near a SLA the development of the site should be careful designed to avoid changing the special qualities for which it was designated. The design and layout of the development should seek to make linkages with the green network.



Site Assessm	ent:	(HSG	28) E	llen's	Glei	n Roa	ıd																					
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ets										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	?	-	5	-	?	-	-	-	✓	Х	-	-	-	-	Х	-	-	-	-	-	-	-	Х	-	-	-	✓
Comment	pote alter redethe give with to be adjusted furt of s	ential eration uced site a en to he the ourn a acent ther a rite ar	I for president for the second for t	oroted the rence lentife age in ent home nedies te, alteological con	cted: iver ( of the ies the complete in this implication in the implic	speci (consi is rive ne area al loca ettlen gh un nitiga tions,	es in idere er wite as as in The ated enent listed tion prog	the and in the register is the instance of the continuity of the c	rea.  pad/p gard f g of p a no toric aught onsid red, me o	ansfus The si tooor co to surf tootenti n-desi crossi ton (St ered to though f publi green	te is vondition ace which is risk gnate ng po tenholo be on pote c engage.	vithin on by sater. cof flood heri int of use) in flocal ential ingeme	the construction of the Second	atchn and FRA i FR	nent a there denti n the (ange Rd an or mil gnific pe lov	area fore fies to Scotte sculod Stelling in ance was arread ance of the scotte field and the scotte field an	for a r develone he po tish W Ipture nhous n 19th . In ado	iver oopmentential (aternal) with se Burnal (aternal) with se Burnal (aternal) with se Burnal (aternal) with se stof	r burn nt of the state of the network in the network of the site of the network of the site of the sit	n, wh the si mall ork an e site e run Origin en loc lue to	ere the will pocked the solution. Site solution at 190 at ion of the solution in the solution at ion the solution in the solut	nere i II nee ets of erefor of are ng are O6 Lib of ne	s knowed to to the surface con chaece of location ext to developed to the surface of the surface	wn to take in sider sider ologic nigh g n Hos medi opme	be ento a ateriation al sig grour pital ieval nt. G	engin ccou flood shou nificand ad ad build villag iven	eered int the ing ould be ance jacen ing, ge histo	e e nt

# Mitigation

A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the LNCS designation. A preliminary ecological appraisal of the site should be undertaken and any subsequent protected species surveys carried out if appropriate. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The existing Liberton Hospital building should be retained and reused within any new development scheme/brief. The remaining hospital buildings of historic interest as forming history of site but no need for retention but will require historic building recording. Archaeological mitigation required and programme of public engagement/interpretation. The layout and design of the development should make linkages with the existing LNCS to contribute towards the green network.

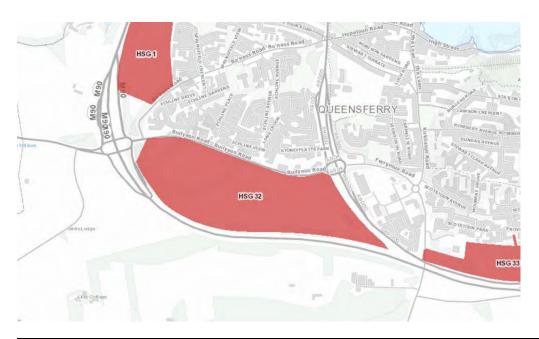


Site Assessm	nent:	(HSG	30) N	vlord	enva	le Roa	ad																					
SEA	Biodiversity															dsca	pe											
Objective																	Asse	ts										
Question	- ? - ? x x x - · - ? x x x -															L2	L3	L4										
Effect																-	-	✓										
Comment	the bur site floc con viev	site v n, wh may oding tainio	with page to the contract with	noten here I to ta the I e of 1 s than	itial f is kn ake ir Niddr 18 <sup>th</sup> /: n 1kn	or pro own to nto ac ie Bu 19 <sup>th</sup> c n fror	otecto to be coun rn an entui n viev	ed spometric some some some some some some some some	ecies e eng redu addit oredu int, ti	nt to exist in the gineered reduced re	e area ed alte esilien ere is ins Far ere wit	. Site eration ce of tan are mandal	is adj ns to t this ri ea of S d hist	acent the riv ver w Scotti oric 1	t to cover (cover)  with results the cover of the cover o	ore pa onside gard ater d entur	ath. T dered to sui draina y and	The sit mode face v ge rela earlie	e is w rate k vater ated f	rithin by SEI . The flood centi	the c PA) are SFRA ing. S ury qu	atchr nd the A ider Site o uarrie	ment erefor ntifies f Arch es. Sit	area re de a sm aeol ce is v	for a velop iall ai ogica vithir	river omen rea o I sign	or t of th f fluvi ifican	he ial nce
Mitigation	inte	rests	of th	e LN	CS de	esigna	ition.	Арі	relim	t to en inary e out and	ecolog	gical ap	oprais	sal of	the s	ite sh	ould l	oe und	lertak	ken a	nd an	y sub	sequ	ent p	roted	ted s	•	

SFRA recommends a flood risk assessment will be required to confirm the extent of fluvial flooding and consideration should be given to mitigate the flood risk from Scottish Water related flooding. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. Redevelopment of site will require archaeological mitigation including preservation, excavation (phase 1 10% evaluation) reporting. Analysis, publication and community engagement required. Designs should reflect heritage e.g. conservation of steading site. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development. The design and layout of the development should make linkages with the adjacent open space.

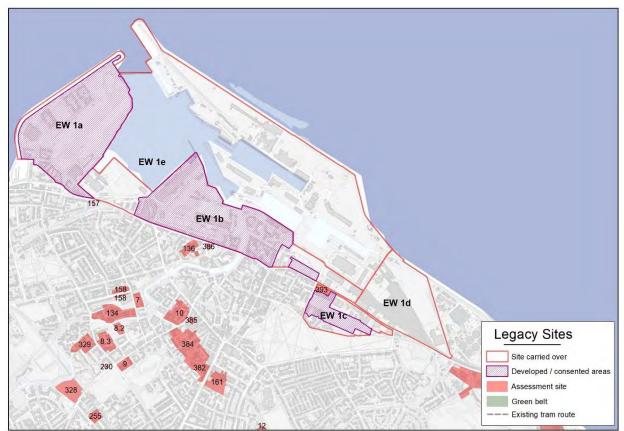


Site Assessm	nent: (	(HSG	31) (	Currie	muir	end																						
SEA	Biod	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Cliı	mate		Mate	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	<del>x x x x x</del>															L2	L3	L4										
Effect	Site is an area of open space. The site is adjacent to existing housing and the A720 City Bypass. The site is within the catchment are															-	-	✓										
Comment	rive deve low impa	r or b elopr risk o act o	ourn, ment of flu n city	wher of th vial fl	e the e site oodii vs. Si	ere is will ng bu its ha	know need t high s the	vn to to ta n like pote	be ei ke in lihoo ntial	nginee to acc d of su to con	ered al ount t urface ntribut	teration the rec wateo te tow	ons to duced r floo ards	o the I resil ding i the g	river ience n sma reen r	(cons of thall are netwo	sidere his rive eas of ork.	d in ba er with the si	ad/po n rega te. Si	oor co ard to ite wi	nditi surfa thin 2	on by ace w 2km c	SEPA ater. of a vi	and The S ewco	the SFRA ne w	refor iden vith p	e tifies otent	5
Mitigation	layo Com	ut of preh	this nensiv	site v ve vis	vill ha ual a	ave to	inclo wnsc	ude g	reate appra	should er atte sisals r Id mak	nuatio equire	on tha	n star deter	ndard mine	l prac	tice t opria	o redi te mas	uce th	e risk	of su	ırface	e wate	er floo	oding	and	its in	npact	



Site Assessm	nent: (	(HSG	32) E	Builye	on R	oad																						
SEA Objective	Biod	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate Asse		Heri	itage					Lan	dsca	pe	
Question	<del>? ? ? ? x x - x x - x - </del>															L2	L3	L4										
Effect	Planning application is currently being assessed for this allocated site. Site is currently used for agriculture. There is potential for product of the state of															-	-	-										
Comment	spec SFR/ acce med a na	cies in A ide ess to dieval	n the ntifie publ I farm	area s the lic tra stea nbelt	. Site site anspo d and	e adja as ha ort se d two ndary	ving a rvices Iron	boun a high s. Site Age/	ided n like e is p Early	by A90 lihood art of Christ	oto ea of su a histo tian lo	ast and rface v oric ga	d sout water irden t buri	th and flood designals designals	d hou ding o gned ating t	sing ton small lands	to the all are scape.	northeas of Arch -500A	the si aeolo D. Sit	e will i ite. P gical e has	resul art o evalu no in	t in lo f the uatior npact	oss of site d n unea t on ci	agrico oes n artheo ity vie	ultur ot ha d ren	al lar ave g nains nes.	nd. Tl ood of Site l	he has
Mitigation	The inclu	layoı ude g	ut and reate	d des er att	sign o enua	f the tion t	deve	lopm stand	ent s ard p	e shou should oractic e mode	seek e to re	to mit educe	igate the r	the ir isk of	npac surfa	ts of t	the AS ater fl	00. Th	ne des g and	sign a	nd la npact	yout ts. Pr	of this	s site on of	will l new	nave publi	to c	

the design of the development should seek to preserve and enhance the component features which contribute to its value, the character, appearance and important views of the designation. Development will preserve historic pond (possibly post-medieval) and stone field boundary walls.



© Crown Copyright and database right 2021. All rights reserved. Ordnance Survey Licence number 100023420.

Site Assessm	nent:	(EW1	b) Ce	entral	Leitl	h Wat	erfro	nt																				
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	mate		Mate	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	Х	Х	Х	?	-	Х	Х	$\checkmark$	?	✓	Х	Х	-	✓	?	Х	-	-	?	-	Х	-	-	-	Х	-	1	?
Comment	The	Firth	of Fo	orth i	s des	ignat	ed as	SPA,	, SSSI	, and f	RAMSA	AR site	e. The	ere is	a LN	CS an	d loca	l biod	iversi	ity sit	e adja	acent	and v	withir	n the	site.	Ther	e is
	the	pote	ntial <sup>·</sup>	for pi	rotec	ted s <sub>l</sub>	oecie	s wit	hin tl	ne site	(otte	r, bird	s). Si	te is a	adjac	ent to	a wo	rking	port.	Site	is wit	hin th	ne but	ffer z	one f	or ar	AQN	VΙΑ

(PM10) and part of the site is within the AQMA. Part of the site is also within a NMA. As the site is brownfield there is the potential for contamination within the site. There is a core path that passes through the site. The site is surrounded by a mix of different uses including residential and a working port. The SFRA identifies part of the site as being within the fluvial flood risk events of the water of Leith. There are also surface water, Scottish Water drainage flooding risks and coastal erosion has been identified as an issue. Site is a brownfield site. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad/poor condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. There are numerous listed buildings within the overall site. Part of the overall site is within Leith conservation area. Site may have potential to contribute to green network link to Leith Links and former railway track at west end of site (biodiversity site). Site within numerous viewcones beyond 2km of the origin. In addition, site is within three viewcones less than 2km from original and therefore potential for significant impact.

#### Mitigation

Development must not have an adverse effect on qualifying interests of the Firth of Forth Special Protection Area (SPA) and the Outer Firth of Forth and St Andrews Bay Complex SPA. Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal (HRA). This may require a study of qualifying species behaviour in the affected area of the SPA, which is likely to involve survey over at least one overwintering season. Pre-application discussion with NatureScot regarding preparation of the assessment is recommended. Account shall also be taken of the HRA of this Proposed Plan including measures potentially required to address disturbance both during and after construction. The Council as "Competent Authority" will carry out the HRA. If it is concluded that the proposal is likely to have a significant effect, the Council must then undertake an Appropriate Assessment of the implications of the development for the conservation interests for which the area has been designated. Development which could harm an international important site will only be approved in exceptional circumstances. A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the LCNS natural heritage interests of the designation. A preliminary ecological appraisal of the site should be undertaken and any subsequent protected species surveys carried out if appropriate. The layout and design of the development should seek to mitigate the impacts of the adjacent working port. As part of the site is within an (PM10) AQMA, part of the site may not be developable until such time as emissions are reduced. If it is capable of being developed then air quality impact should be assessed as part of any proposals for development. Development of the site should seek to minimise the exposure of additional respondents/receptors to poor air quality through appropriate mitigation. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc. should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The SFRA recommends a flood risk assessment is carried out to assess the various sources of flood risk. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. As the site is within a noise management area the design of the development should seek to mitigate the impacts of noise to ensure an appropriate environment for residential use. Action plans for NMAs aim to reduce noise levels in

these area where possible, however, the impacts of NMAs should be taken into account when designing developments to ensure appropriate levels of noise. Careful design will be required to ensure development delivers appropriate interaction/inclusion taking account of adjacent uses and linkages should be made with adjacent adopted core path and green network. As there is a listed building within the overall site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building/structure. As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessn	In B1 B2 B3 B4 B5 P1 P2 P3 P4 S1 W1 W2 A1 A2 A3 A4 M1 M2 H1 H2 H3 H4 H5 H6 L1 L2 L2 L3 L4 L5																											
SEA Objective	Biodiversity    Population   Soil   Water   Air & Climate   Material   Assets															dscap	ре											
Question	Biodiversity  Population  Soil Water  Air & Climate  Material Assets  B1 B2 B3 B4 B5 P1 P2 P3 P4 S1 W1 W2 A1 A2 A3 A4 M1 M2 H1 H2 H3 H4 H5 H6 L1 L  There is a LNCS and local biodiversity site adjacent to the site. Site is within an AQMA (PM10) buffer zone and part of the site is with AQMA. Part of the site is within the Seafield sewerage works buffer zone. There is a core path adjacent to the site. Adjacent reside working docks, business uses and designated open space. Provides the opportunity for the site to link to open space. Site involves redevelopment of a brownfield site and therefore there is the potential for contamination within the site. The SFRA identifies the seafing of risk of surface water flooding, with potential flood risk from the Scottish Water drainage network. In addition, under climate scenarios for 2080 the site is shown to be at risk from fluvial and coastal flooding events. Coastal erosion has also been identified as															L2	L3	L4										
Effect	-	Х	-	-	-	Х	-	✓	$\checkmark$	✓	Χ	Х	-	✓	Х	-	-	✓	Χ	?	Х	-	-	Χ	Х	-	-	✓
Comment	AQI wor red bein scen The the Wo isol Link dov und wer sou out bod is ex	MA. In the control of	Part of docks pmer risk of a liste s with hich lind a varying san weven half the mas ur ed to	of the s, bus nt of a surf 2080 has being stands mr then of the nearth cove	site in iness a brown ace withe solution in the continuity of the	is with a water water ite is with onser on after ontain wes of a win the luring a site	thin to and a local side of the late of th	he Se designed te an iding, which are a phacentule me ast Ic dence ortan identification at education at educa	eafield gnate d the with be at diace. The sed properties of the se	d sewed open refore poten risk fint to the regard of the site osen a con of the column	erage of space there tial flower the site of CEC as the the Sc d adjoint appears to the sc d adjoint appears the sc d adjoint appears to the s	works e. Pro is the bod ris uvial a e. The n-desig of arc d indu which variou ation a of one C Allot hospi hools bining	buffer bu	er zo s the entia m the oast ee Sc ed hi logic l cor espe a lev ast ecotl ts, S ad gr exte men	one. The oppo al for cone Scot al flood shedule istoric	nere in rtuni contartish on the contartish of the contact of the c	s a co ty for mination Water events cient s with te larg uncoughly falls and ts. Ho st golf mary the 1 16. The	re pat the sin drain drain s. Coa Monu in the gely tr vered. that o nd nat wever cours Schoo 644-4 e full s area	h adja te to li thin th age ne stal er ments site. uncate Histo f toda ural a r, thes ses dat I and : 5 plaq extent is cor	ncent ink to ne sit etwo rosio s in Lo Nort ed by orical ny's S ction te wo ting t que. I que. I t of the	to the content of the	ne site on spane SFF add salso inks (half of ande wind be chall ast the last the las	e. Adjace. Site of ition, unbeen if Artille of site of	centifie invitifie invitifie invited mas \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	t resivolves the relimber of t	denties the esite of nate of as ards). Properties work ments. The rically mof conownal	al, as chan issiart c art c s bu of Le ere I the dun	nge ue. of oppe ut eith laid nes

School are of archaeological significance in their own right and contribute significantly to the local character of this area. As such they should be retained. Site provides an opportunity to contribute towards the green network. Site is within numerous viewcones beyond 2km of the origin. In addition, site is within two viewcones less than 2km from origin therefore potential for significant impact on city views.

A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the LCNS natural heritage interests of the designation. As part of the site is within an (PM10) AQMA, part of the site may not be developable until such time as

Mitigation

new development.

interests of the designation. As part of the site is within an (PM10) AQMA, part of the site may not be developable until such time as emissions are reduced. If it is capable of being developed then air quality impact should be assessed as part of any proposals for development. Development of the site should seek to minimise the exposure of additional respondents/receptors to poor air quality through appropriate mitigation. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc. should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. The layout and design of the development should seek to link with the adjacent core path and open space. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The SFRA recommends that consideration should be given to opportunities to reduce flood risk in this area and resilience should be considered in terms of climate change. Proposals will require the undertaking of a programme of pre-determination evaluation to determine survival of burial remains in former graveyard and to seek to ensure graveyard preserved in situ. As there are listed buildings within and adjacent to the site, the design of the development should seek to retain the buildings and fully understand and preserve and/or enhance the setting of the listed buildings/structures. As the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Careful design will be required to protect character of conservation area. As the site is adjacent to a Scheduled Ancient Monument the design of the development should seek to preserve and enhance the monument and other identified nationally important archaeological resources in situ, and within an appropriate setting. The layout and design of the development should seek to make linkages

with the green network. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of

Site Assessn		<u> </u>	<u> </u>	атіеі	<u></u>									<u> </u>						•-								
SEA	Biodiversity Population Soil Water Air & Climate Material Heritage Landsca															dsca	pe											
Objective		Assets																										
Question																L2	L3	L4										
Effect	Χ	?	-	Х	-	?	-	✓	Х	<b>√</b>	Х	Х	-	✓	Х	-	-	✓	?	-	?	-	-	Х	Х	-		✓
Comment	The	Firth	of Fo	orth i	s des	ignat	ed as	SPA,	SSSI	, and F	RAMSA	AR site	e. The	e site	is ad	jacen	t to a	LNCS	and l	ocal b	oiodiv	ersity	/ site.	The	re is <sub>l</sub>	ooter	ntial	for
	pro	tecte	d spe	cies i	n the	area	(bac	lgers,	seal	s and I	oirds).	Site i	s wit	hin ar	n AQI	MA (P	M10)	buffe	r zon	e and	l adja	cent	to the	AQN	//A. 7	he si	te is	
I	with	nin th	e Sea	afield	sewe	erage	worl	ks bu	ffer z	one a	nd is a	djacei	nt to	the zo	one.	There	e is a c	ore p	ath a	djace	nt to	the s	ite. T	he sit	te is a	djac	ent t	o a

working docks and a sewerage works. The site involves the redevelopment of a brownfield site. The SFRA identifies the north site boundary as encroaching onto high risk coastal flood extent and within the site there are large areas of surface water flooding located around the railway. Coastal erosion has also been identified as an issue. There are listed buildings and Leith conservation area adjacent to the site. There are non-designated historic assets within the site. This area occupies the eastern end of the ports mid-19<sup>th</sup> century extension reclaimed from both the pre-existing beach and sea. The first buildings on this site (warehousing, railway buildings, Engineering Works and infrastructure) appear in the last quarter of the 19<sup>th</sup> century associated with the North British and Caledonian Railway companies. Accordingly the site is considered to be of archaeological significance. Site has the opportunity to contribute to green network. Site is within numerous viewcones however, beyond 2km of the origin. However, site is also within 2 viewcones within 2km of the origin therefore potential for significant impact on city views.

