

ENVIRONMENTAL SECOND REVISION REPORT

JUNE 2014

VOLUME 1





The Local Development Plan sets out policies and proposals to guide development.

The Action Programme sets out actions to deliver the Plan.

The Schedule of Representations explains how engagement informed the Plan.

The Habitats Regulations Appraisal assesses the Plan's impact on internationally important bird habitats.

The Transport Appraisal identifies transport actions to support the Plan.

The Education Appraisal identifies new and expanded schools to support the Plan.

The Equalities & Rights Impact Assessment checks what impact the Plan will have on people.

The Environmental Report assesses the impact of the Plan and explains the selection of new housing sites.

The Housing Land Study sets out the assumption on housing land availability which inform the Local Development Plan.

See the documents and other information at: www.edinburgh.gov.uk/localdevelopmentplan

Published in 2011



Published in 2013



EDINBURGH LOCAL DEVELOPMENT PLAN

ENVIRONMENTAL REPORT - SECOND REVISION

VOLUME 1



JUNE 2014

LDP ENVIRONMENTAL REPORT, **SECOND REVISION**

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Non Technical Summary

Introduction

The City of Edinburgh Council has prepared a Second Proposed Local Development Plan. Once adopted, the Plan will guide development throughout the Council area.

This Environmental Report - Second Revision forms part of the Strategic Environmental Assessment of the Local Development Plan. Changes and additions made to the report following the Main Issues Report stage have been added in blue. Changes and additions to the report following the first Proposed Plan stage have been added in green.

The report highlights any significant positive or negative effects that land use change and development, brought about by the policies and proposals contained within the Second Proposed Local Development Plan, may have on the environment. The Strategic Environmental Assessment process has helped to inform the Second Proposed Local Development Plan.

Summary of Assessment Findings

All policies and proposals have been assessed. The majority of policies are being rolled forward from the Edinburgh City Local Plan, however a comprehensive assessment including existing policies has been undertaken.

The environmental objectives are well reflected in the LDP policies and the majority have either positive or no significant or likely interactions. Seven interactions have been identified as showing a reasonable likelihood of negative impacts for the environmental criteria. Mitigation has been identified where appropriate to reduce such negative effects.

The report acknowledges that the majority of new housing sites will result in a negative environmental effect for soil. The LDP must be consistent with the Approved Strategic Development Plan and the environmental effect for soil is inevitable.

Excluding soil, there are seven proposals that will result in further significant negative environmental effects. Six of these proposals are new housing sites that could result in negative environmental effects for the cultural heritage objective. Mitigation has been identified for each site and embedded in the site briefs within the Proposed Plan which will ensure that development does not negatively effect the historic environment. The role of area specific planning documents, namely the West Edinburgh Strategic Design Framework and the West Edinburgh Landscape Framework provide key mitigation measures for policies Emp 5 (Royal Highland Centre) and Emp

6 (International Business Gateway), two of the proposals with significant negative environmental effects.

Monitoring

The Council will be required to monitor the significant environmental effects arising from the implementation of the local development plan.

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.

The intention is to prepare an LDP monitoring statement between this LDP and the preparation of a replacement LDP and this will allow the monitoring of environmental effects to be aligned with other monitoring being undertaken for the plan as a whole. The Monitoring Statement will provide information on all of the indicators identified in this report.

1. INTRODUCTION

1.1. Purpose of this report

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

- provide information on the Edinburgh Local Development Plan (LDP) **Second 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 LDP
- identify appropriate mitigation and monitoring
- provide a cumulative assessment of the environmental effects of the Proposed Plan

The Environmental Report, **Second Revision** accompanies the Proposed Plan and focuses on the environmental effects resulting from new policies and proposals in the Proposed Plan. Substantive changes from the MIR to the Proposed Plan and any matters not covered in the MIR are also considered in this Environmental Report. Changes and additions made to the Environmental Report have been added in blue text for ease of reference. **Additional changes from the Proposed Plan to Second Proposed Plan stage have been added in green.**

Legislation and Guidance

This report has been prepared in accordance with the Environmental Assessment (Scotland) Act 2005. Various Strategic Environmental Assessment (SEA) guidance has been used, including Office of the Deputy Prime Minister (ODPM) (2005) 'A Practical Guide to the Strategic Environmental Assessment Directive'. The ODPM guidance identifies a series of requirements for the SEA and table 1 summarises these and indicates how they have been addressed in the SEA of the Edinburgh LDP.

Table 1: SEA Directive Requirements

Requirements		Response in SEA of Edinburgh Local Development Plan
a)	Outline of the PPS, key facts, main objectives of the strategy and relationship with other relevant plans	Addressed within the Scoping Report (June 2011)
b)	Relevant aspects of the current state of the environment	
c)	Existing environmental problems which are relevant to the plan	
d)	Environmental protection objectives which	

	are relevant to the strategy	
e)	Plan alternatives, scoping in and out of SEA issues	
f)	Likely significant effects on the environment	To be addressed within the Environmental Report
g)	Measures to prevent, reduce and offset significant adverse effects on the environment of implementing the plan	
h)	Outline of the reasons for selecting alternatives considered	
i)	Description of monitoring of the significant environmental effects	
j)	SEA targets and milestones	

1.2. Key facts

The key facts relating to this Edinburgh Local Development Plan are set out below:

Name of Responsible Authority	The City of Edinburgh Council (CEC)
Title of PPS	Edinburgh Local Development Plan
What prompted the PPS	Legislative requirement
Subject	Land use planning
Period covered by PPS	10 years from date of adoption
Frequency of updates	At least every 5 years
Area covered by PPS	The City of Edinburgh Council area (see figure 1)
Purpose of the PPS	<ul style="list-style-type: none"> – Set out a clear spatial strategy for the Council area – Allocate land to meet the requirements of the Strategic Development Plan for the city region – Provide a clear basis for determining planning applications
Contact name	James Seabury
Job title	Planning Officer - Strategic Planning Policy
Address	The City of Edinburgh Council, Waverley Court, Business Centre G3, 4 East Market Street, Edinburgh, EH8 8BG
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