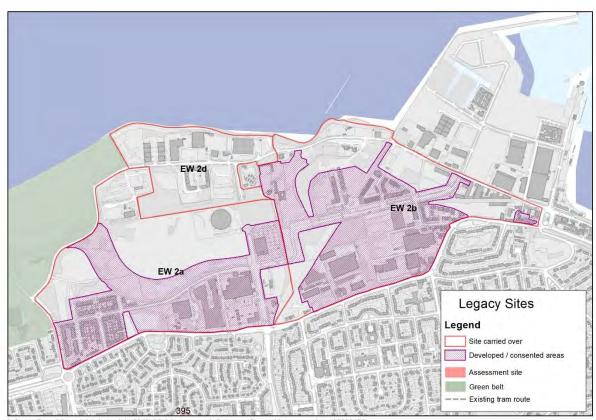
## Mitigation

Development must not have an adverse effect on qualifying interests of the Firth of Forth Special Protection Area (SPA) and the Outer Firth of Forth and St Andrews Bay Complex SPA. Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal (HRA). This may require a study of qualifying species behaviour in the affected area of the SPA, which is likely to involve survey over at least one overwintering season. Pre-application discussion with NatureScot regarding preparation of the assessment is recommended. Account shall also be taken of the HRA of this Proposed Plan including measures potentially required to address disturbance both during and after construction. The Council as "Competent Authority" will carry out the HRA. If it is concluded that the proposal is likely to have a significant effect, the Council must then undertake an Appropriate Assessment of the implications of the development for the conservation interests for which the area has been designated. Development which could harm an international important site will only be approved in exceptional circumstances. A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the LCNS natural heritage interests of the designation. A preliminary ecological appraisal of the site should be undertaken and any subsequent protected species surveys carried out if appropriate. As part of the site is within an (PM10) AQMA, part of the site may not be developable until such time as emissions are reduced. If it is capable of being developed then air quality impact should be assessed as part of any proposals for development. Development of the site should seek to minimise the exposure of additional respondents/receptors to poor air quality through appropriate mitigation. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc. should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. As the site is within the Seafield odour buffer zone an assessment of the impact from odour should be undertaken. The design and layout of the development may be affected by the sites location and appropriate mitigation undertaken to minimise the impact of odour on the site. The layout and design of the development should seek to make linkages with the adjacent core path. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The SFRA recommends that a flood risk assessment is prepared and that a drainage strategy should consider improvements to the surface water in this area. As there are listed buildings adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed buildings/structures. As the site is adjacent to a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Careful design will be required to protect character of conservation area. In line with the Leith Docks development framework and planning polices, development should seek to preserve historic dockyard surfaces and infrastructure e.g. railway lines with any landscaping urban realm. In addition, a programme of archaeological work will be required to be undertaken to excavate, record and analyse any significant archaeological remains (e.g. 19<sup>th</sup>/20<sup>th</sup> century industrial/maritime). Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessn	nent: (EW	1e) No	orthe	rn and	d Eas	tern	Dock	S																		
SEA	B1 B2 B3 B4 B5 P1 P2 P3 P4 S1 W1 W2 A1 A2 A3 A4 M1 M2 H1 H2 H3 H4 H5 H6 L1 L2 X ? - X - X - ? V X X X - X - X - X - X - X X X X X - X															Iscap	е									
Objective	Biodiversity    Population   Soil   Water   Air & Climate   Material   Assets																									
Question	B1 B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	Н3	H4	H5	H6 L	.1	L2	L3 L4
Effect	x ?	-	X	-	Х	1	•	٠.	<b>✓</b>	Χ	Х	-	-	Х	ı	-	1	Х	X	Х	-	-	х		-	
Comment	The Firtl	h of F	orth is	s desi	gnate	ed as	SPA,	SSSI	, and F	RAMS	AR site	e. The	e site	is adj	jacen	t to a	LNCS	and l	ocal b	oiodiv	ersity	/ site.	There	is p	oten	tial for
	protecte	ed spe	cies i	n the	area	(sea	ls and	d bird	ls). Sit	te is w	ithin a	an AC	MA (	PM10	0) bu	ffer zo	ne an	d pai	rt of tl	he sit	e is w	/ithin	the AQ	MΑ	. The	ere is a
	hazard o	consul	ltatio	n zone	e wit	hin tl	ne sit	e (im	perial	dock)	. Site	is cui	rrentl	y an a	active	e dock	. Орр	ortu	nities	for so	ocial i	ntera	ction d	epe	nd o	n
	The Firth of Forth is designated as SPA, SSSI, and RAMSAR site. The site is adjacent to a LNCS and local biodiversity site. There is porotected species in the area (seals and birds). Site is within an AQMA (PM10) buffer zone and part of the site is within the AQMA. hazard consultation zone within the site (imperial dock). Site is currently an active dock. Opportunities for social interaction dependelivery of adjacent development sites. Site involved redevelopment of a brownfield site. Part of site is within 1 in 200 year flood z SFRA identifies the site as having had a number of observed historical flood events in this area and that the flood maps show that floods area as is the risk of erosion. There are designated historic assets within the site. This area comprises the main historic docks for Leith and has a complex history of expansion.																									
	hazard consultation zone within the site (imperial dock). Site is currently an active dock. Opportunities for social interaction dependedlivery of adjacent development sites. Site involved redevelopment of a brownfield site. Part of site is within 1 in 200 year flood zo SFRA identifies the site as having had a number of observed historical flood events in this area and that the flood maps show that floods coastal flooding is largely contained to the docks. Surface flooding is noted within the dock area as is the risk of erosion. There are																									
	delivery of adjacent development sites. Site involved redevelopment of a brownfield site. Part of site is within 1 in 200 year flood zo SFRA identifies the site as having had a number of observed historical flood events in this area and that the flood maps show that flucture coastal flooding is largely contained to the docks. Surface flooding is noted within the dock area as is the risk of erosion. There are not the coastal flooding is largely contained to the docks.																									
	_										•										•		•	•		
									•		•					_							_			ds.
	_		_																•							
	delivery of adjacent development sites. Site involved redevelopment of a brownfield site. Part of site is within 1 in 200 year flood zon SFRA identifies the site as having had a number of observed historical flood events in this area and that the flood maps show that fluvi coastal flooding is largely contained to the docks. Surface flooding is noted within the dock area as is the risk of erosion. There are no designated historic assets within the site. This area comprises the main historic docks for Leith and has a complex history of expansion area from the early 19 <sup>th</sup> century onwards as the port expanded northwards reclaiming the beach and foreshore and expanding outwar Running through the centre of the site is the historic course and mouth of the Water of Leith. The port and harbour of Leith is one of Scotland's Oldest and has acted as Edinburgh's port since the early medieval period with archaeological evidence suggesting occupation																									
																	•					-				
	historic		•																							
	wrecks	_					•		-						_											
	addition								-	-												_				
	landscap				_									_												_
	Bridge e	-								-										-		•			•	
	Grain Sil														•			<b>.</b>	•							
	15/0377																		•	ond !	2km (	of the	origin.	In a	addit	tion,
	site is w	ithin t	three	viewo	cone	less t	than	2km	from c	origin	and th	erefo	ore po	tenti	al fo	r signit	ficant	impa	ict.							

## Mitigation

Development must not have an adverse effect on qualifying interests of the Firth of Forth Special Protection Area (SPA) and the Outer Firth of Forth and St Andrews Bay Complex SPA. Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal (HRA). This may require a study of qualifying species behaviour in the affected area of the SPA, which is likely to involve survey over at least one overwintering season. Pre-application discussion with NatureScot regarding preparation of the assessment is recommended. Account shall also be taken of the HRA of this Proposed Plan including measures potentially required to address disturbance both during and after construction. The Council as "Competent Authority" will carry out the HRA. If it is concluded that the proposal is likely to have a significant effect, the Council must then undertake an Appropriate Assessment of the implications of the development for the conservation interests for which the area has been designated. Development which could harm an international important site will only be approved in exceptional circumstances. A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the LCNS natural heritage interests of the designation. A preliminary ecological appraisal of the site should be undertaken and any subsequent protected species surveys carried out if appropriate. As part of the site is within an (PM10) AQMA, part of the site may not be developable until such time as emissions are reduced. If it is capable of being developed then air quality impact should be assessed as part of any proposals for development. Development of the site should seek to minimise the exposure of additional respondents/receptors to poor air quality through appropriate mitigation. Development of the site should ensure appropriate uses are brought forward that do not impact on air quality and increase the risk of exacerbating existing air quality problems. Uses likely to impact negatively on air quality, for example, power generation, biomass proposals etc. should not be supported. The design of development should seek to avoid exacerbating existing air quality problems for example, through the use of an appropriate layout, orientation etc. As the site is within an HSE consultation zone the type, design and layout of development may be effected by the sites location which may restrict the number of residential units that can be built on the site, reducing its overall density. The SFRA recommends a flood risk assessment is required to confirm the flood extents in this area and this information should be used to inform development. A primary aim of any development would be to retain and conserve the docks historic infrastructure both designated and non-designated both physically and also within appropriate settings. Appropriate archaeological mitigation would be required both to conserve/protect but where appropriate record, excavate analyse in line with CEC Polices. Opportunities for interpretation and public benefits. As there are listed buildings within the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed buildings/structures. As there are Scheduled Ancient Monuments within the site the design of the development should seek to preserve and enhance the monument and other identified nationally important archaeological resources in situ, and within an appropriate setting. As part of the site is within a conservation area the design of the development should seek to preserve and/or enhance the special character and appearance including its setting and be consistent with the relevant conservation area character appraisal. Careful design will be required to protect character of conservation area. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

Site Assessm	nent:	(EW2	2a) Fo	rth C	uarte	er																						
SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Cliı	mate		Mat	erial	Her	itage					Lan	dsca	ре	
Objective	R1 R2 R3 R4 R5 P1 P2 P3 P4 S1 W1 W2 A1 A2 A3 A4 M1 M2 H1 H2 H3 H4 H5 H6																											
Question	B1 B2 B3 B4 B5 P1 P2 P3 P4 S1 W1 W2 A1 A2 A3 A4 M1 M2 H1 H2 H3 H4 H5 H6 L1															L2	L3	L4										
Effect	-	Х	-	?	-	Х	-	✓	✓	✓	Х	-	-	✓	-	-	Х	✓	Х	-	-	-	-	Х	?	-	?	✓
Comment	con	sulta	tion z	one	withii	n the	site (	(pipe	). Th	liversit ere is es for	a core	path	withi	n the	site.	Ther	e is op	oen sp	ace a	ıdjace	ent to	the	site ar	nd the	ere is	a lo	cal	rd

surface water and potentially Scottish Water drainage. There is designated open space within the site. There are listed buildings/structures within the site (former railway station, gas holder, lodge) and adjacent to it. The main historic assets in this area are the B-listed Granton Gasholder and Granton Railway Station. Plans must seek to conserve not only the physical fabric of these structures but also respect its setting and character. It is an area of archaeological significance. Site of early 20<sup>th</sup> century Granton Gas works, running across edge of raised beach. Although area has generally been significantly impacted upon by the demolition of the Gasworks in the 1990/early00's the area of undeveloped land running east-west incorporating the Gasholder may contain isolated pockets of survival with the potential for encountering prehistoric, Roman and medieval/post-medieval remains associated with the former Granton Castle and Caroline House Estate. The area of land on the western boundary of this area has already been evaluated and found to have no significant archaeology. Site within numerous viewcones, however, beyond 2km of the origin and therefore impact on city views is unknown. Site is adjacent to existing green belt and has defensible boundary. Site is adjacent to a SLA. Site has potential to link to green network.

# Mitigation

A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the LCNS natural heritage interests of the designation. A preliminary ecological appraisal of the site should be undertaken and any subsequent protected species surveys carried out if appropriate. As there is a HSE consultation zone within the site the type, design and layout of development may be effected by the sites location which may restrict the number of residential units that can be built on the site, reducing its overall density. The layout and the design of the development should link to the core path within the site. The layout and design of the development should make linkages with the adjacent open space. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The SFRA recommends consideration should be given to the opportunities to mitigate flood risk associated with surface water and drainage. As there are listed buildings within the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed buildings/structures. These important industrial monuments/buildings must be retained within development proposals going forward. There are opportunities for public engagement and interpretation (public art?) within the public realm looking at the history of the site. Archaeological evaluation is likely to be required. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development. The layout and design of the development should mitigate the impacts on the adjacent SLA to avoid changing the special qualities for which it was designated. Layout and design of development should make linkages with the green network.

Site Assessm	ent:	(EW2	b) Ce	entral	Deve	elopn	nent	Area																				
SEA	Biod	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mat	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	X X - X - X - ✓									✓	Х	Х	1	✓	-	-	-	✓	?	-	-	-	-	Х	?	-	1	✓
Comment	The	Firth	of Fo	orth i	s des	ignat	ed as	SPA,	SSSI	, and F	RAMSA	AR site	. The	ere is	a LN	CS an	d loca	l biod	iversi	ity sit	e wit	hin th	e site	. The	ere is	а ро	tenti	al
	for	prote	cted	speci	es w	ithin	the a	rea.	Ther	e is a h	nazard	consu	ıltatio	on zo	ne wi	thin t	he sit	e. Th	ere is	a coı	e pat	h wit	hin th	ne site	e. Th	e site	e has	а

mix of different uses within and adjacent, with neutral impacts in terms of social interaction. Site is a brownfield site. The SFRA identifies a small part of the site being influenced by coastal flooding along West Shore Road and within the site there are areas shown to be affected by surface water and Scottish Water drainage flooding. Coastal erosion has also been identified as an issue. There is open space adjacent to the site. There are numerous listed buildings/structures within the site and adjacent to it. Area of Archaeological Significance. Area dominated by the site and grounds of the 16<sup>th</sup>/17<sup>th</sup> century Caroline House whose walled garden incorporates remains of Granton Castle demolished in the early 20<sup>th</sup> century and also Granton Harbour. Area on West Harbour Road, which runs along the post-medieval foreshore, opposite the harbour contains an important group of historic 19<sup>th</sup> century C-listed maritime and industrial buildings Nos 20-26 West Harbour Rd. These buildings should be retained/reused. Adjacent developments must also respect the character and setting of this important group of buildings. Out with this the area along west harbour/shore road has the potential for containing important 19<sup>th</sup>/early 20<sup>th</sup> century industrial remains including the site of a mid-19<sup>th</sup> century shipyard located on and under the road adjacent to the western breakwater. These areas will require archaeological conditioned mitigation eg excavation (phased Phase 1 10% eval), recording & analysis publication, public engagement and interpretation. The areas to the South of the bordering 2A, with the exception of the Lodge to Caroline Park House if it survives. The area although historically forming part of the historic grounds of Caroline house have been significantly impacted upon by the 19th century and 20th century landscaping and development. As such although isolated remans of significance may occur, as a whole these areas are not considered to have archaeological significance. Site has potential to link to the green network, as there is green open space within the site and adjacent. Site within numerous viewcones, however, beyond 2km of the origin and therefore impact on city views is unknown.

#### Mitigation

Development must not have an adverse effect on qualifying interests of the Firth of Forth Special Protection Area (SPA) and the Outer Firth of Forth and St Andrews Bay Complex SPA. Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal (HRA). This may require a study of qualifying species behaviour in the affected area of the SPA, which is likely to involve survey over at least one overwintering season. Pre-application discussion with NatureScot regarding preparation of the assessment is recommended. Account shall also be taken of the HRA of this Proposed Plan including measures potentially required to address disturbance both during and after construction. The Council as "Competent Authority" will carry out the HRA. If it is concluded that the proposal is likely to have a significant effect, the Council must then undertake an Appropriate Assessment of the implications of the development for the conservation interests for which the area has been designated. Development which could harm an international important site will only be approved in exceptional circumstances. A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the LCNS natural heritage interests of the designation. A preliminary ecological appraisal of the site should be undertaken and any subsequent protected species surveys carried out if appropriate. As there is a HSE consultation zone within the site the type, design and layout of development may be effected by the sites location which may restrict the number of residential units that can be built on the site, reducing its overall density. The layout and design of the development should make linkages with the core path and the adjacent open space. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The SFRA recommends opportunities to reduce flood risk in this area should be investigated and considered as part of proposals for development. As there are listed buildings within/adjacent to the site, the design of the development should seek to fully understand and

preserve and/or enhance the setting of the listed buildings/structures. Redevelopment/conversion of these buildings may require archaeological mitigation eg Historic building recording excavation, recording, analysis publication. Scope also for interpretation. Archaeological conditioned mitigation eg excavation (phased Phase 1 10% eval), recording & analysis publication, public engagement and interpretation will be required. The layout and design of the development should make linkages with the green network. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development.

Site Assessn	nent: (EW2	2d) N	orth S	Shore																					
SEA	Biodiver	sity		Po	pula	tion		Soil	Wat	er	Air	& Clima	te		Mate	erial	Н	eritage				L	ands	ap	е
Objective		_													Asse	ts									
Question	x x - ? - x - \sqrt{x} x x ? \sqrt{x} - \sqrt{x} ?														1 H2	Н3	H4	H5	H6 L	L L2	<u> </u>	L3 L4			
Effect	X X	x x - ? - x - \( \forall \) \(															x ?	-	-	<b>-</b>					
Comment		I for popen s the no act to the OS mand to part of the I for each of I for each of the I for each of I for each	oroted space site a cess to esite aps re ark site early	cted spe e and a l is being i to public e. Area c ecord va te of ear prehisto	cies a ocal o impac trans of arcl rious ly 19 <sup>th</sup> ric ac	djacer entre ted by port s naeolo separa centicivity o	nt to the adjact of coast of c	the sit cent to stal an es at p poten dustri rantor g back	e. The solution of the solutio	e who lite proface w lit. The terms cerns rry. So e Meso	le site ovidir ater fere is of Ir in thi uther olithic	e is withing opportional individual individu	a haz tuniti Coa: ed op Arch cludi lary o as a f	ard ies stal pen aed ng a of si	for so for so I eros n spac ology a Che ite se man C	sultatiocial in sion hace adjusted eithe emical ems to	ion nter as a ace r sic I Wo to co	zone. raction also bee ent to th de of W orks an orelate oad bet	There . Site en ide ne site /est G d Iror with	e is a dentified to the control of t	core porowred as a cere are non Rondry, dge comond	oath with ofield siten issue. Te listed ad. Mid- with we of the rai	nin the. The Part build late stern se be eresk	e si e S of ings 19 <sup>th</sup> en ech	FRA the s d n so ite has
Mitigation	Develop Forth an Habitats to involv is recom both du to have conserva	ment d St A Regu re sur mend ring a a sign	must Andre Ilation vey o ded. A nd aff ifican intere	t not have was Bay (ons Appraver at lead to the count state of the cou	re an a Comp lisal (I ast or shall a truction the C which	advers lex SPA HRA). The ove also be on. The ounci	e effe A. Pro This n rwint take take te Cou	ect on oposal nay re ering en of tl uncil a t then	qualities for control quire seaso the HR. is "Control under no design of the seaso the	fying indexelonal students of the control of the co	ntere pmer ly of d -appli nis Pro ent Au an Ap d. De	sts of the must qualifying ication coposed athority propriacy velopme	e Firti e acc g speciscus: Plan in will c e Ass	h o cies sion nclu carn sess hich	of Fort mpani s beh n with uding ry out smen h cou	th Speed by aviou n Nature meast the It of the It do nature meast the It of the It do nature meast the It of the I	ecial r an ures sure HRA ne in	nl Proted expert the aff Scot reg es pote A. If it is implicat an inter	ction appr ected gardin ntially cond ions	Area aisal that area and present a required to the control of the	(SPA) to info of the epara uired thate deve	and the orm a property of the second and the property of the second and the second and the property of the pro	Outooject which ne as ss di posal t for will c	-levisess sess sturis l is l	vel ikely sment rbance ikely

detrimental impact on the LCNS natural heritage interests of the designation. A preliminary ecological appraisal of the site should be undertaken and any subsequent protected species surveys carried out if appropriate. As the whole site is within a HSE consultation zone the type, design and layout of development may be effected by the sites location which may restrict the number of residential units that can be built on the site, reducing its overall density. The layout and design of the development should make linkages with the core path, the open space and the local centre. Due to the previous uses an assessment of the land for risks presented by potential contamination may be required. The SFRA recommends a flood risk assessment is required to confirm the coastal flood risk in this area and consideration should be given to reducing surface water flooding. The development strategy should bring forward proposals for new public transport and active travel infrastructure in order to ensure high mode share levels. Area especially to south of Road impacted by modern (postwar) developments. Over all, archaeological potential in this area regarded as low-moderate. Developments in this area will need to be assessed at planning stage and likely to require archaeological mitigation to be attached to any permissions granted. As there are listed buildings adjacent to the site, the design of the development should seek to fully understand and preserve and/or enhance the setting of the listed buildings/structures. Comprehensive visual and townscape appraisals required to determine appropriate mass, scale, height and layout of new development. The design and layout of the development should make linkages with the green network.

#### Assessment of Business and Industrial Sites

### Sites subject to assessment

**Newbridge Business and Industrial Area:** Long established business and industrial area. Remaining undeveloped site, which does not have consent, on south part of site. Extension to area proposed therefore subject to SEA.

**Newcraighall Industrial Estate**: Existing industrial estate mostly developed for car showrooms, commercial businesses and food outlets rather than class 4/5). One small area remaining (2ha) undeveloped. No extant consents therefore remaining area site subject to SEA.

**Brunstane Business and Industry Area:** Area to south next to Newcraighall Road developed for railway station car park, fire station, hotel and health centre. Area between railway line (size) undeveloped with no extant consents therefore subject to SEA.

International Business Gateway (Phase 1): Planning application called in by Scottish Ministers and currently no consent, therefore subject to SEA.

## Sites forming part of Baseline

**Edinburgh Bioquarter** (Special Economic Area): Site already has planning permission in principle (renewed in 2019) and therefore forms part of the baseline of the ER.

**Edinburgh Park** still has outline planning permission. (17/01210/FUL: extension to 2009 application 09/00430/FUL, 99/02295/OUT). Current application for last part of site for residential (1200) pending (20/02068/FUL). Therefore, site forms part of the baseline of the ER.

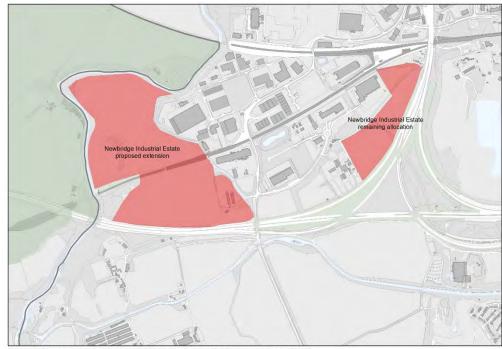
**Portobello Business and Industry Area**: Long established existing business and industrial area. No specific development sites available or proposed therefore forms part of the ER baseline.

West Telferton Industrial Estate: Existing long established existing business and industrial area. No specific development sites available or proposed therefore forms part of the ER baseline.

**Sighthill Industrial Estate:** Existing long established business and industrial area. No specific development sites available or proposed therefore forms part of the FR baseline.

Site Assessn	nent: Nev	/bridg	e Ind	ustria	al Esta	ate e	xtensi	on																		
SEA	Biodive	rsity			Pop	ulati	ion		Soil	Wat	er	Air	& Clim	ate		Mat	erial	He	ritage	:			Li	ndsc	ape	
Objective	B1 B2 B3 B4 B5 P1 P2 P3 P4 S1 W1 W2 A1 A2 A3 A4 M1 M2 H1 H2 H3 H4 H5 H6 L - x ? ? x ✓ x x x x x x x - ? ? ? x -																_									
Question	B1 B2	- x ? ? x V X x x x x - ? ? ? x Site is currently farm land. There is a LNCS adjacent and within the site. There is ancient woodland within the site. There is a water co														L3	L4									
Effect	- X																-	✓								
Comment	adjacen path. S year flo	t to the transfer of the transfer of the transfer of the transfer corrupt by	ne site ovides ne, are water sider sider selatire refore cidor. change	e, with sign of the sign of th	h the d opp ay be oding mode rith re Ther prehi a neu site d t fron	pote surfa surfa erate egard e is a stori utral does m agr	ential unity to ace wane site cond I to su A list coccueffect not har interested as a coccueffect and the coccueffect and the coccueffect and the coccueffect are as a coccueffect and the coccueffect and the coccueffect are as a coccueffect are a coccueffet are a coccueffect are a c	for process of constant for the constant	rotect nect voodir thin t by SE wate ructu on, ce ne gre n impa indus	ted sp with a ng issuche care (PA) are er. The re (via ntred een be act or strial,	ecies diaceduses. The technical the esite of duct) upon lt. The latest the latest end to the latest en	within the SF ent are does adjac the R e site	n or ad lustrial RA ide ea for a e deve not hav ent to iver Al has ar ape se	estantifications of the control of t	nt to ate. : es th er or ment ood p site. nd va portu	the s Site is e site burn, of the oublic The s Iley. T unity t	ite. O not b as hav wher e site o trans site oc The sit o conf y but i	ppor rowr ving a re the may port ccurs te is v tribu	tunity ofield. a med ere is need acces withi withir te to	for s Part lium r know to tak sibilit n an a the gr ffect o	of the too of the isk of n to be into y. Site area count teen room the	e site if fluvia f fluvia de eng de accor e is wi of arch ryside networ e chara	ect to a s within I floodin neered unt the thin 400 aeologin area no k by be acteristi	dopten a 1 ing and alterneduce of the cal poor the cal poor to the cas of the	d corn 200 d a hi etion eed tenti gree djace	re ) gh s to al , n
Mitigation	A suitable interest surveys improve seek to detrime include flooding appropriate should stondition this evaluation.	s of the carried publication make intal ingreating risk aristed in seek toned a	ne des ed out linka mpac er att assess inkag o fully	signatifap anspo ges w ton t enuati smenti es wit y und eolog	tion. proport se with the tion t t and th the ersta ical p	A priate riate control	elimir . Posi es will ore pa I herit stand rface acent nd pre d mit	nary e itive e be re th. A tage in ard po water indus eserve igatio	cologeneese cologe	gical a s on b d to e ble as sts of e to ro agem estate /or er e initia	pprais iodive nsure sessm the ai educe ent pl . As t ihance	al of the risky modern sent sent sent an are the set the set being all and the set being all all and the set being all all and the set being all all all all all all all all all al	the site throug e share hould t wood isk of s e prep is a list setting ng arc	sho h sit tar be ca land urfa urfa ared of the	ould te de gets arrie I des ice w I. Th buildi he lis	be und sign, I are m d out ignation atter for layong adjusted becalled and a layong adjusted becalled and a layong adjusted becalled and even signification.	dertak ayout et. Th to ens on. Th loodin ut and jacent uildin aluatio	ken a and ne lay sure to ne de ng an d des to the g/str on (c.	nd an lands yout a the design a dissign of the site turn.	y sub caping and de evelop and la mpac the c the c e, the in lin	seque g are esign omen yout ts. The develor design velor e with	ent pro requir of the t of this of this opmer on of the oment on LDP I	ed. Prodevelope site will a recont shoul ne deve of this specifices.	specivision omen as no I have nmen d mak opme ite w The r	es n of t show e to ds a ee ent ell recesults	quire

development should contribute to the existing green network. The layout and design of development and its associated landscaping should retain views between buildings to landscape features beyond the site.



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

SEA	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Cliı	mate		Mat	erial	Her	itage					Lan	dsca	pe
Objective																	Asse	ts									
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3
Effect	B1     B2     B3     B4     B5     P1     P2     P3       -     -     -     ?     -     -     x									Х	??	-	Х	Х	-	Х	-	Х	-	-	-	-	-	Х	-	-	-
Comment	Site	is cu	rrent	ly far	m lar	nd. Th	nere i	s the	pote	ntial f	or pro	tecte	d spe	cies i	n the	area.	Site	has p	oor a	ccess	to co	re pa	ths.	Site is	wel	l loca	ted
Comment				•					•	ng linka	•		•									•					

	catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in poor condition by SEPA) and
	therefore development of the site may need to take into account the reduced resilience of this river with regard to surface water. Site has
	poor access to public transport services. Site is not within 400m of open space although not relevant for the purposes of commercial use.
	The SFRA identifies a no risk of fluvial flooding but a high risk of surface water flooding and notes a small unnamed water course which flows
	by Claylands Road. The site occurs within an area of archaeological potential, in particular relating to prehistoric occupation, centred upon
	the River Almond valley. There are no significant impacts on the landscape setting of the city. However, there is likely to some impacts on
	local landscape views and the setting of the existing cottage.
Mitigation	A protected species assessment may be required. Development of this site will require conditioned archaeological phased mitigation, the
	initial phase being archaeological evaluation (c.10%) in line with LDP Planning Polices. The results of this evaluation will determine detailed
	scope of any further mitigation prior to development commencing. The layout and design of the development and its associated landscaping
	should mitigate the impacts of the development on local views through screening, by retaining and enhancing existing planting particularly
	near the existing cottage. The SFRA recommends a flood risk assessment and a surface water management plan are prepared.

Site Assessn	ent: I	Newc	raigh	nall Ir	idust	rial Es	state	: rem	ainin	g site																		
SEA	Biod	divers	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	mate		Mat	erial	Heri	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	B1	B2	В3	B4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	H3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	-		?	-	-	-	-	✓	Х	??	-	-	??	1	?	-	Х	-	-	-	-	-	-	-	1	-	-
Comment	provindu floor in m rega trav beer of a Site impa	vides ustrial ding. noder ard to el acc n inve 18-19 is no act or	good lesta The ate c surfa essik estiga 9 <sup>th</sup> ce t with	I opposite. To site is conditionable would be conditived in the content of the co	ortur The si is wit tion t vater is go in tw y farr ny vie oe se	nity to te is I hin th by SEF . No co od. o mai m cot	o connot whe ca PA) a core p Site in phatage, nes.	nect vithin tchm nd th paths s not ases build Site e city	with a 1 i ent a erefore with between the withing a withing a withing a control within a control w	adjace n 200 rea fo ore dev site p in 400 een 20 and soi n urba	ent inc year f r a riv velopr rovidi m of c 009 an me po in area	dustria lood z er or k ment c ing an open s nd 201 ossible a ther	one.  ourn,  of the  oppo  pace  7. The  evide	ate. Some site in althored exceptions of the second of the	ite w SFRA e the may r ty to ough r avation for m ral im	as proident ident ire is l need creat not re ons ca ine w npact	evious ifies n known to tak te a se elevan arried orkin on gr	sly in a to risk n to be e into grega it for t out fo gs. Ho eenbe	agricu of flu e engi acco ted lii he pu bllowi oweve	for production of the control of the	use podired alto as sof of officer of the forest terms of the fore	prior ng an eration luced site w comn evalu ner w ment	to co d a lo ons to I resilivithin nercia ation ork is	nstructure in the lience urbar al use reveal require site	ction k of s river of th n are . Thi aled ired	of the contract of the contrac	ne sider ver w ive a has emai s site	red rith s ns e.

# Mitigation

A protected species assessment may be required. The layout and design of the development should make appropriate linkages with the industrial estate. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The SFRA recommends a surface water management plan is prepared.



© Crown Copyright and database right 2021. All rights reserved. Ordnance Survey Licence number 100023420.

Site Assessm	ent:	Bruns	stane	Busi	ness	and I	ndust	trial a	area																			
SEA	Biod	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Cliı	mate		Mat	erial	Her	itage					Lan	dsca	pe	
Objective																	Asse	ts										
Question	Biodiversity  B1 B2 B3 B4			B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	A3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4	
Effect	-	?	?	-	-	-	-	✓	✓	Х	??	-	-	✓	-	?	-	-	-	-	-	-	-	Х	Х	-	-	✓

Comment	The site was previously used for agriculture which is currently not used. The site is split into two halves by the A1. There is a LNCS along one of the railway lines adjacent to the site. Site is adjacent to a core path. Site is adjacent to existing commercial uses providing opportunity to connect with them. Site is not within 1 in 200 year flood zone. The SFRA identifies no risk of fluvial flooding and a medium risk of surface water flooding. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in moderate condition by SEPA) and therefore development of the site may need to take into account the reduced resilience of this river with regard to surface water. Site is undeveloped and could have some archaeological potential. This area of the Lothian coastal plane is known to be extensively occupied from prehistory with sites and remains form dating back to the Neolithic known from nearby sites. Recent excavations by GUARD to the east at Newcraighall have also uncovered an extensive pre-industrial mining landscape dating back to potentially the 17 <sup>th</sup> century, though earlier medieval origins cannot be discounted as mining is known from the 12 <sup>th</sup> /13 <sup>th</sup> centuries in the Lothians. Site is within 400m of designated open space. Site within urban area therefore neutral impact on greenbelt. Site has an opportunity to contribute towards the green network which is adjacent to the site. Development of the site would have an impact on the landscape setting of the city from westward views from the A1 and from some vantage points further to the east of the site. Development on the site should be below the height of the A1 to preserve views of Arthur's seat.
Mitigation	A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. A preliminary ecological appraisal of the site should be undertaken and any subsequent protected species surveys carried out if appropriate. The layout and design of the development should make linkages with the adjacent commercial uses to the north. There is also the opportunity to make appropriate linkages to the existing core path and to the residential development to the east by enhancing active travel links. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The SFRA recommends a surface water management plan is prepared. Any development of this area will require a phased mitigation in line with LDP Policies, the first phase will be the undertaking an archaeological evaluation (10%) to determine scale, significance of any surviving remains, determine detailed mitigation and inform detailed layout plans/designs (eg preservation, interpretation in public realm). The layout and design of the development should seek to make linkages with the adjacent

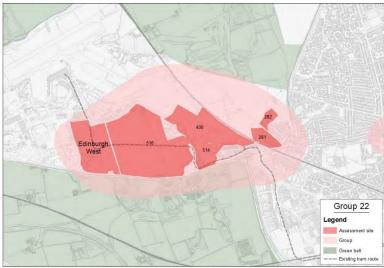
SEA Objective	Bio	diver	sity			Pop	ulati	on		Soil	Wat	er	Air	& Clir	nate		Mate Asse		Heri	itage					Lan	dsca	pe	
Question	B1	B2	В3	В4	B5	P1	P2	Р3	P4	S1	W1	W2	A1	A2	А3	A4	M1	M2	H1	H2	Н3	H4	H5	Н6	L1	L2	L3	L4
Effect	-	?	?	?	-	?	-	✓	?	Χ	Х	Х	✓	-	-	Х	-	Х	-	-	-	-	-	??	-	-	-	-
Comment	The	re is	a wat	erco	urse a	adjac	ent to	the	site v	rk and with th associ	ne pot	ential	for p	rotec	ted s	pecie	s. Alt	hough	the	site is	not i	near a	a nois	e ma	nage	ment	area	

green network. The layout and design of the site should take into account landscape view analysis and seek to retain views of Arthur's seat.

layout of the development will have to take account of adjacent uses including the airport, hotels and park and ride sites. The SFRA identifies a medium risk of flooding and a high risk of surface water flooding. The site is within the catchment area for a river or burn, where there is known to be engineered alterations to the river (considered in bad condition by SEPA) and therefore development of the site will need to take into account the reduced resilience of this river with regard to surface water. Part of site is within a 1 in 200 year flood zone. Site has good access to public transport services and will enhance access to tram services and support a new stop. Site is not within 400m of designated open space. Previous archaeological excavations show the area has been extensively occupied since early prehistory. There is evidence of a complex sequence of occupation back to the start of the Neolithic period and two phases of Bronze age settlement, an iron age palisade enclosure and dark age corn drying kilns. Site also within an area associated with the 17<sup>th</sup> century civil ware battle (Field of Flashes). Site has no impact on green belt boundaries as it is outwith the greenbelt. Development of the site will have no impact on the landscape setting of the city, however, development will have an impact on local views to features in the surrounding landscape e.g. the bridges across the Forth.

## Mitigation

A suitable assessment should be carried out to ensure the development of the site has no detrimental impact on the natural heritage interests of the designation. A preliminary ecological appraisal of the site should be undertaken and any subsequent protected species surveys carried out if appropriate. The layout and design of the development should seek to mitigate the impacts of adjacent uses but in particular the noise from the airport. The layout and design of the development should seek to create linkages with the existing core path and existing public transport services. The layout and design of development should meet the Council's open space standards. The delivery of the Gogar Burn diversion would significantly reduce flood risk. The design and layout of this site will have to include greater attenuation than standard practice to reduce the risk of surface water flooding and its impacts. The SFRA recommends a flood risk assessment and a surface water management plan are prepared. Any archaeological remains found on the site should be preserved in situ and if not possible archaeological excavation or an appropriate level of recording may be an acceptable alternative. The layout and design of development and its associated landscaping should retain views between buildings to landscape features beyond the site.

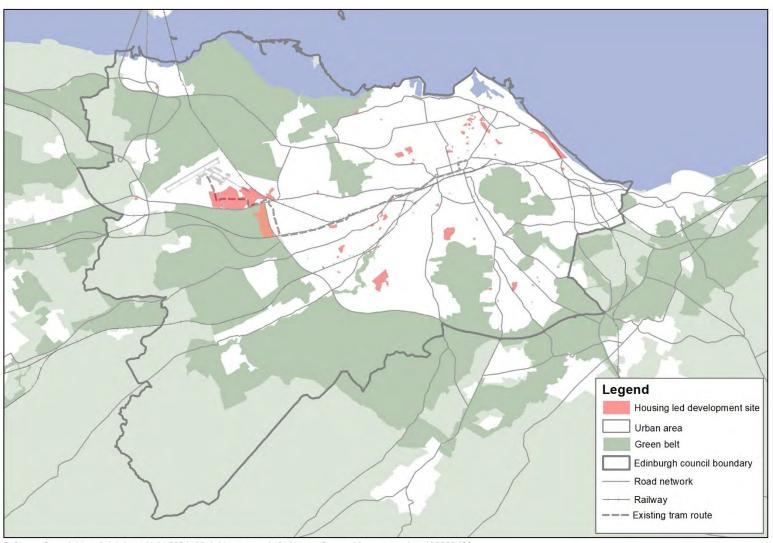


© Crown Copyright and database right 2021. All rights reserved. Ordnance Survey Licence number 100023420.

# Appendix 6: Environmental Information for City Plan 2030 Area

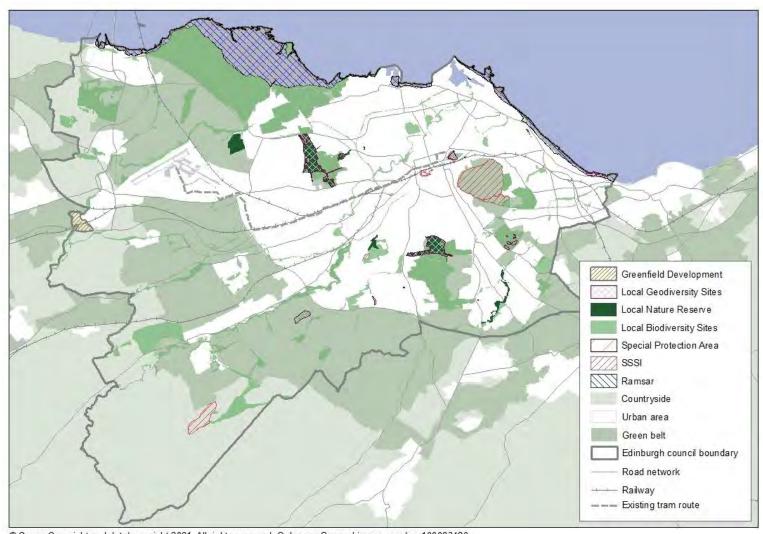
Environmental constraints have been identified and mapped for all of the Council area. Environmental constraints and other background information that has been mapped are as follows:

- Sites assessed for new housing led development
- Biodiversity, fauna and flora (International and European designations, national designations, and local designations)
- Active travel
- Fluvial flood risk area
- Quality of water environment
- Public transport accessibility
- Open space
- Cultural heritage (Listed Buildings, Scheduled ancient monuments, conservation areas, historic gardens and designed landscapes)
- Edinburgh's landscape designations (special landscape areas)
- Area Quality Management Areas
- Air quality hot spots and increases in traffic delays/trip rates
- Noise management areas and quiet areas
- Health and safety executive



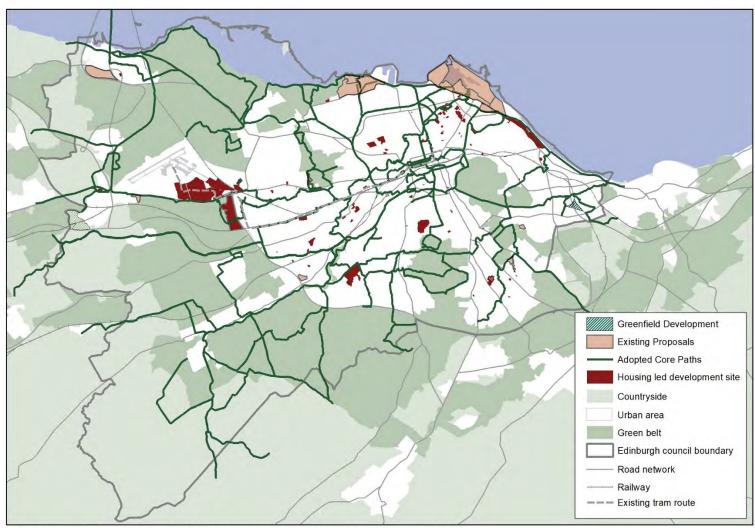
© Crown Copyright and database right 2021. All rights reserved. Ordnance Survey Licence number 100023420.

Sites assessed for housing led development



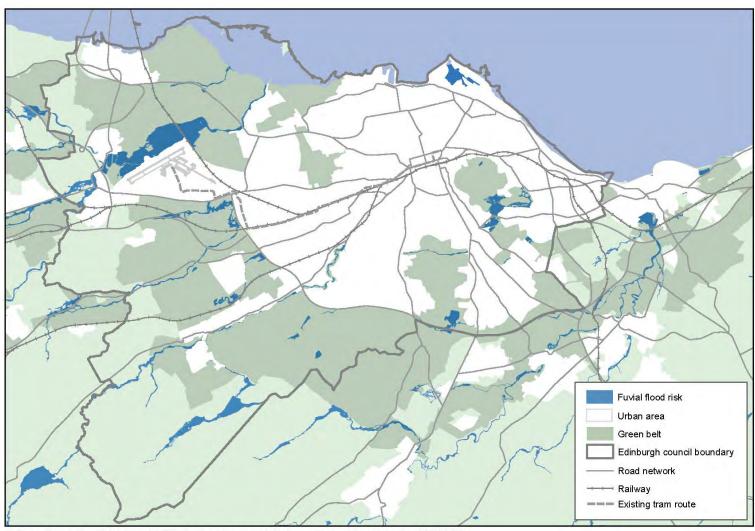
© Crown Copyright and database right 2021. All rights reserved. Ordnance Survey Licence number 100023420.

Biodiversity, fauna and flora (International and European designations, national designations, and local designations)



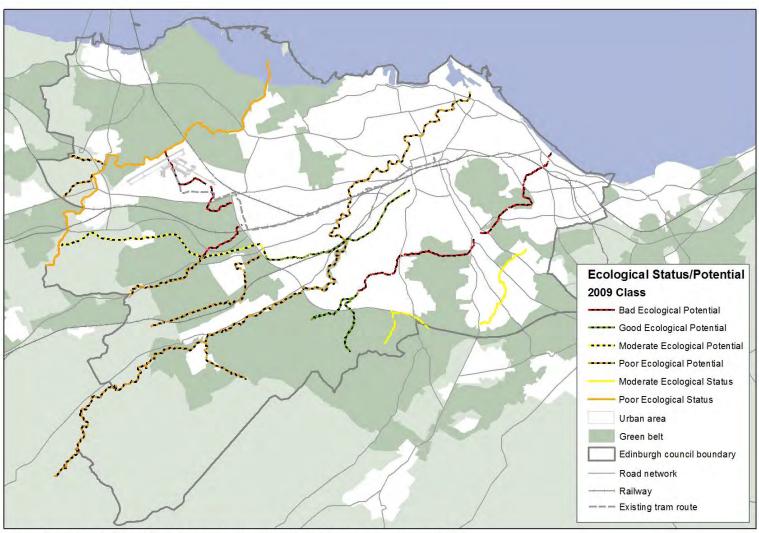
© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

Active travel



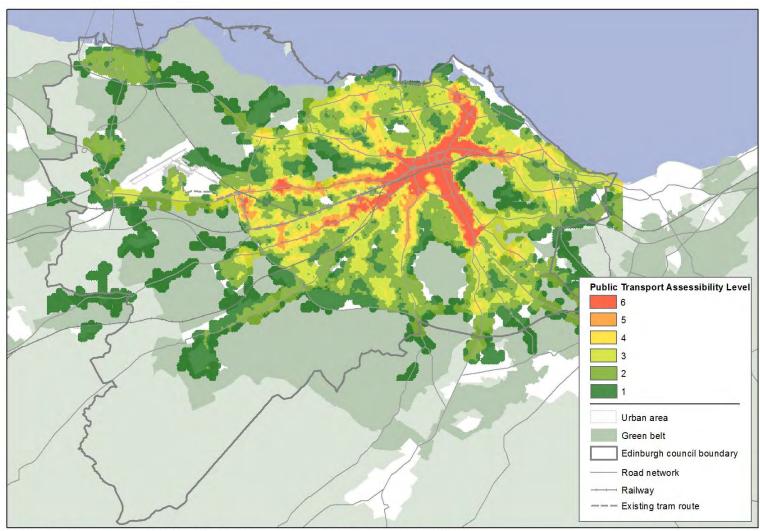
© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

Fluvial flood risk



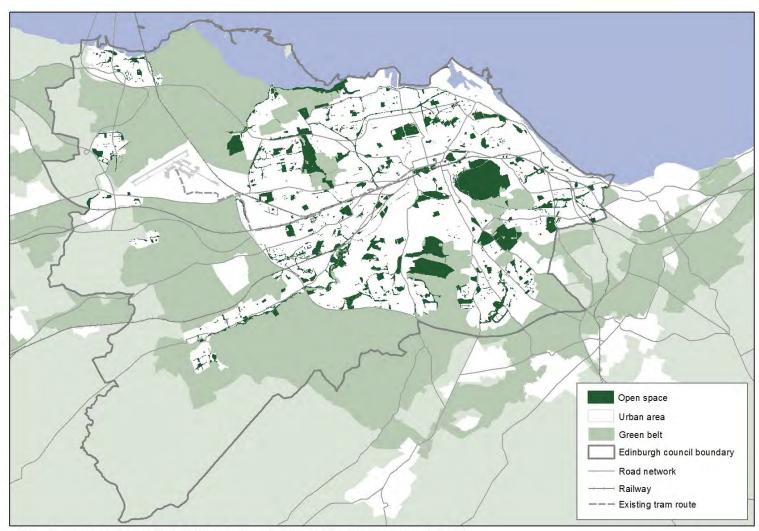
© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

Quality of water environment



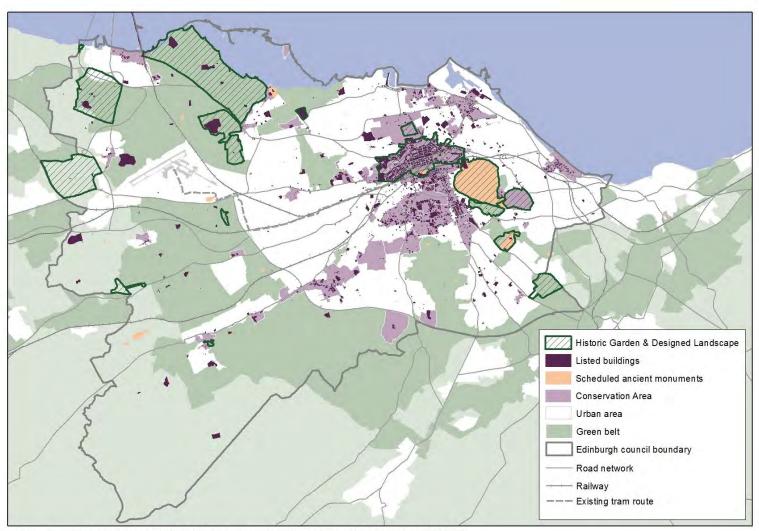
© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

Public transport accessibility



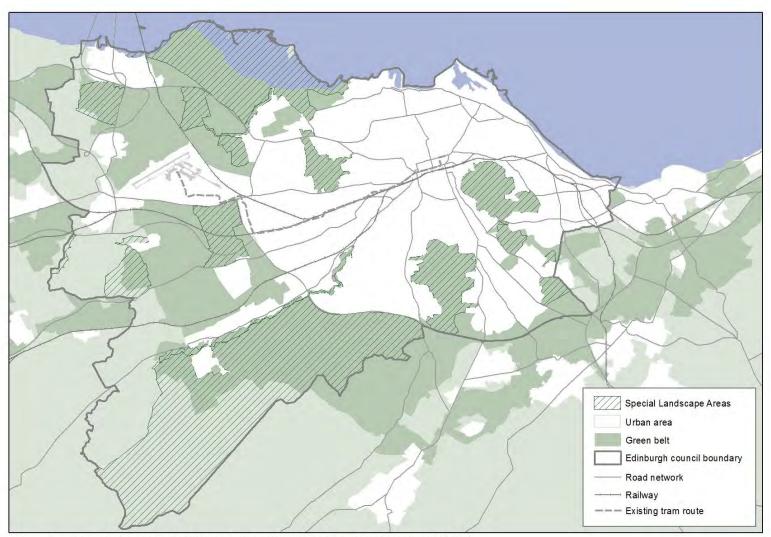
© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

Open Space



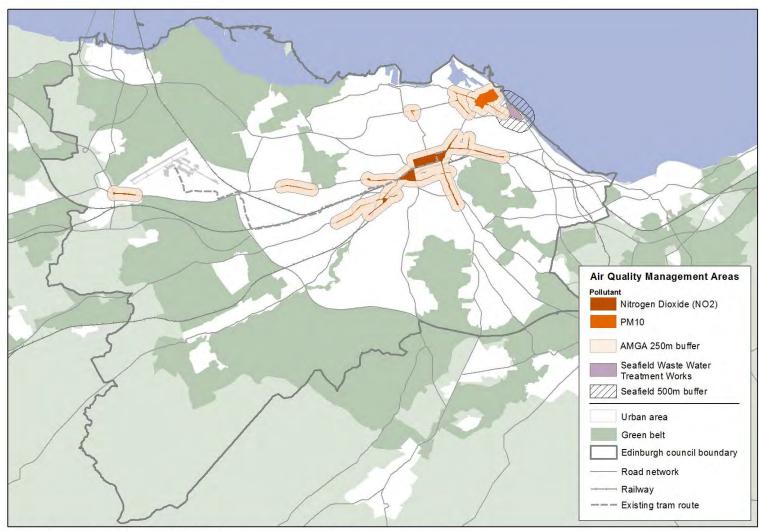
© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

Cultural heritage



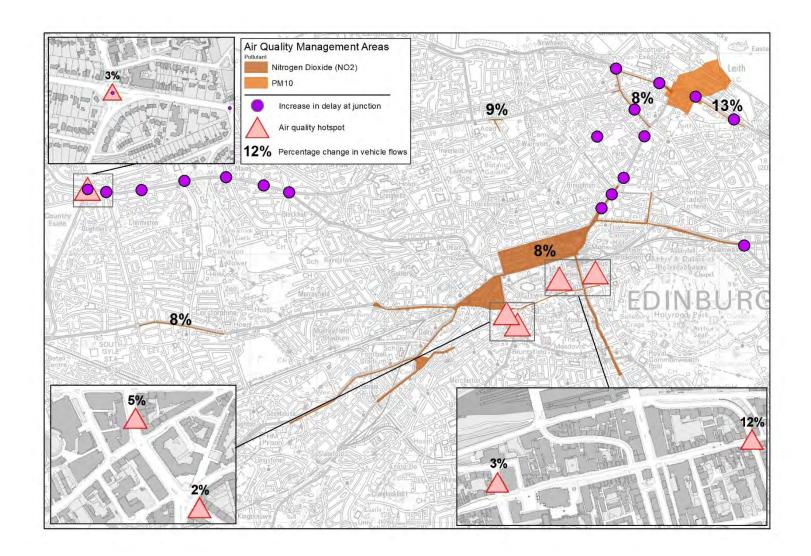
© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

• Edinburgh's landscape designations (special landscape areas)

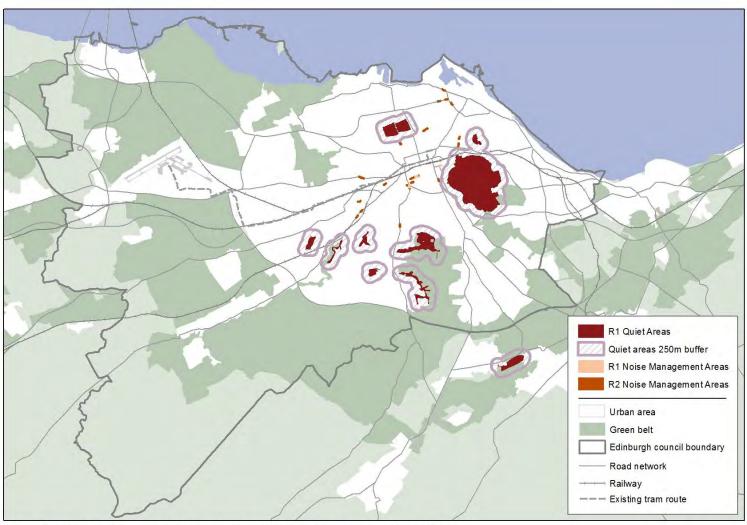


© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

Air quality management areas

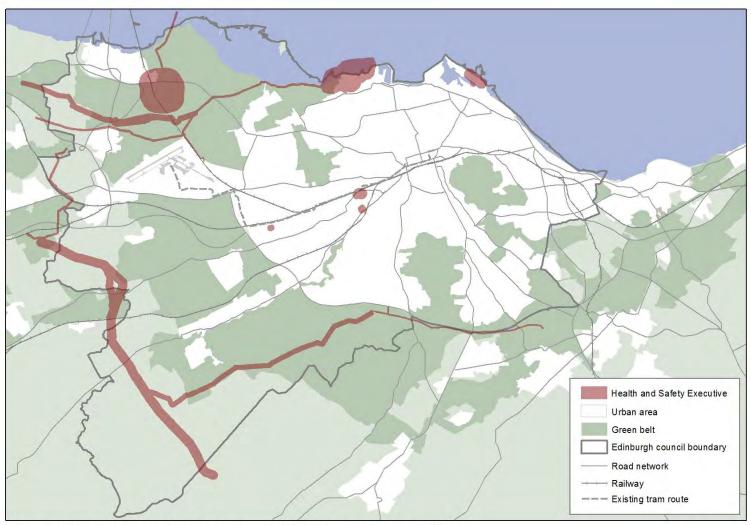


Air quality hot spots and increases in traffic delays/trip rates



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

Noise management areas and quiet areas



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100023420.

Health and safety executive

Appendix 7

Summary of Comments on City Plan 2030 MIR Environmental Report

Organisation	Issue/Comment	Implications
HES	The reference to HES Policy 2016 should be replaced with the Historic	Reference in report updated.
	Environment Policy for Scotland (HEPS), which was adopted in 2019.	
HES	Choice 1 Making Edinburgh a sustainable, active and connected city:	Updated assessment includes all spatial allocations.
	Options F (new allotments) and G (new cemeteries) would introduce	
	new spatial allocations. The development types proposed have	
	potential to affect historic environmental assets and any allocations	
	should be subject to environmental assessment which should inform	
	site selection.	
HES	Choice 2 Improving quality, density and accessibility of development.	Assessment updated
	The assessment of this choice does not provide any commentary to	
	explain why it is considered there will be no significant effects for the	
	historic environment, i.e. increased densities could have negative	
	effects on historic environments. These effects can be mitigated	
	through relevant policies, place briefs and careful consideration of the	
	historic environment when designating higher density sites.	
HES	Choice 5 Delivering Community Infrastructure. It is not clear if the	Updated assessment includes all community infrastructure
	proposed plan will set out spatial framework/allocations for the types	allocations that do not have consent.
	of infrastructure development in options A-E. If so there should be	
	subject to environmental assessment which should inform which sites	
	are selected to go forward into the proposed plan and be reported in	
	the ER.	
HES	Choice 7 Supporting Reduction in Car Use. Option D appears to	Updated assessment includes all transport allocations that
	introduce the allocation of new safeguarded sites for Park and Ride	do not have consent.
	facilities. Not clear if the selection of these sites has been subject to	
	environmental assessment through another related PPS. If so should	
	include summary of that assessment. If not this should form part of	
	decision making process.	

HES	Choice 16 Delivering Office Puriness and Industry Floorenses	The Proposed Plan has not identified any specific sites for
ПЕЭ	Choice 16 Delivering Office, Business and Industry Floorspace.	The Proposed Plan has not identified any specific sites for
	Proposes to set a specific spatial framework/allocations for the types	office development. Sites already identified in previous
	of development covered by option B (identify sites/locations within	LDP which already have consent form part of the baseline
	Edinburgh with potential for office development) and E (Identify	and cumulative assessment.
	proposals for business/industrial sites at; Leith Docks, Newbridge,	
	Newcraighall Industrial Estate, Crosswinds runway). Several of these	
	are identified spatially within the MIR. It is unclear why there has not	
	been a site specific assessment. Any specific sites which are brought	
	forward in the Proposed Plan should be subject to SEA which informs	
	which sites are selected to go forward and included in the ER.	
HES	Choice 12 Building new homes and Infrastructure. Comments on site	<b>Noted.</b> Site assessments have been updated with more
	effects are restricted to a basic statement on the baseline and	detailed information and place briefs prepared to mitigate
	mitigation relies on generic policy requirements rather than site	impacts where required.
	specific measures. Therefore it is difficult to ascertain how effective	
	mitigation might be. Strongly supportive of place briefs for all site	
	allocations which will offer a framework for ensuring	
	mitigation/enhancement measures are delivered effectively. The	
	findings of the SEA should form the basis of any place brief, however,	
	the generic nature of the assessment/mitigation provided will limit the	
	scope of the interaction between them. Recommend emerging	
	Proposed Plan is informed by a second stage of assessment that	
	explores the nature of likely effects and site specific mitigation	
	required, and the residual effects post-mitigation.	
HES	The SEA mitigation provided for non-designated heritage assets is that	Report updated.
	decision makers should 'consider preserving and enhancing the assets,	
	within an appropriate setting'. You should consider whether this	
	adequately reflects national policy on non-designated historic	
	environment assets, which seeks protection and preservation as far as	
	possible, in situ where possible (SPP paragraphs 150 and 151).	
HES	In the case of several brownfield sites the SEA has not captured the	Some positive benefits are recognised. However, the
-	potential of positive effects, e.g. where a site is within a Conservation	emphasis of the SEA is on highlighting the significant
	Area removal of a negative building and replacement with something	impacts and in particular the sensitivity of relevant sites to
		existing conservation areas/listed buildings to ensure new
		Chieffing conservation areas, noted bandings to ensure new

	more in keeping, or re-use of an unused historic building. This limits ability to fully inform place briefs.	development is appropriately designed to prevent negative impacts.
HES	Existing sites carried forward into the Proposed Plan should be taken	Noted. Updated assessment includes all spatial
	into account in the ER, either cumulatively and individually as	allocations. Sites already identified in previous LDP which
	appropriate.	already have consent form part of the baseline and
		cumulative assessment.
HES	Some individual site assessment have not fully identified the historic	Site assessments have been updated.
	environment baseline.	
HES	Welcome cumulative assessment of sites at this stage. As Proposed	<b>Noted.</b> The site assessment and cumulative assessment
	Plan develops it will be important to assess the cumulative effects of	have been updated to assess the combination of sites.
	different site combinations, including rolled forward sites, in order to	
	inform decision making on which sites are brought forward. This	
	should be reported in the ER.	
HES	Site 7, West Bowling Green Street. Assessment identifies listed	Assessment updated.
	building within site, but none shown on records.	
HES	Site 38, Dumbryden Drive. Part of site within conservation area but	The site is not within a conservation area.
	not identified.	
HES	Site 43, Stenhouse Road. Effects on setting of A listed building	The site is not allocated within the proposed plan.
	Stenhouse Mill recorded as uncertain but no explaination. There is	
	potential for significant negative effects without mitigation but also	
	potential for positive effects if enhancement measures identified	
HES	Site 88, Temple Park Crescent. Location of site adjacent to SM Union	Assessment updated.
	Canal, not identified or assessed for effects/mitigation/enhancement.	
HES	Site 89, Watson Crescent Land. Location of site adjacent to SM Union	Assessment updated.
	Canal, not identified or assessed for effects/mitigation/enhancement.	
HES	Site 134, South Fort Street. Does not fully identify non-designated	Assessment updated.
	historic environment, particularly the streetscape, for instance the	
	cobbled street or street furniture (lamp standard).	
HES	Site 147, McDonald Road (A). B listed building occupies site. Potential	The site is not allocated within the proposed plan.
	for significant positive effect from sensitive re-use of building at risk	
	not identified.	

HES	Site 158 Pitt Street. H1, H2 and H3 effects identified but not relevant,	Assessment updated.
	non-designated elements such as gable sculptures, industrial	
	buildings, streetscape e.g. cobbles) should be identified.	
HES	Site 161, Leith Walk (depot).	Assessment updated.
	Baseline incorrect. H1, and H3 effects identified but not accurate (C	
	listed LB and part of CA within site, not adjacent), Incorrect H6 sig	
	effects and mitigation identified (depot demolished, site cleared)	
HES	Site 188, Rae's Crescent. Potential for setting effects on B listed	Assessment updated.
	building (LB23121); not identified or assessed for effects and	
	mitigation / enhancement	
HES	Site 191, Craiglockhard Avenue.	Assessment updated.
	Potential for setting effects on SM 11097 Union Canal Fountainbridge	
	to River Almond; not identified or assessed for effects and mitigation /	
	enhancement.	
HES	Site 192, Inglis Green Road.	The site is not allocated within the proposed plan.
	Potential for effects on non-designated historic building at 30 Inglis	
	Green Road; not identified or assessed for effects and mitigation /	
	enhancement	
HES	Site 266, Niddrie Mains Road (A).	The site is not allocated within the proposed plan.
	incorrectly identifies H1 and H6 effects. Site appears to be totally	
	cleared.	
HES	Site 289, Liberton Hospital.	Assessment updated
	Presence on site of non-designated HE asset Liberton Hospital; not	
	identified or assessed for effects and mitigation / enhancement.	
HES	Site 335, Portobello Road.	Assessment updated
	effects for H1 (setting of C listed buildings); not identified or assessed	
	for effects and mitigation / enhancement.	
HES	Site 345, Corstorphine Road (A).	Assessment updated
	C listed LB44761 (also a Building at Risk) on site but not identified or	
	assessed for effects and mitigation / enhancement.	

HES	Site 369, Murrrayburn Road. SM Union Canal partially within site.  Potential for direct and setting effects not identified or assessed for effects and mitigation/enhancement.	Site is not allocated within the proposed plan.
HES	Site 372, Inch Nursery.  B listed LB28080 Sundial on site, A listed LB28078 Inch House adjacent; not identified or assessed for effects and mitigation / enhancement	Site is not allocated within the proposed plan.
HES	Site 379, Lanark Road (D).  Non-designated HE asset (telephone exchange building) on site; not identified or assessed for effects and mitigation / enhancement.	Assessment updated
HES	Site 382, Steads Place. Identifies site as being adjacent to Conservation Area, when partially within.	Assessment updated
HES	Site 386, Commercial Street.  Adjacent toSM2993 Citadel Arch; not identified or assessed for effects and mitigation / enhancement.	Assessment updated
HES	Site 399, Broughton Market.  Several non-designated HE assets (including streetscape) not identified or assessed for effects and mitigation / enhancement.	Assessment updated
HES	Site 404, East London Street. In vicinity of LB 29263 Gayfield House; not identified or assessed for effects and mitigation / enhancement	Assessment updated
HES	Site Craigbrae. In vicinity of Carlowrie House LB26879; not identified or assessed for effects and mitigation / enhancement.	Site has not been allocated in the Proposed Plan.
HES	Site Conifox. Incorrect effects for H1 identified. In vicinity of Carlowrie House LB26879; not identified or assessed for effects and mitigation / enhancement.	Site has not been allocated in the Proposed Plan.
SNH	Significant areas of vacant and derelict land should be considered in relation to other significant changes such as the redevelopment of	<b>Noted.</b> This land was taken into account in the brownfield housing site assessment process. However, there is very

	Seafield. Relocation of existing businesses should consider these sites	little vacant or derelict land available anymore in
	eg Newbridge which may be more suited for business uses.	Edinburgh for relocation of businesses.
SNH	Choice 2 Improving the quality, density and accessibility of	<b>Noted</b> . The CP2030 proposes a mixed-use housing led
	development. We generally agree with principle of higher density	approach rather than identify sites specifically for housing.
	development but this won't reduce travel unless delivered alongside	Place briefs have been prepared for sites to identify
	places of work, shopping and social activity, improved public transport	infrastructure requirements such as public transport and
	and active travel. Proposed Plan should be directed by this positive	active travel.
	effect and what is required to achieve it.	
SNH	Choice 7 Supporting the reduction in car use in Edinburgh. Unclear	The Council has approved the reallocation of parking
	that "protect against development of additional parking in the city	spaces for shared use as a means of improving flexibility.
	centre" is achievable when there are competing and conflicting	The CP2030 seeks to address the impacts of development
	proposals proceeding through Traffic Regulation Orders proposing	and does not extend to detailed management of parking
	creation of new through TROs. We understand that these changes	spaces under other legislative controls. However, the
	were approved at the Transport and Environment Committee on 27	Council has prepared the City Mobility Plan in parallel to
	February.	the CP2030 to try to avoid inconsistencies in its policies
	We agree with the predicted positive effect of Choice but consider it	and proposals.
	will be undermined by these actions.	
SNH	Cumulative effects on population and human health focuses on	Report updated.
	impacts of developing in areas that already experience poor air	
	quality. Too restrictive, health is affected by other factors eg	
	development that leads to reliance on private car with lower levels of	
	physical activity, in addition to access to open space etc.	
SNH	Cumulative impact of development in SE Edinburgh balanced by	<b>Noted.</b> The proposed Plan does not allocated land in
	retention of existing landscape character to south of A720. However,	South East Edinburgh.
	unclear that proposed balancing measure can be relied on as it	
	includes land in Midlothian subject to development pressure.	
SNH	Choice 1 Making Edinburgh a sustainable, active and connected city.	Assessment updated to include the positive effects.
	Agree with assessment of preferred option but unclear as to why	
	there would not be a positive effect for encourage the use of core	
	paths, pedestrian walkways and cycle tracks	
SNH	Choice 2 Improving the quality, density and accessibility of	Assessment updated to show that the preferred option wil
	development.	have a positive effect on biodiversity, flora and fauna by

	We query whether the Preferred and Alternative Options both have	minimising the amount of greenfield land required for
	neutral effect on Biodiversity, Flora and Fauna. Continuing using the	development.
	current policy on density would lead to more extensive development	
	which in itself is more likely to adversely affect habitats, species and	
	habitat networks.	
SNH	Choice 4 Creating Place Briefs and supporting the use of Local Place	Noted.
	Plans in our communities. Supportive of place briefs and consider	
	they would have a number of benefits over the current approach	
	including biodiversity, population and landscape.	
SNH	Choice 6 Creating places that focus on people, not cars. Unclear why	Assessment updated to make reference to the positive
	this Choice isn't assessed as having a positive effect on Material Assets	effects.
	M1 as changes identified in the Preferred Option would contribute	
	towards protection and enhancement of open space as part of a green	
	active travel network.	
SNH	Choice 12 Building our new homes and infrastructure. Assessment of	Choices assessment updated to make reference to the
	Alternative Option 1 and 2 for Biodiversity, Flora and Fauna needs to	unknown effects on biodiversity, flora and fauna of the
	be reconsidered as both blended and greenfield approaches could	reasonable alternatives as it was uncertain at that time
	have significant effect on this Topic. At the very least, the effect would	which sites would be brought forward.
	be uncertain until sites are chosen. We consider that Landscape	
	assessment is perhaps inaccurate for the Preferred Option as some	The updated site assessment looks at the impact of sites
	sites such as Seafield could lead to positive effects if redeveloped in an	on protected viewcones across Edinburgh which influences
	appropriate manner.	the landscape assessment results. Whilst the site may
		have positive effects on local landscape it may have
		negative effects in the city context.
SNH	Choice 14 Delivering West Edinburgh. While the RHS allocation is an	Reference to brownfield site assessment applies to the
	existing safeguard it is not brownfield and should not be assessed on	Crosswinds runway site not the Norton Park site which is
	that basis as part of the Preferred Option set out in Choice 12.	considered a greenfield site.
SNH	The assessments of the potential allocations at East of Riccarton,	These sites have not been included within the Proposed
	Kirkliston and Calderwood note that they are distant from the other	Plan.
	greenfield sites and so would not have a cumulative effect with them.	
	That is a reasonable assessment but there does not appear to be	
	consideration of impact in combination with existing development and	
	therefore these sites should be reviewed.	

SNH	Query the overall negative effect identified for soils. The cumulative loss of prime agricultural land across authorities would be an overall negative effect due to the irreplaceable nature of this resource.	Report updated.
SNH	Site 383 Seafield. We consider that this potential allocation raises issues of a strategic nature which if properly identified and set out in an area wide development framework could lead to protection or enhancement of the natural heritage. Our comments on this site highlight issues and opportunities that should be set out in the requirements for detailed design and consideration of natural heritage issues through individual site briefs and masterplans.	<b>Noted</b> . A site brief has been prepared for this site that identifies the strategic issues of concern and the mitigation required to address these issues.
SNH	Site 334 Westbank Street. We recommend that a site brief is produced to identify the key natural heritage assets of the site and the key opportunities for the integration of green infrastructure within future development. Our comments on this site highlight issues and opportunities that should be set out in the brief.	Noted. This site has not been allocated within the Proposed Plan.
SNH	Site 259 Astley Ainslie Hospital.  We recommend that a site brief is produced to identify the key natural heritage assets of the site and the key opportunities for the integration of green infrastructure within future development. Our comments on this site highlight issues and opportunities that should be set out in the brief.	<b>Noted.</b> The assessment has been updated. A site brief has been prepared for this site which addresses these issues.
SNH	Site 367, Redford Barracks.  We recommend that a site brief is produced to identify the key natural heritage assets of the site and the key opportunities for the integration of green infrastructure within future development. Our comments on this site highlight issues and opportunities that should be set out in the brief.	<b>Noted.</b> A site brief has been prepared for this site which addresses these issues. In addition, a place brief will also be prepared for this site which will become non-statutory planning guidance.
SNH	Site 281, Turnhouse Road. We consider that this potential allocation (along with sites 282, 406 and existing adjacent permissions) raises issues of a strategic nature which if properly identified and set out in	<b>Noted.</b> Site briefs have been prepared for these sites which addresses these issues.

	an area wide development framework could lead to protection or enhancement of the natural heritage. Our comments on this site highlight issues and opportunities that should be set out in the requirements for detailed design and consideration of natural heritage issues through individual site briefs and masterplans.	
SNH	Site 282, Turnhouse Road.  We consider that this potential allocation (along with sites 281, 406 and existing adjacent permissions) raises issues of a strategic nature which if properly identified and set out in an area wide development framework could lead to protection or enhancement of the natural heritage. Our comments on this site highlight issues and opportunities that should be set out in the requirements for detailed design and consideration of natural heritage issues through individual site briefs and masterplans.	Noted. Development in West Edinburgh will have to accord with the West Edinburgh Development Principles.
SNH	Site 406, Crosswinds.  We consider that this potential allocation (along with sites 281, 282 and existing adjacent permissions) raises issues of a strategic nature which if properly identified and set out in an area wide development framework could lead to protection or enhancement of the natural heritage. Our comments on this site highlight issues and opportunities that should be set out in the requirements for detailed design and consideration of natural heritage issues through individual site briefs and masterplans.	Noted. Development in West Edinburgh will have to accord with the West Edinburgh Development Principles.
SNH	Site 225, Eastfield Road We recommend that a site brief is produced to identify the key natural heritage assets of the site and the key opportunities for the integration of green infrastructure within future development. Our comments on this site highlight issues and opportunities that should be set out in the brief.	<b>Noted</b> . Assessment has been updated with reference to SPA and HRA. Development will have to accord with development principles set out in the plan.

SNH	Greenfield Site, South East Edinburgh. If required to help deliver	Site has not been allocated in Proposed Plan.
	housing numbers, we note that allocation of sites in this location could	·
	help to assist with delivery of the Edinburgh City Orbital active travel	
	and public transport route, as agreed during preparation of SESplan.	
	There are a number of constraints and opportunities in this area,	
	including a requirement for a robust landscape framework, and we	
	emphasise that in addressing these further constraints for delivery of	
	the City Orbital should not be introduced.	
SNH	Greenfield Site, West Edinburgh. The main site, which occupies Easter	Site has not been allocated in the Proposed Plan.
	and Middle Norton is largely flat with few existing features that could	
	influence design or be retained in development. However, we note	
	that some boundaries have tree / hedgerows which should be	
	retained / enhanced if this site is allocated. Strongly recommend that	
	routes within the site linked to existing and proposed active travel and	
	public transport networks. Noise attenuation would be required to	
	address the rail line and the M8. Screening from the A8 would be	
	beneficial but not at the expense of integrating the road and	
	development at place. The other small site rises more towards the	
	south. If allocated the existing roadside planting along the A8 should	
	be retained and enhanced. The railway would also require	
	attenuation. Both sites are distance from existing town centres and	
	therefore should be strong focus on creation of liveable	
	neighbourhoods supported by local centres and green networks.	
SNH	Greenfield Site, Kirkliston. Sites around Almondhill, Almondhill	Site has not been allocated in the Proposed Plan.
	Cottages and Foxhall could make a minor logical extension to	
	Kirkliston. There sites are close to the existing town centres but	
	existing facilities may not be sufficient to serve the extended	
	settlement. The large northern site which lies between Almondhill	
	and Carlowrie Cottages would represent a significant extension to	
	Kirkliston, further reducing its separation from Dalmeny and South	
	Queensferry. This site is more distant to the town centre and	
	therefore if allocated we advise that a local centre, with direct legible	
	walking and cycling links within the site and to the recent extensions	

	on the east side of Kirkliston, should be a requirement of any	
	allocation. Links to the nearby Dalmeny /Newbridge railway path	
	should also be made from this allocation.	
SNH	Greenfield Site, East of Riccarton. Site is distant from existing town	Site has not been allocated in the Proposed Plan.
	centres (Currie/Wester Hailes), both separated by strategic transport	
	infrastructure. If required should be strong focus on creation of	
	liveable neighbourhoods supported by local centres and multi	
	functional green networks.	
SNH	Greenfield Site, Calderwood. This site appears in part to be a logical	Site has not been allocated in the Proposed Plan.
	extension to the current Calderwood development in West Lothian. If	
	required to help deliver required housing numbers, a limited	
	allocation here would benefit from proximity to Calderwood town	
	centre and we recommend that planned density should reflect this	
	proximity.	
	We do however query the eastward extension along the Cliftonhall	
	Road to West Clifton. There is a partial field boundary running east-	
	west here but otherwise no clear, robust boundaries at present. This	
	part of the site may also lead to future allocations or proposals,	
	introducing further development into this largely rural area with	
	further loss of the green belt in an area that is currently underserved	
	for both active travel and sustainable transport.	
SNH	Maps. We are unclear on what is meant by 'Potential Greenfield' in	Noted. Map has been updated in report.
	keys for maps on pages 197 and 198. These correlate with some of the	
	potential greenfield allocations but others are missing and others not	
	part of assessment are included, e.g. site to west of Riccarton/Heriot-	
	Watt.	
SEPA	Recommend a strategic flood risk assessment is carried out to support	<b>Noted.</b> The Council commissioned consultants to prepare
	the next stages of the Edinburgh LDP to inform how Edinburgh can	a strategic flood risk assessment. The results of the
	adapt to climate change and ensure new development does not	assessment have been incorporated into the SEA.
	increase flood risk now and in the future.	
SEPA	To inform the LDP and strategic planning of flood risk management,	Noted. CEC and partners worked together to bring
	SEPA and partners in CEC and Scottish Water need to bring together	different map data together in the context of the strategic
	our different ways of mapping flood risk and different types of flooding,	flood risk assessment.
	·	<u> </u>

	water catchments, water bodies, flow paths, etc. to have a joined up	
	and holistic understanding of flood risk in and around the city to be	
	used to inform the identification of sites appropriate for development	
	and the strategic interventions needed to avoid increased flood risk.	
SEPA	Edinburgh's waste water and water supply infrastructure will be	Noted.
	placed under pressure by climate change and scale of development.	
	SEPA will continue to support Edinburgh Council and Scottish Water to	
	determine how impacts can be mitigated, in particular essential	
	strategic approach to surface water drainage is taken to reduce	
	impacts on sewer network and reduce risk of surface water flooding.	
SEPA	SEPA fully supports and endorses the holistic way the plans for the	Noted.
	City are being developed in parallel, reinforcing each other, providing	
	the opportunity to identify cumulative or in-combination effects at the	
	earliest stage along with the opportunity to identify how these effects	
	can best be remedied (or benefits maximised) across a range of	
	initiatives.	
SEPA	SEPA agree dealing with poor air quality is a priority to be addressed in	Noted
	Edinburgh and is an important reason for a holistic approach to the	
	development of the City Plan, the ECCT, the CMP and the Low	
	Emissions Zone. One of the prime aims of these plans is to ensure	
	improvement in air quality.	
SEPA	Recommend a Strategic Flood Risk Assessment is carried out to	<b>Noted.</b> CEC and partners worked together to bring
	determine areas of importance for flood management that also	different map data together in the context of the strategic
	includes most up to date information on climate change. UK climate	flood risk assessment.
	projections 2018 improves our understanding of the impacts of	
	climate change for sea level rise, river flows, and rainfall intensity.	
	Current SEPA flood maps are not suitable for this purpose. The	
	assessment should inform other aspects of the plan, in particular,	
	multifunctional green and blue network, locations of new	
	development and its impact on flooding, inform strategic drainage	
	requirements and work with Scottish Water.	

CEDA	Diel, of flooding from the cooled according to take the taken into according	Noted CCC and newtoons were at the state of the leading
SEPA	Risk of flooding from the sea and sewers must be taken into account.	<b>Noted.</b> CEC and partners worked together to bring
	Current risk of flooding and future risk due to climate change must be	different map data together in the context of the strategic
	considered. Recommend that a Strategic Flood Risk Assessment is	flood risk assessment.
	carried out to inform this. Sewer flooding should also be taken into	
	account alongside Scottish Water's position of no longer accepting	
	Surface Water from new development into the combined sewer.	
SEPA	Excluding surface water from combined sewers provides	Noted.
	opportunities, e.g. green and blue infrastructure.	
SEPA	Impact of new development and climate change on water quality	<b>Noted.</b> Water quality issues are associated with sewer
	should also be assessed.	flooding and lack of appropriate sustainable urban
		drainage being used on site. Scottish Water have provided
		data on sewer flooding which is being considered by
		looking at specific projects that will be promoted through
		the Greenblue network project and have been involved in
		in the preparation of the SFRA. Updated policy will drive
		forward more favourable SUDS options which will allow
		better control on water quality issues.
SEPA	Edinburgh's waste water infrastructure will be placed under pressure	Noted.
	due to development and climate change and could result in increased	
	sewer flooding. SEPA will work with CEC and Scottish Water on how	
	these impacts can be mitigated.	
SEPA	Taking water out of the sewer with blue/green infrastructure would	<b>Noted.</b> These issues will be taken into account in the
	help deliver safer bathing at Fisherrow and Portobello.	green blue network project when looking for opportunities
		to make improvements in the water environment.
SEPA	Increased demand and climate change will put pressure on water	<b>Noted.</b> Scottish Water assesses the resilience of public
	supply to Edinburgh and its surrounding regions. Recommend SW is	water supplies using a 25 year demand projection. SW's
	consulted on the resilience of the water supply	view is that Edinburgh's water supply is currently drought
	11.7	resilient, but the combined pressure of forecast population
		growth and climate change may require SW intervention to
		ensure adequate supplies are available in the future.
		However, SW is confident that the projected growth
		identified within the Edinburgh City Plan to 2030 can be
		accommodated.
		accommodated.

SEPA	Quality of water environment under pressure from growth and	Report updated with reference in Table 3.
JLFA	climate change. The scale of development may impact on access to	Report apaated with reference in Table 3.
	the water environment for people to enjoy e.g. development could	
	reduce access to river corridors.	
SEPA	Table 3 Environmental Issues. Add following text:	Report updated.
	Issue 3; "Should highlight the main climate risks facing Edinburgh for example:	
	Climate change is likely to result in increased frequency and magnitude	
	of extreme weather events such as flooding, droughts and heatwaves.	
	Should highlight climate change mitigation here also and reducing emissions."	
	Implications for Plan; "Should highlight the main adaptation actions	
	for the identified main climate risks e.g. for increased flooding and	
	heatwaves the green and blue network that takes into account climate change.	
	Should highlight mitigation here? E.g. goals for zero carbon and how	
	this will be achieved?	
SEPA	Table 3 Environmental Issues. Add following text.	Report updated.
	Issue 4; "Should highlight that climate change is likely to result in	
	increased flooding from rivers, the sea, surface water and sewer	
	flooding.	
	Waste water and water supply infrastructure are going to be placed	
	under increasing pressure due to planned growth and climate change	
	potentially impacting the water environment."	

	Implications for Plan; "Should consider the effects of climate change and flooding for all sites and cumulative impact of sites on flood risk.  Consider requirements for strategic surface water drainage and waste water infrastructure and impacts on water quality.  Consider requirements for water supply infrastructure.  Should be part of multifunctional green and blue network.	
	Strategic flood risk assessment required to inform"	
SEPA	Table 3 Environmental Issues. Add following text. Issue 6, Implications for plan; "In addition to visual quality, etc. impacts on landscape and access to enjoy them, e.g. beaches and coast line and river corridors, should be assessed and considered."	Report updated
SEPA	Table 3 Environmental Issues. Add following text. Issue 7, Implications for plan; "Should add create communities that are ready for climate change and are resilient to extremes of weather including floods, droughts and heatwaves.  And are mitigating climate change by reducing emissions and are zero carbon."	Report updated
SEPA	Endorse the approach taken to new sites addressing the cumulative effects both internally and externally to Edinburgh.	Noted
SEPA	Support methodology for assessing choices. Other questions and criteria are linked to these issues, e.g. preventing soil sealing maintains soil for growing food but also ensures the soil can absorb and filter rain/surface water reducing flood risk. Consideration of climate change should be included, e.g. would the choice minimise flood risk now and in the future.	Report updated to make reference to "both now and in the future" under flood risk.  Noted, question added to methodology on access.
	Under landscape and townscape there should be an assessment on access.	

SEPA	Table 5, Methodology for Assessing Sites. Air and climatic factors should include an assessment of climate change mitigation and reducing CO2 emissions to achieve zero carbon.	Noted. The environmental impacts of new sites on emissions and air quality has been assessed through the Transport Assessment. The results of that Assessment are included within the finalised Environmental Report.  Noted. The Council commissioned consultants to prepare a strategic flood risk assessment. The results of the assessment have been incorporated into the ER.
	To address the impact of flood risk including climate change adequately on both individual sites and cumulatively, SEPA recommends a strategic flood risk assessment is carried out. The current SEPA maps are not suitable for this.	
SEPA	Brownfield sites.  Agree that there is potential for improving elements of the environment. Connecting brownfield sites to a more strategic green and blue network has multiple benefits but may be more challenging than greenfield sites but SEPA will work with CEC and SW to support this. The strategic flood risk assessment will help support;  • Planning and implementation of a multifunctioning green and blue network  • Informing locations for new development and where new development may have a cumulative impact on flooding,  • Informing strategic drainage requirements and work with SW including identification of small urban watercourses that are at risk of flooding and where might be cumulative surface water discharges into these small watercourses and what mitigation can be taken.	Noted. The consultants commissioned to prepare the strategic flood risk assessment are also prepared the strategic green blue network project enabling the two matters to inform each other.
SEPA	Greenfield sites.  Support approach to assessing these sites. Recommend a strategic flood risk assessment will help support;  • Planning and implementation of a multifunctioning green and blue network	<b>Noted.</b> The consultants commissioned to prepare the strategic flood risk assessment are also preparing the strategic green blue network project enabling the two matters to inform each other.

	<ul> <li>Informing locations for new development and where new development may have a cumulative impact on flooding,</li> <li>Informing strategic drainage requirements and work with SW</li> </ul>	
	including identification of small urban watercourses that are	
	at risk of flooding and where might be cumulative surface	
	water discharges into these small watercourses and what	
	mitigation can be taken.	
SEPA	SEA Choices Assessment. Support and endorse assessment criteria,	Report updated to give additional clarification.
	how its applied and the outcomes. Seek clarification in rows were	
	"none required" is identified for mitigation. While we support the	
	choices we also accept that their success in terms of negative impacts	
	and positive benefits to the environment are dependent on the	
	holistic and joined up strategy developed for the CP2030, the CMP etc	
	being applied in the integrated way proposed.	
SEPA	Choice 12 Building our new homes and infrastructure. Does recognise	Noted.
	the need for mitigation but advise that this mitigation is set in the	
	framework of the development of a wider more strategic assessment	
	and the development of wider supporting infrastructure. A reference	
	to the context in which mitigation is seen as being needed or not	
	needed would be helpful.	
SEPA	Choice 14 Delivering West Edinburgh. SEPA has long supported the	Noted.
	Gogar Burn diversion for improving water quality and the objectives of	
	the River Basin Management Planning. Gogar Burn restoration will	
	have multiple benefits. The river corridor and its flood plain (including	
	consideration of climate change) is integral to addressing existing and	
	future flood risk in this part of the city and providing access to an	
	attractive green corridor with amenity value for new communities.	
	SEPA is reviewing the reports and surveys that identified the options	
	for the diversion including the route in the adopted LDP. Willing to	
	share and discuss information and are not fixed on a particular option.	
SEPA	Cumulative effects Internal. Agree with the statement in the ER that it	<b>Noted.</b> The Council commissioned consultants to prepare
	will be easier to establish the cumulative effects once final site	a strategic flood risk assessment. The results of the
	selection etc is complete. SEPA recommends a strategic flood risk	assessment have been incorporated into the ER.

	assessment is carried out to inform subsequent stages of the LDP.	
	Consider the criteria and findings so far are sound with the	
	qualification that the sites do need to be assessed to identify if they	
	are in the same catchments for water course, have the potential to	
	feed private cars into the same corridors or poor air quality or	
	alternatively compliment each other in terms of support for public	
	transport and active travel.	
SEPA	Cumulative effects external. A full understanding of these effects is	<b>Noted.</b> Report has been updated with final selection of
	only possible once final site selection process is complete, however,	sites and revised cumulative assessment.
	current work gives a sound framework for developing this fuller	
	understanding.	
	Edinburgh and surrounding regions waste water and water supply	
	infrastructure will also be placed under pressure due to the impacts of	
	climate change and the scale of development in the regions, this could	
	result in increased sewer flooding and increase spills to the water	
	environment and associated impact on water quality and stress on the	
	ability of the environment to supply water. SEPA will continue to	
	support work with councils and SW on how these impacts can be	
	mitigated.	
SEPA	Brownfield site assessment. Support and endorse criteria used in	<b>Noted.</b> The Council commissioned consultants to prepare
	assessment. But need individual assessments to be consider in the	a strategic flood risk assessment. The results of the
	wider context of water catchments. In particular Leith harbour/tidal	assessment have been incorporated into the ER. The
	reach of Water of Leith, Braid Burn/Peffermill, Murray Burn culverted	consultant commissioned to prepare the SFRA are also
	reach and West Edinburgh. SEPA recommends a strategic flood risk	preparing the strategic green blue network project
	assessment is carried out.	enabling the two matters to inform each other.
	Other environmental factors also require a holistic approach. These	The impact of new sites on air quality has been assessed
	factors include; air quality management areas, transport corridors,	through the Transport Assessment. The results of that
	potential for green/blue networks.	Assessment are included within the finalised
	There is a reference in ER to proximity to SEPA regulated sites. For	Environmental Report.
	sites that are close to such sites that this issue must be critical issue to	Site briefs address Health and Safety Executive issues
	be identified in site briefs and addressed in planning applications	where relevant.
	through assessments that inform the layout/design of the	Whole followith
	development.	
	detelopment	1

		<b>Noted</b> . Cognisance has been taken of the clustering of licences, however, limited data on what activities are still operating in the area or the extent of impact means its contribution to the assessment is limited.
	Draw attention to clustering of Waste Management Licences for activities in Forth Ports Control. Any possible implications from this should be addressed in the ER.	
SEPA	Have submitted a spreadsheet with a flood risk assessment of brown and greenfield sites, which excludes an assessment of sites behind Leith flood risk defences. With regard to flood defences their purpose is to protect existing development and not to accommodate new development.	Noted.
	Advise of the need for a holistic approach to development in Edinburgh that takes into account flooding in future due to climate change. The first principle is the avoidance of flood risk, by avoiding development in the functional flood plain, including allowance for climate change. Areas of importance for flood storage should be safeguarded for flood attenuation etc.	
	Development should be located away from areas susceptible to surface water and groundwater flooding. Vulnerable uses should be located outwith 1:1000 year flood extent.	
	Surface water should be managed by SUDs.	
	Approaches to flood risk and green and blue infrastructure needs to be planned and implemented in a strategic and integrated manner, particular in West Edinburgh.	

		T
	The National Flood Risk Assessment (NFRA) 2018 provides a summary of flood risk data and impacts of flooding. The data shows the West Edinburgh area as part of 2 Potentially Vulnerable Areas (Crammond Bridge and Outer Edinburgh, and Edinburgh Water of Leith. The area also lies within 3 proposed "Objective Target Areas" (Edinburgh Airport, Edinburgh Water of Leith and Edinburgh West)	
SEPA	Scotland's River Basin Management Plan (2015-2021) has various statutory measures with deadlines. There are several measures ongoing to tackle water quality and remove fish barriers. Discussions are underway to remove the fish barriers from the Gogar Burn.	Noted.
SEPA	Air quality. SEPA commends the Council for strategically linking air pollution with the environmental considerations of the LDP.  Transport emissions are the largest contributor to poor air quality in Edinburgh. The Council is currently developing plans and strategies to address air quality issues. Large scale development should not conflict with these plans but should instead compliment the Council's vision for Edinburgh in terms of place making, climate change commitments and air quality.  Effective planning can reduce the need to travel by carbon ensuring new dwellings are located in areas where facilities are readily available or alternative transport modes are available/can be made available.  Policies that enforce high building standards can plan an important role in reducing emissions from heating and hot water. Incorporate good practice in all developments from the outset.	Noted
SEPA	Waste. New LDP should consider waste and the recycling and collection of waste from sites, minimise generation of waste to maximise	<b>Noted.</b> The CP2030 continues to provide clear policy guidance with regard to waste.

	opportunity to recycle. Existing policy DES 5 provides clear guidance on this matter.  Encourage the consideration of circular places and circular use of materials to be incorporated into the very beginnings of the design concept.	This has been addressed in CP2030 policy requiring developers to demonstrate how their proposed buildings have been designed to be capable of adaption in future.
SEPA	Heat and energy. Consideration of heat and the impacts that heat demand and generation of heat to meet this demand have on climate change should inform the new plan. Incorporating renewable energy solutions, minimising energy demand and providing district heating within these sites would support delivery of the Scottish Government's ambitions for renewable energy.  The potential for decentralised low carbon heat sources should be considered at an early stage.  With regard to energy generation recommend consider opportunity to develop energy storage.	Noted. The issue of heat demand and heat networks has been considered during the preparation of the site briefs and references included where relevant.
SEPA	Low Carbon Development. Low carbon SUDs are being proposed to meet PAS2080 standards. There is also PAS2060- carbon neutral specifications. Both of these may be useful for consideration in site briefs. Construction, operation and maintenance of infrastructure is responsible for 30% of greenhouse gas emissions.	<b>Noted</b> . Low carbon development is being considered in relation to policies and proposals as a whole and not just SUDs.
J. Lawson, Archaeology, CEC	Concerns regarding lack of consideration given to potential impact on historic environment, particularly archaeology and other non-designated assets.	The HES Canmore system was used to assess the impacts of potential development sites on non-designated heritage assets. Consultation with J Lawson during preparation of place briefs was carried out. This information has also informed the Environmental Report.
J. Lawson, Archaeology, CEC	Reference to "In addition to the designated sites above there are a variety of non-designated heritage assets and sites of known or suspected archaeological significance that can be found across the	Report has been updated.

	wider Edinburgh area" is meaningless and does not give an adequate	
	statement as to the scale of the city's archaeological resources.	
J. Lawson,	ER refers to reduction in scheduled monuments. This is misleading as	Report has been updated to refer to five new sites.
Archaeology,	since 2011 have gained 5 new sites. The apparent reduction is due to	
CEC	HES getting rid of duel (listed/scheduled) designations.	
J. Lawson,	Not all historic buildings, eg those that are pre 1919 are listed or	Report has been updated.
Archaeology,	within a conservation area. These buildings are historic assets none	
CEC	the less and important in providing a sense of place. Furthermore the	
	importance of their retention in terms of climate change objectives	
	such as carbon capture is recognised by the Scottish Government and	
	the ER should recognise this.	
J. Lawson,	Table 3 Issue 5, does not mention archaeology other than scheduled	Report has been updated.
Archaeology,	monuments, thus giving a false impression to potential scale of	
CEC	impacts. More important issue than pollution, and should refer to two	
	World Heritage Sites.	
J. Lawson,	Table 4 and Table 5 have the correct criteria but it is not true that	All sites were initially assessed using the HES Canmore
Archaeology,	detailed assessments have been undertaken of brownfield sites. Lack	national record. Consultation with J Lawson during
CEC	of consultation with J. Lawson on such sites. Such sites have been	preparation of place briefs was carried out. This
	occupied in the past and likely to have significant archaeological	information has also informed the Environmental Report.
	implications in terms of preservation, excavation and analysis. The	
	same issue applies to greenfield sites. Agree that in most cases this	
	can be dealt with by agreeing detailed design/development briefs.	
J. Lawson,	Landscape and Visual assessment of Greenfield Sites report does not	All sites were initially assessed using the HES Canmore
Archaeology,	significantly take into consideration the potential impacts upon the	national record. Consultation with J Lawson during
CEC	setting of archaeological sites and monuments nor consider the	preparation of place briefs was carried out. This
	impacts on the city's relic archaeological/historic landscapes.	information has also informed the Environmental Report.
	Therefore, the ER does not significantly take into consideration the	
	potential impact on Edinburgh's Archaeology and Historic	
	Environment.	
Heriot Watt	Assessment of the Riccarton East site should include consistent	<b>Noted.</b> However, all sites have been subject to a more
University	analysis of previous studies and more reports including findings of	recent analysis, which has been applied consistently to all
	reporter's at the previous LDP Examination and DPEA.	potential development sites. This has been done in the
		context of finding new development land to meet the

		future needs of a growing Edinburgh to cover the period of the City Plan 2030.
7N Architects	It is clear that the council's preferred approach prioritises policies that aim to have a positive environmental and social impact. It also acknowledges that simply continuing the status quo is not an option if we are to address the challenges we face. We generally agree with the council's assessment of these impacts and support the drive to create a more inclusive, equitable and sustainable city.	Noted
Hallam Land Management	The ER assesses the 3 Options identified in Choice 12. There is no real conclusive evidence as to what option would have less impact on the environment, the Council stating that most impacts are uncertain at this time. The Council considers that, by implementing Place Briefs and further assessment, the potential impacts of brownfield sites can mostly be mitigated. It goes on to say that Greenfield sites are likely to have greater impacts and although some of this can be mitigated through the provision of new infrastructure the longer commuter distances means there is a potential risk of additional vehicle trips and associated impacts, even with mitigation. We do not consider that this is a balanced or accurate reflection of the potential or likely impacts of each option. There appears to be no option that is better than the other in environmental terms.	Noted. However, the Council has chosen to pursue a brownfield strategy in the Proposed Plan.
	The Council's Site Assessment is limited in its use as it ignores the benefits which are delivered by the proposal on the site. The Council's approach is only focused on the environmental and other characteristics of the site and not how a potential proposal can mitigate or avoid impacts on the site's intrinsic characteristics. The Council's approach can be improved to assist its use as a validation tool for selecting a site for future development.  Following the submission of representations to the Choices document,	<b>Noted.</b> The purpose of the ER is to assess the strategic environmental effects of the various choices and site options, to inform decision making and to identify the mitigation required to remove or reduce the environmental impacts. The assessment was used to inform the preparation of proposed plan/place briefs.

	the Council will be in a position to have objective and comprehensive assessments prepared for each site.	
Jupiter Art	Stress the importance of protecting that 'essential setting', the	The site has not been included in the Proposed Plan.
Land	panoramic views and the unique cultural attraction of Jupiter Art Land.	
	The allocation of housing land will impact significantly on Jupiter Artland's operation, due to impacts on the important views out from the Park and also in terms of the surrounding landscape which is of huge importance to the setting and which is one of the main attractions for artists exhibiting their works at the site. Maintaining the important views which are afforded from the site are vital to its success and function. The information presented to date in the ER does not go far enough to mitigate the impacts to Jupiter.	
	Further analysis of potential greenfield sites has been done as part of a Landscape and Visual Impact Assessment background paper and the Environmental Report, which have concluded that in terms of the landscape impacts, Overshiel and Bonnington (which Calderwood has been formed from) have no capacity for development.	
	These assessments appear to have been disregarded in the identification of Calderwood as a 'reasonable alternative' for delivering the necessary housing land within Edinburgh. If the sites were to come forward, there is significant likelihood that it will impact upon Jupiter Artland.	
Wallace Land	The Council's Site Assessment is limited in its use as it ignores the	<b>Noted.</b> The purpose of the ER is to assess the significant
Investments	benefits which are delivered by the proposal on the site. The Council's	environmental impacts of the choices and site options
	approach is only focused on the environmental and other	within the Main Issues Report and to inform decision
	characteristics of the site and not how a potential proposal can	making. It also suggests mitigation measures to address
	mitigate or avoid impacts on the site's intrinsic characteristics. The	the impacts in part or full and if impacts cannot be
	Council's approach can be improved to assist its use as a validation	mitigated this is recognised in the report. The information
	tool for selecting a site for future development.	was used to inform the preparation of the Proposed Plan.

		The Finalised ER will be updated to take cognisance of any
	Following the submission of representations to the Choices document,	further information available as part of the process of
	the Council will be in a position to have objective and comprehensive	preparing the Proposed Plan.
	assessments prepared for each site.	
Miller Homes	The Council's ER Site Assessment is limited in its use as it ignores the	<b>Noted.</b> The purpose of the ER is to assess the significant
and	benefits which are delivered by the proposal on the site. The Council's	environmental impacts of the choices and site options
Wheatlands	approach is only focused on the environmental and other	within the Main Issues Report. It also suggests mitigation
Farming	characteristics of the site and not how a potential proposal can	measures to address the impacts in part or full and if
Partnership	mitigate or avoid impacts on the site's intrinsic characteristics. The	impacts cannot be mitigated this is recognised in the
	Council's approach can be improved to assist its use as a validation	report. The information will be used to inform the
	tool for selecting a site for future development.	preparation of the Proposed Plan. The Finalised ER will be
		updated to take cognisance of any further information
	Following the submission of representations to the Choices document,	available as part of the process of preparing the Proposed
	the Council will be in a position to have objective and comprehensive	Plan.
	assessments prepared for each site.	
Association	ER does not give sufficient weight to the multifunctional values	<b>Noted</b> . The purpose of the ER is to assess the significant
for the	provided by the Green Belt, as well as the importance of landscape	environmental impacts of the choices and site options
Protection of	and prime agricultural land for home food production to reduce	within the Main Issues Report under a series of
Rural Scotland	reliance on food imports vulnerable to adverse climate change effects.	environmental topics. The impact of the development of a
		site on the Edinburgh greenbelt is just one consideration
	There is no mention of the 2008/9 Landscape character assessment of	amongst many other equally important and relevant
	the Edinburgh Green Belt by Land Use Consultants.	considerations. A new landscape assessment was carried
		out by consultants to give an up to date picture.
	For example:	
	* Table 3 Relevant Environmental Issues (p.15) does not mention	
	Green Belts	
	* Table 4 Methodology for Assessing Choices does not include Green	
	Belt or green	It is not the role of the ER to consider the impact of Covid-
	networks	19 although it was considered in the preparation of the
	* Table 5 Methodology for Assessing Sites only considers 'defensible	development strategy in the proposed plan.
	boundaries' for	
	Green Belts and not their continued loss to development	

	Should the ER seek to assess the effects of Covid-19?	
Inch	The 'Cultural Heritage Plan' of Edinburgh included in the	<b>Noted</b> . The ER makes reference to the importance of
Community	Environmental Report does not include any mention of Inch House or	listed buildings in the baseline information. It is not
Education	Park. Given that Inch House is an A-listed historic 16th/17th Century	practical to include specific references to all the listed
Centre	tower house and along with its adjacent walled garden ,is of	buildings in Edinburgh, nor would it be balanced to make
Association	significant historic and cultural value and interest, this is a significant	specific references to particular A listed buildings.
	omission from the CityPlan 2030 supporting documents that should be	
	corrected.	
Friends of	Welcome the reference to the Braid Hills in the ER as one of the	Noted.
Midmar	outstanding features of Edinburgh within easy reach of the City Centre	
Paddock	and the statement that Edinburgh has open spaces of world class	
	value. These include topographic and natural features that define the	
	City, such as the Braid Burn river valley. We very much agree that	
	these spaces "connect with footpaths, green corridors and water	
	courses to form a strong green and blue infrastructure within the	
	urban area". Midmar Paddock is a prime example.	
Scottish	As this report lists the Local Biodiversity Sites - which are crucial to the	<b>Noted</b> . The impacts on Local Biodiversity Sites are
Wildlife Trust	green network for people and nature and ecosystem services of the	considered under question B2 of the site assessment.
	whole of Edinburgh - but does NOT mention any impact on them - I	
	must presume that all proposed 'change of landuse/development	
	sites proposed or inferred by policy changes in this plan do not impact	
	them - if they did you would also have had to be proposing a change in	
	the local plan policies currently protecting them.	
Old Town	On the environment, the 'curve' is now so tight that it is impossible	<b>Noted</b> . The ER will be updated to assess the contents of
Community	not to be behind before the ink has dried on whatever proposals you	the Proposed Plan.
Council	have. So on the environment we will need to keep a constant review	
	and upscaling of response just to keep up with new thinking.	
Murrayfield	Flood prevention should be uppermost in all choices.	<b>Noted.</b> Flooding was a key consideration in the SEA of the
Community		sites within the MIR. A strategic flood risk assessment was
Council		commissioned and the results of the assessment have
		been included within the ER.

Trinity	There isn't enough about trade-offs and priorities. The most important	<b>Noted</b> . The role of the ER is to assess the significant
Community	goal is carbon neutrality, but it's mentioned almost in passing. I can	environment impacts of the proposals and proposed policy
Council	see nothing in the report telling the reader what the greenhouse gas	choices contained within the MIR. Existing committed
Council	impact of current developments is expected to be, or (a) how we're	development with consent form part of the baseline of the
	going to get to carbon neutrality, or (b) when, or (c) what the costs of	report and as a result are not assessed in the SEA.
	achieving it will be. What are builders of houses, offices and other	Developers are required to meet the latest building
		· · · · · · · · · · · · · · · · · · ·
	structures being told to do? And what about atmospheric pollution?	standards, although the MIR under Choice 2 proposes that
	As I understand it, Edinburgh (and lots of other cities) is at times in	all buildings and conversions meet the zero
	breach of the law. What's it going to about that, and when? We don't	carbon/platinum standards.
	want to have to wait until 2032 for an improvement.	
Liberton and	Note the detail in the ER particularly with regard to the assessment of	Noted.
District	the potential development sites.	
Community		
Council	Note the concerns raised over surface water and landscaping with	
	regard to sites 188 (Rae's Crescent), 190 (Alnwickhill Road TA Centre)	
	and 289 (Liberton Hospital). We also note the negative assessment	
	afforded to potential development of sites 127 (East of Burdiehouse	
	Road) and 11 (South of Lamg Loan).	
	Elsewhere in the report we note the negative assessments of potential	
	development on greenfield sites, particularly regarding the five sites at	
	Gilmerton.	
	Gillier Coll.	
	We are not convinced that high density developments minimise the	
	need to travel.	
New Town	The environmental issues most relevant to our area are those	Noted. The impact on Cultural Heritage is considered
and	concerned with the protection of the city centre environment and	under questions H1-6 of the Strategic Environmental
Broughton	heritage, particularly in relation to the large residential population.	Assessment. Any mitigation required to address these
Community	Most of the comments are sensible, albeit lacking in detail as to how	impacts is set out in the mitigation section of the individual
Council	they might be implemented, which will be an important factor in how	site assessments and identified in the place briefs where
	effective and acceptable the policies are.	relevant.
	The high residential function of the centre, above any other British	

city, is a valuable asset that often feels threatened by other activities – excess traffic, licensed premises, noise, over-tourism etc. – and each activity and new development must be assessed against its impact on the environment and quality of life of the existing residential population.

Cultural Heritage is also a major component of Edinburgh's environment. The New Town is part of the World Heritage Site and is also protected by Conservation Area and Listed Building legislation. It is also under significant development pressure. The Statement recognises in part the need to protect the cultural heritage from the negative impacts of development. However, there is scant mention in the documentation of the importance of ensuring townscape and urban design quality in new buildings; a major omission is any reference to architectural quality, and developments of inappropriate massing, scale, skyline and materials continue to be allowed by a reactive planning system which sometimes capitulates in the face of developer pressure. High quality urban environments have been demonstrated as having a beneficial effect on the health and well-being of individuals and of societies.

In terms of new development, the Statement aims for carbon neutral buildings. This is commendable but it must be genuine and not simply offsetting in third world countries. It should also acknowledge that existing buildings – which will continue to comprise the mass of properties in the NTBCC area – may not meet the highest standards of insulation and energy saving, but have already paid off their carbon footprint many years ago, more than compensating.

Crosswinds Development Limited The Landscape (L1) statement contradicts the comment that the Crosswind site is likely to have a low risk affect on any city protected views. The site will instead deliver a visible landscape as its current

**Noted**. Landscape assessment corrected. Site is large and a lot of the site currently has poor access to existing public transport services, and therefore mitigation identifies

	use is secure and inaccessible. We also disagree with status given at	need to address this in the context of redevelopment to
	A1 - the Crosswind site is the largest new brownfield development	ensure better mode share.
	which is right next to a tram stop and a railway station, the public	
	transport accessibility is very strong in this location.	
Stirling	The comments raised within the Environmental Report in relation to	Noted.
Developments	the West Overshiel and West Bonnington sites can be adequately	
Limited	mitigated through the sensitive masterplanning of Calderwood	
	Edinburgh.	
HF	It appears that overall there are less negative environmental impacts	Noted.
	foreseen than positive/neutral ones, although this will depend very	
	much on individual circumstances.	
J M Gillies	Environmental goals need to be carefully balanced against growth,	Noted.
	housing, and quality of life.	
R MacRae	Denser living does have an impact on air pollution (more of	Noted.
	everything, cars, delivery vehicles, buses), and on other services such	
	as waste removal, which is always a problem in our area, and roads	
	and pavements (more use).	
G Clapton	Any aspect of the Choices Plan that goes ahead should have a specific	<b>Noted.</b> The finalised ER includes a detailed assessment of
	and focused environmental report available for the	all of the Proposed Plan policies and development
	residents/community that will be impacted by the changes.	proposals.
J Bryant	Higher density housing will lead to more concentrated impacts from	<b>Noted.</b> The various requirements set out in the plan in
	more unpredictable or more extreme weather, it might be worth	terms of policies and the place briefs will address impacts
	considering learning from nations with greater provision for dealing	of climate change including more extreme weather.
	with city (or higher) level emergencies (e.g. Japan, Chile, the	
	Netherlands) to start working out how to put these ideas into practice	
	in Edinburgh as some of them are likely to impact infrastructure and	
	new developments and including them now would likely save younger	
	generations paying the price in the future.	
J Faulkner	It is long overdue that the environmental cost of projects is factored into decisions.	Noted.
G Checkley	It's clear from the report that there could be a lot of habitat loss and	<b>Noted.</b> The purpose of the ER is to identify the significant
	negative effect on the environment if any development outside of	environmental impacts of the various choices set out in the
		Main Issues Report, and the results of this analysis has

	brownfield sites is allowed. This cannot be allowed to happen, zero	informed the preparation of the Proposed Plan and the
	carbon by 2030 will require restricted growth.	preparation of its strategy, its policies and its proposals.
J M Reed	I believe that the report could make more of the public health impacts	<b>Noted.</b> The purpose of the ER is to identify the significant
	of moving towards a zero carbon economy. More attention to the	environmental impacts of the various choices set out in the
	current health impacts/death toll of urban emissions/excessive private	Main Issues Report, and the results of this analysis will
	vehicle use, and the possibility the plan holds for negating these.	inform the preparation of the Proposed Plan and the
		preparation of its strategy, its policies and its proposals.
M Ravilious	The Air and Climatic factors (A1-A4) cover air pollution, minimising	The questions in the ER are considered sufficient to
	travel distances, and the provision of low/zero carbon technologies. I	identify the significant environmental impacts of the
	would like to see additional category's, as I feel these criteria are	various choices and proposals as required by the
	inadequate and miss out on some impacts. My proposals would be:	Environmental (Scotland) Act 2005.
	A5: "supports/encourages personal lifestyle changes which are likely	
	to have positive environmental impact"	
	A6: "supports green recovery"	
	A7: "reduces air travel to/from Edinburgh"	The SEA guidance does not currently require the criteria
	·	within the assessment to be weighted with respect to the
	Criteria in this section should be weighted, so that these factors	various environmental topics. Instead the SEA is required
	become more significant than others, because they are: we are in a	to identify the significant environmental impacts under the
	global state of climate emergency, the impact of which will be far	various topics.
	more severe than COVID-19.	
	- The UN recognises climate change as the defining issue of our time,	
	and the greatest threat to global security we have ever faced.	
	- The world bank has warned "if we don't do something immediately,	
	climate change could push 100 million more people into poverty by	
	2030."	
	2030.	
	In this context, decisions which for example "encourage the provision	
	of low/zero carbon technologies" cannot be considered as having	
	equal importance to "Does the choice enhance the landscape setting	
	of the city?"	
	of the city:	
	In general I think the plans are heading in the right direction, but need	
	to be more ambitious. I think the plans must be centred around	
	to be more unfortious. I think the plans must be centica around	

	reaching net zero (carbon), and all decisions should reference back to this one core criteria. When it comes to climate change, I believe the vast majority of Edinburgh residents would get behind ambitious, progressive plans.  I would propose doing this by:  - Commissioning a transparent independent assessment of GHG impact of different sectors, by a university with expertise in this area. Set this up so that no input is allowed by any commercial sectors, or the council themselves, to avoid bias through vested interests.  - Prioritise changes which have climatic impact above other factors (Since the climate emergency poses the greatest threat we have ever collectively faced).	<b>Noted</b> . However, the approach adopted in the ER meets the requirements of the Environment (Scotland) Act 2005 and the SEA guidance.
P Barnes	In the light of the present pandemic, the environmental impact of policy is even more important. Much thought has gone into the ER and it is important that we support policies that protect the environment and do not allow panic over the effects of the pandemic on economies to reduce them.	Noted.
N Tulloch	Whilst the report is detailed and comprehensive, given that Edinburgh is a coastal city, I would like to have seen more on the issue and potential impact of global warming and rising sea water levels. Clearly rising sea water levels could impact on any proposed development around the coast.	<b>Noted.</b> The Council commissioned consultants to prepare a strategic flood risk assessment which includes all sources of flood risk. The results of the assessment have been incorporated into the ER.
R Nealon	Accessing the strategic flood prevention reports appears impossible. This information is needed urgently to inform this plan and should also be made available to public in as accessible a way as possible.	The Council commissioned consultants to prepare a strategic flood risk assessment. The results of the assessment have been incorporated into the ER.
G Drummond	The council preferences seem least harmful. By far the most important environmental concern must be the reduction of CO2 emission and atmospheric pollution.	Noted.

A Woodgate	Appendix 2 is clear but seems overwhelmingly positive! I think it could provide better critique.  Choice 2 doesn't seem 'neutral' across the board - surely there will be impacts  Choice 13 growth of universities and business surely will have an impact on air quality just through the nature of more people being in a given area.  Choice 14 is likely to have biodiversity impacts, although with good	Noted. The assessment for Choice 2 has been updated and records a range of positive impacts but also a negative impact on cultural heritage.  Choice 13 is not expected to have direct significant environmental impacts.  The environmental impacts from Choice 14 were uncertain at the time of analysis. The west Edinburgh allocations in the proposed plan have been assessed.
	design this could be positive.  I think the 'effect reasonable' analyses suggest doing nothing (using existing policies) will have no impact and I am not sure this is true.	The SEA has been prepared in line with the SEA guidance.
G Russell	As is often the case, the ER seems to be a stand-alone document. There should be a close relationship between it and the city plan with appropriate cross references.	<b>Noted</b> . Although the ER is a stand alone document, it is intended to inform the preparation of the City Plan 2030, by identifying significant environmental effects and potential mitigation to address these effects in part or whole.
J Carothers	All I can say is that that the protection and enhancement of the natural environment within the City is of utmost importance. We have to take the Climate Emergency seriously.	Noted
M Lemery	In general, please consider environmental impacts beyond the local ones (for instance from importing goods and materials and promoting businesses and industries that do), and please consider environmental impact beyond carbon: biodiversity, ecosystems, soils, water	<b>Noted</b> . The ER looks at the cumulative environmental impacts within Edinburgh and outwith Edinburgh.
P Brown	I'm surprised that so many answers consider that existing Policy would be "net neutral". I would have thought that much of existing Policy would lead to environmental deterioration as population expands over the 10 years of the plan.	<b>Noted</b> . Existing policy already seeks to mitigate the environmental impacts of growth, however, the preferred choices seek to mitigate the effects further.

A Clark

Data is mostly for the period up to 2018 so belongs to the pre-Brexit economic era.

I note (page 8) that Noise is seen as a problem for people living in urban areas. Lanark Road/Lanark Road West from Juniper Green to Balerno experiences significant traffic noise between about 6.30am and 9 am and from mid-afternoon to about 7.00pm. Associated with that is air quality and the single air quality monitor at 610 Lanark Road is both insufficient and at the wrong height to pick up low level particulates. There need to be more monitors with publicly visible indicators to assess air quality at Gillespie Crossroads, Blinkbonny Road/LRW, Currie Post Office/LRW. More assessment is needed within these villages both on the main road and heavily trafficked routes near schools. (Page 14(2) also refers.)

Covid-19 outbreak is likely to discourage the use of mass transport systems in line with Government advice to distance oneself.

I note (p9) that the majority of farmland in the area is classified as prime quality. (Note the Scottish Land Use Strategy ('Getting the best from our land') contains 13 Principles. Principle C reads: 'Where land is highly suitable for a primary use (for example food production, flood management, water catchment management and carbon storage) this value should be recognised in decision-making.' Section 2.1 states: 'in support of our goals on food security, we should continue to ensure that our prime agricultural land retains its capacity for food production.' I object to the suggestion (p13) that more prime quality agricultural land should be released – land beyond the 'Robust Green Belt Edge' formed by the Outer City Bypass must be retained for agricultural purposes until government has defined how much cultivatable land can be lost to other purposes, in the face of Climate Change. It is not just prime quality land that is at stake – lesser quality farmland is an increasingly scarce commodity – all productive

**Noted.** However, the ER can only use the most recent available data.

**Noted.** The ER recognising the existing problems associated with noise and air quality as part of the base line

**Noted**. However, this is likely to be a short term impact. No change to ER required.

**Noted.** However, comment relates to the MIR 'Choices' and not the content of the ER.

farmland needs protection. One day someone is going to discover we're short of sufficient cultivatable land.

Pages 25 and 54 and Appendix 4 (p 190) refer to a greenfield site 'East of Riccarton'. The analysis states the site is 'within 10 minutes walking distance of local convenience services' which is hard to comprehend as Currie's shops are well beyond that timeframe. It appears the site has been assessed, on plan, as though Wester Hailes is the focal point and is 10 minutes' from a point on the east boundary, which is a fundamentally flawed approach when the Bypass is in the way!

The statement that 'Development of the site would result in an urban extension to link to the existing university campus' is sadly only too correct – but it is green campuses like this that are attractive to university-related clean industries and their setting is therefore important.

I disagree with the assessment that the 'East of Riccarton' site should be considered as 'a single site to the East of the existing Heriot-Watt University'. It is in fact part of a much larger landscape of which the Riccarton Estate (the previous site owner) was a fragment as will be seen when surveying the landscape. It cannot therefore be treated in isolation. I disagree that its loss to development 'would not have a cumulative visual impact'. It is currently protected by the Outer City Bypass which like a city wall forms a Robust Green Belt Edge — an essential defence against sprawl into the countryside. The statement that 'development of the site would result in further loss of rolling farmland' is correct but saying 'the site is reasonably well contained and a significant amount of rolling farmland would be retained in this part of the city' is pure semantics — it is clearly visible from various elevations.

**Noted**. However, site has not been included in the proposed plan.

Noted

**Noted**. However, site has not been included in the proposed plan.

Local people have tried very hard for many years to retain this fertile land for cultivation — most recently respecting application 16/05217/PPP (refused by the Council) followed by appeal PPA-230-2246 (refused by DPEA) for fields at the south edge of the site. The reporter concluded that 'the proposals would detract from the landscape quality and rural character of the area'...[and that development there]... 'would create a less robust green belt boundary, as there is no real distinction in landscape ... between the appeal site and the neighbouring fields to the north. The existing strong green belt boundary on the east side of the wooded Riccarton Campus and Murray Burn would be replaced by a weak one'. The reporter observed that building on these fields would make it difficult to resist building on adjacent fields to the north — the East of Riccarton proposal - and one might add to the west where developers have already pressed their interests.

This assessment is further flawed in that it fails to consider the viability of remaining farmland should this site be reallocated to the built environment.

It is fields such as these that give Edinburgh its much appreciated setting. As LDP2016 states (para.34), one of the purposes of the Green Belt is to 'protect and enhance the quality, character, landscape setting and identity of the city and neighbouring towns.' That is worth restating. As CEC planners refused part of this site for development within the last two years, one has to ask how the Council was persuaded to change its mind so soon thereafter.

Reading the cumulative effects on the Landscape (pp27/28 and Appendix 3) reveal how much Edinburgh's setting would be damaged by continued urban sprawl. It is also clear that adjacent authorities are now creeping so close to the City boundary, that cross border sprawl is becoming inevitable. The fact that an adjacent authority hasn't

**Noted**. However, site has not been included in the Proposed Plan.

**Noted**. However, assessing the viability of the remaining farmland is beyond the scope of the SEA.

proposed development up to its boundary is not a reason why Edinburgh should get there first! It will then be impossible to determine what is Edinburgh and what is a neighbour – a bit like trying to identify the towns that make up London from an aeroplane.

I note (page 53) that CEC has yet to produce a surface water management plan for Edinburgh. This is critical in order to ensure that developments do not discharge excess water into watercourses that are near their capacity. What will this management plan look like – will new ponds be created within developments to take say 'SUDS + 10%'?

Appendix 4 (Brownfield Site Assessment) – Redford Barracks (pp117/118). Noted that a Place Brief is being prepared however it would have been helpful to know what this may contain.

Page 207 is a drawing annotated "Health & Safety Executive". The significant elements appear to be outlined in red however there is no description as to what these are. I assume that those on the bottom left of the plan refer to national gas transmission lines, described in the 2006 RWELP as "Hazard Consultation Zones". Is that correct? These lines should be included in the 2030LDP.

Noted.

Noted.

**Noted.** A surface water management plan is not currently available. However, a strategic Flood risk assessment has been commissioned to inform the SEA.

**Noted.** The place brief was not available at the time of the assessment.

		<b>Noted.</b> The plan identifies the gas pipelines. The hazard consultation zones are not included within the Proposed Plan as they are considered sensitive data.
L Gunstenen	Whilst the Environmental Report states that there is no impact from the City Plan MIR on Fife, the potential for a second runway (or other expansion) at the airport has the potential to negatively impact communities in several neighbouring authorities including Fife. To date, Edinburgh Airport have largely failed to assess these impacts, focussing assessment on the City of Edinburgh, despite also generating high noise levels and other environmental impacts elsewhere. Whilst the addition of new flight paths is not controlled by the planning system, support for additional infrastructure at the airport supports further growth and the environmental impacts on neighbouring authorities must therefore be taken into account.	Noted. The purpose of the ER is to assess the significant environmental effects of the various choices set out in the Main Issues Report/Proposed Plan. The second runway at the airport does not form part of the MIR/Proposed Plan. However, the ER does consider the impact of the airport on any potential development sites under the site assessment.
A Thomson	As far as am concerned, the Environmental Report will take precedence over all the decisions made in connection with the City Plan 2030.	<b>Noted.</b> The ER has informed the preparation of the Proposed Plan.
Dr L Naylor and Dr J Hansom	Coastal flooding and sea level rise are only mentioned once in the ER. We recommend that this assessment uses coastal and pluvial as well as fluvial flood risk maps from SEPA, and also that the most recent 1:200 year sea level rise projections from UKCP18 are used to inform the coastal land use decisions in the CityPlan.	<b>Noted.</b> The Council commissioned consultants to prepare a strategic flood risk assessment. The results of the assessment have been incorporated into the ER. Cognisance has been taken of coastal erosion in the assessment.
	Coastal erosion risks are not mentioned the CityPlan Environmental Report. We recommend that these risks are added to the report. Due	

to the historic reclamation of land along much of the built up section of Edinburgh's coast from Silverknowles to Joppa, there is a need to assess both the measured erosion rates (using Dynamic Coast, www.dynamiccoast.com) and the natural erosion susceptibility of these areas using the SEPA Coastal Erosion Susceptibility Maps (https://www.sepa.org.uk/media/163411/natural-susceptibility-to-coastal-erosion-summary.pdf and the maps via:

https://map.sepa.org.uk/floodmap/map.htm). These maps show the potential erosion risks if the current standard of coastal protection (e.g. seawalls) were not present. Much of the coast along this stretch is comprised of unconsolidated and thus erodible reclaimed land. We also recommend the CityPlan team looks at, and acts on, the forthcoming Coastal erosion assessment for Edinburgh prepared by the University of Glasgow in mid 2020 and the Dynamic Coast 2 datasets (late 2020).

Mitigation of flood risk is identified as on-site measures as part of the development process. This type of statement has been used around Scotland in the recent past to allow on-site measures such as land raising as part of site redevelopment. These measures, whilst they may be suitable for managing some flood risks, they are not recommended where there is a risk of coastal erosion as the raising of land levels typically involves adding soft, soil-based sediments which are easily eroded.

These changes need to sit alongside changes to the CityPlan document itself to help address key environmental areas that need strengthening. These include:

More substantive recommended changes to the CityPlan document: Coastal flooding, coastal erosion, storm and sea level rise risks are not mentioned in the current CityPlan document. This is a major flaw and points to lack of awareness of the import of key Committee on Climate Change Risk Assessment (CCCRA reports) and planning **Noted.** Reference to coastal erosion has been added to the report in the table on environment issues.

**Noted.** Land raising is not being supported as part of the mitigation measures identified in the assessment.

	guidancewithout major investment, in 30 yrs time the coast will not be where it is nowand maintaining defences in perpetuity may not be sustainable apart from key assets (e.g. Leith port).  Flood risks are mentioned in the report on page 45. We recommend that an additional statement is made that mirrors this statement for coastal flood and erosion risks, as follows, "Protect and restore the coastal environment to create a clean and natural coastal corridor restored to good ecological status. Where sufficient space is safeguarded from development on land in the CityPlan to provide a multi-use corridor that can help buffer people and assets from extreme flood, sea level rise, storm surge and erosion events. This would improve the climate resilience of future property and assets near the coast: if the multi-use corridor were nature-based then a recreational asset is created and a public engagement message successfully delivered."	Noted. A reference to coastal flood risk and erosion has been added to Table 3: Relevant Environmental Issues.
S Hawkins	The assessment of the Sir Harry Lauder Road site (Evans Halshaw) is out of date and takes no account of the consented development in course of construction.	Site under construction does not include former Evans Halshaw site.
G Cantley	Welcome:	Noted.
	1) The reference to the Braid Hills as one of the outstanding features of Edinburgh within easy reach of the City Centre. This term is understood to cover Blackford Hill, the Hermitage of Braid and Midmar Paddock. These are designated as Green Belt, Open Space, Local Nature Conservation Site and as Special Landscape Areas.	

- 2) The statement that Edinburgh has open spaces of world class value. These include topographic and natural features that define the City, such as the Braid Burn river valley. We very much agree that these spaces "connect with footpaths, green corridors and water courses to form a strong green and blue infrastructure within the urban area". Midmar Paddock is a prime example.
- 3) The statement that City Plan 2030 should support the overall protection of the landscape character of areas as well as their visual quality and that it will protect where appropriate, designated areas from inappropriate development and ensure new developments are designed and sited to minimise landscape/visual impacts.
- 4) The statement that you want to create a new policy which will help connect our places, parks and greenspaces together as part of a multifunctional, local, citywide, regional, and national green network.
- 5) The statement that you want to introduce an 'extra large green space standard' which recognises the need for communities to have access to green spaces more than 5 hectares, as well as smaller greenspaces (Midmar Paddock is 4.17ha.).
- 6) The emphasis on developing local walking and cycling links around the city. I believe that Midmar Paddock has a major and continuing role to play in this.

I do not welcome:

The possible release of Green Belt for future housing needs and the statement that there may still be a need to identify greenfield sites to meet development requirements.

M Forrest	I expect the environmental impacts of the plan to be much more positive than the status quo.	Noted.
H Soutar	It underestimates the threat of the loss of our WHO World Heritage status due to some of the developments that have already occurred in the city centre. Tourists come to see the historic city and if that history is overshadowed due to modern developments tourists won't come.  We are at the tipping point of risking the historic value of the city.	Noted. However, the ER purpose is to identify the significant environmental impacts of the choices set out in the Main Issues Report/Proposed Plan, and not the impacts of existing or previous consented developments.  Comment on plan content is noted.
	I think ALL new plans needs to have that considered and include requirement of materials used in new developments to fit with the historic nature/materials of the city - this seems to work well in some developments, but not others.	
J Hudson	I think that your entire City Plan 2030 is thorough, well thought out and well-produced. This therefore applies to the Environmental Report also.	Noted.
S Munro	Carbon accounting inadequate	<b>Noted</b> . However, the ER purpose is to identify the significant environmental impacts of the choices set out in the Main Issues Report/Proposed Plan.
C Judson	Group 11 (Astlie Ainslie) (no. 259). While this may technically count as brownfield it is, or has the potential to be, different in character from many other such sites which are assessed. Even with the existing health service structures it remains a large and relatively open site. With the health service structures due to become redundant there is potential for significant public greenspace with attendant benefits for biodiversity, wildlife, recreation and community amenity and wellbeing. The assessment itself also identifies actual or potential constraints on development such as the site's location within the Grange Conservation Area, the presence of at least one listed building and problems with surface water. I note the 'Mitigation' possibilities identified in the assessment, and I agree that 'comprehensive visual and landscape appraisals' would be required. But I think the Council should start from a presumption of little or no	Noted.

	housing development here in order to deliver the environmental benefits I have mentioned.	
J Outterson	I would like it to show what changes to the plan are need to ensure a net zero outcome can be achieved. I would like that the results and recommendations of this environmental report are to be enforced into the city plan to ensure that the plan is environmentally led. The plan has a lot of ambition but sometimes focuses on the wrong thing. A report to show how to amend the plan to strengthen its environmental credentials is important, but it must be listened to.	Noted. However, the purpose of the ER is to identify the significant environmental impacts of the choices set out in the Main Issues Report/Proposed Plan. It is also required to identify mitigation required to address these impacts. Where it is not possible to address these impacts in full, this is identified in the ER. The recommendations in the ER are intended to inform the preparation of the Proposed Plan but they are not required to be enforced or binding.
M Sommerville	The adverse effects of the loss of prime agricultural land seem to have been completely ignored in SE Edinburgh.	The impacts on prime agricultural land have been identified in the assessment.
Davidson's Mains and Silverknowes Association	Much of the planned development has a significant traffic impacts on the existing roads structure leading to congestion and pollution with nothing in the plan to mitigate any of the effects.	Noted. The purpose of the ER is to identify the significant environmental effects of the choices within the Main Issues Report/Proposed Plan and to identify mitigation to address these impacts where feasible. Existing consented developments are not required to be assessed and form part of the baseline.

## Summary of Comments on City Plan 2030 Environmental Report – Proposed Plan

## Comments on City Plan 2030 Proposed Plan Environmental Report

Organisation	Issue/Comment	Implications
NatureScot	Rover, coastal and surface water flooding (p.14): Suggest the role of sea level rise, increased costal erosion and more frequent/intense storms should inform policy and proposals in City Plan 2030. The outputs from Dynamic Coast 2 should be used alongside other relevant information and stakeholder inputs to support a strategic approach to coastal change through a Council-led Coastal Adaption Plan.	Noted. As set out in paragraph 2.79 of the Plan, regard has been had to current and ongoing work by Glasgow University and SEPA on Scotland's Dynamic Coast. This is reflected for example in Policy Env 29 Waterside Development which makes reference to erosion.

NatureScot	Open space should be included in the assessments of community infrastructure needs. There is increasing evidence of the importance of open space to communities.	<b>Noted.</b> The assessment of sites included access to open space under questions M1 and M2. In addition, the Council has and continues to update its open space strategy to maximise access to a range of good quality open spaces.
NatureScot	Assessment of Environment Effects and Mitigation (p.33): Concludes "could probably be addressed through mitigation". Very uncertain conclusion and suggest a strategic approach to change in West Edinburgh would offer greater opportunity to address changes through mitigation. A review of supporting plans/strategies such as West Edinburgh Landscape Framework will be essential. If mitigation is left to individual allocations required mitigation will be less effective.	<b>Noted</b> . However, impacts identified are associated with relocation of the Royal Highland Centre. NPF4 no longer identifies Edinburgh Airport enhancements, including the relocation of the showground to accommodate them, as a national development.
NatureScot	Greenspace and Infrastructure Proposals (p.36) Agree, but would also be associated benefits in wellbeing.	Noted. The text refers to health benefits.
NatureScot	Cumulative Effects (p.36): Too focused on poor air quality as opposed to wider impacts on health. Assessment should be more broad ranging as health and wellbeing affected by many factors including development that leads to reliance on private car and lower levels of physical activity, access to open space etc. Strategy has positive effects in this respect.	Agreed. The assessment in Appendix 3 has been amended to cover health and wellbeing more broadly.
NatureScot	Monitoring; Biodiversity, Soil, Landscape and Townscape (Table 6): Caveat "May have to be restricted to housing and large commercial developments" should be explained further. Restricting assessment of soils, greenbelt and SLAs to these types of development may overlook incremental losses.	<b>Noted.</b> The Council is taking a proportionate targeted approach, based on information available via its Uniform system (which records planning applications). Smaller losses, potentially including some that did not require planning permission is likely to be challenging to monitor.
NatureScot	Astley Ainslie Place policy (P.65). Agree unlikely to be significant environmental impacts of Astley Ainslie allocation. However, may be minor impacts important in context of site that should be addressed via relevant assessments/requirements in the proposed site brief.	Agreed. The Place Brief the Council is preparing will provide the means by which minor impacts can be addressed.
NatureScot	Place based policies, Edinburgh Waterfront (P.65-67. Suggest role of seal level rise, increased coastal erosion and more frequent/intense storms should inform policy and proposals in CP2030. The outputs from Dynamic Coast 2 should be used alongside other relevant	<b>Noted.</b> This assessment looks at the environmental effects associated with the Place policy. The detailed impacts of the development of the site are set out in the individual site assessments.

	to the constitution of the following the second sec	
	information and stakeholder inputs to support a strategic approach to coastal change in these place policies and through a Council led coastal adaption plan.	
NatureScot	Place base policies West Edinburgh (P68-69). Understand that the majority of greenfield land is existing allocations but suggest this is stated more clearly to avoid impression further greenfield land is being released.	Agreed. A reference will be added in the summary.
	Benefits more likely if a multi-functional green/blue network accompanied by a clearly defined delivery plan is part of the strategy for West Edinburgh.	<b>Noted.</b> This is a specific requirement as set out in Principle c of policy Place 16.
	Place based policy Redford Barracks (P.69-71). Unlikely to be significant impacts but may be minor impacts in the context of the site that should be assessed by relevant assessment/requirements in proposed Place Brief.	<b>Agreed.</b> The Place Brief the Council is preparing will provide the means by which minor impacts can be addressed.
Historic Environment Scotland	Note that in some cases (Sites H25, H26 and H29) where effects on non-designated historic assets are identified but this is not reflected in site requirements. Recommend these are reviewed.	<b>Noted</b> . However, sites H25, H26 and H27 site assessments refer to potential archaeological remains both under the summary and mitigation sections. City Plan 2030 Appendix D requires developers to carry out an archaeological assessment of these sites.
SEPA	It is important that the CP2030 and the ER take account of the Energy Strategy, Heat Networks (Scotland) Act 2021 and the forthcoming Local Heat and Energy Efficiency Strategies and embed the outputs in them.	<b>Noted</b> . However, Policy Inf 16 sets out a requirement that new developments should connect to existing or planned heat networks. Para 3.219 states that the Council will review and update guidance regarding heat networks when the Local Heat and Energy Efficiency Strategies become available.
SEPA	A significant programme of regeneration work to implement the Water Vision is now underway to consider future fitting water management in the context of wider place-led City regeneration. This includes the Green Blue Networking project, which incorporates a SFRA (with input from CEC, Scottish Water, Dynamic Coasts and SEPA as partners).	Noted.

	Work on the SFRA is underway. The SFRA is linked to work commissioned by Atkins on Edinburgh's water environment. The outputs of this work will inform, for instance, the development of site briefs, the context for individual FRAs required of developers, in areas of potential flood risk and the development of green-blue infrastructure throughout the city. Future work should look further at connectivity across blue and green space that maximies benefits for people and eco systems while maximising climate resilience.  Consideration should be given to the UK Water Efficiency Strategy once published in influencing the City Plan Action Programme, masterplans/project briefs etc at all scales including the hyperlocal scale.  Integration of blue-green infrastructure at all scales is crucial to future adaption. Regional interplay is important, as water catchments straddle authority boundaries. The role of the Strategic Drainage Partnership is to make decisions whilst maintaining an overview of all the existing and proposed work with Edinburgh and Lothians that relates to water issues. This ensures work streams are coordinated, creating efficiencies, learning and added value.  SEPA's current advice may change in line with future publication of NPF4. Strongly recommend for allocations where a FRA is advised as a site requirement, climate change is assessed (40% as required by	
	a site requirement, climate change is assessed (40% as required by CEC) and the developable area is considered in line with 1 in 200 year plus climate change flood event.	
SEPA	Work between CEC and its partners on strategic drainage solutions inform the Proposed Plan and this work is being developed to inform the development of proposals and site briefs. It should also be seen as implementing Edinburgh's 'Water Vision'.	Noted.
SEPA	The Scottish Government has published its new air quality strategy (Cleaner Air for Scotland 2). The CP2030 is well aligned with the	Noted.

SEPA	Scottish Government's position on the role of placemaking in improving air quality. Also note that sustainable transport hierarchy as outlined in the National Transport Strategy 2 has been embedded in site selection and appraisal process and inform the spatial strategy.  The cumulative internal impacts of policies on air and climatic factors	Noted. However, it is important that the ER report
	is deemed negative. New development can increase vehicle trips if planned and located in places which make unsustainable travel the most viable option. The policies assessed in the ER indicate far more positive impacts on air quality than negative. The cumulative impact assessment does not adequately reflect this high ambition from the Council.	acknowledges the fact that existing air quality in parts of Edinburgh exceeds maximum permitted levels. The strategy of the Plan and the City Mobility Plan will help to address these issues through various mitigation measures including the new low emissions zone.
SEPA	The Cleaner Air for Scotland strategy should be referenced in Appendix 1 as relevant to the ER, perhaps through the Post-Adoption Statement, the City Mobility Plan and in the Action Programme for the CP2030.	Agreed. Text added
SEPA	The River Basin Management Plan aims to protect and improve the water environment in places we live to benefit the health and wellbeing of Scotland's people and communities. As part of the RBMP 2021-27 aiming to deliver 51 new river restoration projects working with Local Authorities. CEC can support by maintaining a minimum 20m buffer zone around waterbodies to allow space for rivers. Development in the vicinity of a waterbody should consider reinstating a 20m buffer, and to restore degraded waterbodies as part of developments. Relevant projects in the area include; Burdiehouse Burn, Gogar Burn, Braid Burn, Murray Burn and Water of Leith.	<b>Noted.</b> Policy Env 29 of the Plan requires development to include a buffer zone along the water's edge.
West Craigs Limited & Dunedin Canmore Housing Association (0352)	SEA has ignored the impact that large scale reallocation of industrial land will have on construction waste and embodied carbon emissions. The Savills Embodied Carbon Report identified that emissions associated with construction waste and new build materials are considerable and should be accounted for in any environmental assessment of the brownfield first approach.	Agreed. The Council acknowledges there is likely to be some emissions impacts as a result of demolishing buildings. However, not all buildings are suitable for re-use, are of poor environmental standard and redevelopment provides opportunities for more environmentally efficient buildings with higher densities and lower space heating requirement, which will improve emissions over the longer term. Policies

Barratt David Wison Homes (0677)	There is no assessment of the environmental impacts of, firstly, the embodied carbon release as a result of demolition/renovation of the existing buildings, nor secondly, the consequences of business relocation more broadly in terms of the displacement of communities, increased travelling times for businesses that relocate in more peripheral areas, etc.	ENV7 and ENV8 are to ensure new buildings are as good as they can be and seek to address these issues. The site assessments have been amended to recognise the embodied carbon emissions generated by the demolition of existing buildings and reference to mitigation has been added.  Agreed. Response to embodied carbon is set out above.
Mike Richardson (0109)	A lot of emphasis on Flora and Fauna, but no mention of Fungi, as far as I can see. Fungi are a third, and vitally important, Kingdom of living organisms. The majority of plants rely on a relationship with fungi to survive. No Fungi, no Plants; no Plants, no Animals; no animals, no Us. In addition, Fungi are essential in recycling processes - without Fungi, and bacteria and invertebrate, there would be no decay, so nutrients would become locked-up and unavailable for reuse.	Noted. The Environmental Report sets out the results of a Strategic Environmental Assessment of the Plan and its content. Question B1 in Table 4, which sets out the methodology for assessing the policies in the CP2030, asks the following, "Would the policy protect and or enhance Biodiversity?" The Council considers fungi is an integral part of good biodiversity and as a result although is not specifically referred to in the wording of the question, is implicit in the question.
Scott Shanks (0648)	In Environmental Report page 65, the SEA policy assessment for Place-based policies 'Edinburgh Waterfront' states that: 'There is not anticipated to be any significant environmental impacts from the development principles but there may be minor benefits but the level of impact is unknown.' The associated table shows Neutral/ No Significant effect on any of the biodiversity (B1 to B5) cells of the table. This is surprising considering the proximity of the Firth of Forth SPA and the Imperial Dock Lock SPA to developments in this area. It appears that the SPAs have not been appropriately considered in this instance. Surely B1 (International Sites protected or enhanced) should be amber here.	Noted. The SEA in this table is assessing the terms of Policy Place 4. As stated, the detailed impacts of the development of the site are set out in the individual site assessment.

Miller Homes Limited (0649) & Miller Homes Limited and Wheatlands Farming Partnership (0592) The Proposed LDP is supported by an updated Environmental Report which ...focuses on the environmental effects resulting from new policies and proposals in the Proposed Plan. The updated Environmental Report states that following the consultation period on the MIR ...all representations were considered and work on the Proposed Plan was progressed.

The Environmental Report has been updated from the Report presented at the MIR stage. The updated Environmental Report provides a summary of the changes made from the MIR to the Proposed Plan stage. This includes a summary of the 16 choices that were set out in the MIR including Choice 12: Building our new homes and infrastructure.

The updated Environmental Report confirms that the Council has progressed with Option 1 of choice 12 of the MIR and states that ...the preferred approach has been taken forward... with ...no green belt release.

In dismissing all greenfield sites as viable options for residential development, the updated Environmental Report states that ...Greenfield sites are likely to have greater impacts and although some of this can be mitigated through the provision of new infrastructure the longer commuter distances means there is a potential risk of additional vehicle trips and associated impacts even with mitigation.

The updated Environmental Report, therefore, only provides an assessment of all the policies and proposals set out within the Proposed LDP. The Council has not undertaken any updated assessments of greenfield sites promoted through the MIR process for housing led development. The updated Environmental Report,

Noted. The Council's housing study identified sites south of Gilmerton as a preferred area, should it have been necessary to identify additional greenfield land for housing development. As a result, this area was identified as a choice in Choices for City Plan 2030 (MIR). The Council is required to carry out a strategic environmental assessment of the Plan in accord with the requirements of the Environmental Assessment (Scotland) Act 2005. The purpose of the assessment is to identify the significant environmental effects of the Plan and to identify mitigation to seek to offset any impacts that cannot be avoided. As a result, it comprises an assessment of the content of the Plan as published. At the Main Issues Report stage (Choices for CP2030), the sites to the south of Gilmerton were assessed in accord with the methodology set out in the Environmental Report. However, as the Council took a decision at the Proposed Plan stage to not include any additional greenfield sites, including land south of Gilmerton, there was no requirement to include or update these assessments in the revised Environmental Report.

therefore, has failed to evidence that the Council has considered all representations made to the MIR.

A representation to the MIR process was submitted in support of a site at South of Lang Loan.

The representation raised several concerns with the Council's preferred approach for housing development set out within the MIR. This approach now promoted by the Council within the Proposed LDP proposes that only deemed brownfield sites within the urban area are to be allocated for housing development.

The representation highlighted the limitations within the Council's Site Assessment methodology set out in the Environmental Report presented at the MIR stage. These limitations included the Council's methodology ignoring the benefits which would be delivered by the proposed development of a site. The Council's approach was only focused on the environmental and other characteristics of the site at present and not how a potential development can mitigate or avoid impacts on the site's intrinsic characteristics. The Council's approach should have been improved to assist its use as a validation tool for selecting a site for future development.

The Council's current rating system also failed to account for the beneficial impacts that the development of a site may deliver through mitigation or improvements. For example, the Council's Site Assessment did not consider a site's proposal and how it can address the requirements set by the Council in terms of its master planning principles.

The Council's rating system also did not allow a comparison to be made against other sites being considered for potential development. It was therefore unclear how the Council intended to confidently

identify which sites should be brought forward for allocation within the emerging City Plan 2030.

Appendix 7 of the updated Environmental Report provides a summary of comments made on the Environmental Report presented at the MIR stage. Appendix 7 of the updated Environmental Report includes Council's response to the concerns raised as part of the MIR process.

The Council's response states that the purpose of the Environmental Report ...is to assess the significant environmental impacts of the choices and site options within the Main Issues Report. The Council's response states that this ...information will be used to inform the preparation of the Proposed Plan. The Council's response also states that the finalised Environmental Report ...will be updated to take cognisance of any further information available as part of the process of preparing the Proposed Plan.

The Council has not evidenced that it has updated the Environmental Report to take account of ...any further information available. The updated Environmental Report does not provide updated assessments of any of the greenfield sites identified at the MIR stage or take account of the information provided in support of the allocation of land at South of Lang Loan for a housing led development.

The Council's updated Environmental Report simply dismisses the merits of all greenfield sites promoted as part of the MIR consultation process with no consideration of the benefits that can be delivered through the allocation of these sites.

The Council's Environmental Report should be updated to demonstrate that it has considered the merits of greenfield sites for housing development such as the site at South of Lang Loan. This

	should include consideration of the Site Assessment Review, Development Framework Report and Indicative Development Framework submitted by Miller Homes in support of the allocation of South of Lang Loan.	
Elizabeth M Kungu (0063)	Comments re developments in group 18, but could apply throughout. Main concern is that although there are many positive comments concerning enhancing biodiversity and retaining mature trees of the proposed development sites, will these actually be translated into appropriate relevant action once the developers plans are submitted, or in the interests of development, will these mitigation proposals as has happened so often in the past, be watered down, omitted, disregarded, or quietly forgotten about in the interests of greater profits for the developers? What assurance is there that these mitigating proposals will actually be turned into meaningful action on the ground?	Noted. The Proposed Plan includes a series of place policies which set out development principles covering matters such as this. Development proposals will be expected to conform with the requirements set out in place policies. Failure to do so will mean the proposals are contrary to CP2030.

## **Appendix 8: Site Reference Numbers Table**

Reference	SEA Reference	Site Name
OPP 1	91	Dundee Street
OPP 2	100	Dundee Terrace
Н3	257	Chalmers Street (Eye Pavilion)
H4	356	Dalry Road
OPP 5	348	Roseburn Street
H7	99	Murieston Lane
Н8	259	Astley Ainslie Hospital
H9	85	Falcon Road West
H10	249	Watertoun Road
H11	89	Watson Crescent Lane
H12	88	Temple Park Crescent
OPP 13	94	Gillespie Crescent

OPP 14	124	Ratcliffe Terrace
H15	126	St Leonard's Street (car park)
H16	128	Eyre Terrace
H17	151	Eyre Place
1127	131	
H18	226	Royston Terrace
	220	Parada a Parada
H19	328	Broughton Road
OPP 20	399	Broughton Market
OPP 21	404	East London Street
000.00	255	
OPP 22	255	McDonald Road (B)
OPP 23	144	McDonald Place
OPP 24	336	Norton Park
OPP 25	115	London Road (B)
OPP 26	335	Portobello Road
0.1.20	333	. 5.16355 1154
H27	350	Willowbrae Road
L120	274	Courses Class
H28	371	Cowans Close

H29	277	Silverlea
н30	330	Ferry Road
H31	302	Royal Victoria Hospital
OPP 32	95	Crewe Road South
OPP 33	106	Orchard Brae Avenue
H34	107	Orchard Brae
H35	393	Salamander Place
H36	157	North Fort Street
OPP 37	136	Coburg Street
OPP 38	386	Commercial Street
H39	158	Pitt Street
H40	382	Steads Place
OPP 41	384	Jane Street
H42	161	Leith Walk /Manderston Street
OPP 43	7	West Bowling Green Street

OPP 44	8.2	Newhaven Road 1
H45	8.3	Newhaven Road 2
OPP 46	10	Bangor Road
OPP 47	134	South Fort Street
OPP 48	329	Stewartfield
OPP 49	385	Corunna Place
OPP 50	9	Bonnington Road
OPP 51	230	Broughton Road
H52	142	Iona Street
OPP 53	112	Albert Street
OPP 54	12	St Clair Street
OPP 55	383	Seafield
OPP 56	400	Sir Harry Lauder Road
OPP 57	210	Joppa Road
OPP 58	225	Eastfield

H59	281	Land at Turnhouse Road (SAICA)
OPP 60	282	Turnhouse Road
H61	406	Crosswinds
H62	514	Land adjacent to Edinburgh Gateway
H63	516	Edinburgh 205
OPP 64	509	Land at Ferrymuir
H65	320	Old Liston Road
OPP 66	342	St John's Road (A)
OPP 67	391	St John's Road (B)
OPP 68	397	Kirk Loan
H69	345	Corstorphine Road (A)
H70	346	Corstorphine Road (B)
OPP 72	363	West Gorgie Park
H73	401	Gorgie Road (Caledonian Packaging)
OPP 74	191	Craiglockhart Avenue

H75	379	Lanark Road
H76	368	Peatville Gardens
OPP 77	62	Gorgie Road (east)
OPP 78	61	Stevenson Road
H79	34	Broomhouse Terrace
OPP 80	37	Murrayburn Road
OPP 81	38	Dumbryden Drive
H82	35	Murrayburn Gate
H83	280	Clovenstone House
H84	238	Calder Estate
H85	367	Redford Barracks
H86	NA	Edinburgh Bioquarter (Consented site, part of baseline)
H87	75	Duddingston Park South
H88	374	Moredun Park Loan
OPP 89	375	Moredun Park View

H90	503	Morrisons at Gilmerton Road
H91	289	Liberton Hospital/Ellen's Glen Road
H92	187	Gilmerton Dykes Street
Н93	188	Rae's Crescent
H94	364	Old Dalkeith Road
OPP 95	353	Peffermill Road
H96	NA	East of Millburn Tower (Consented site, part of baseline)

## City Plan 2030 June 2024



www.edinburgh.gov.uk/its 0131 242 8181 Reference 21-7264B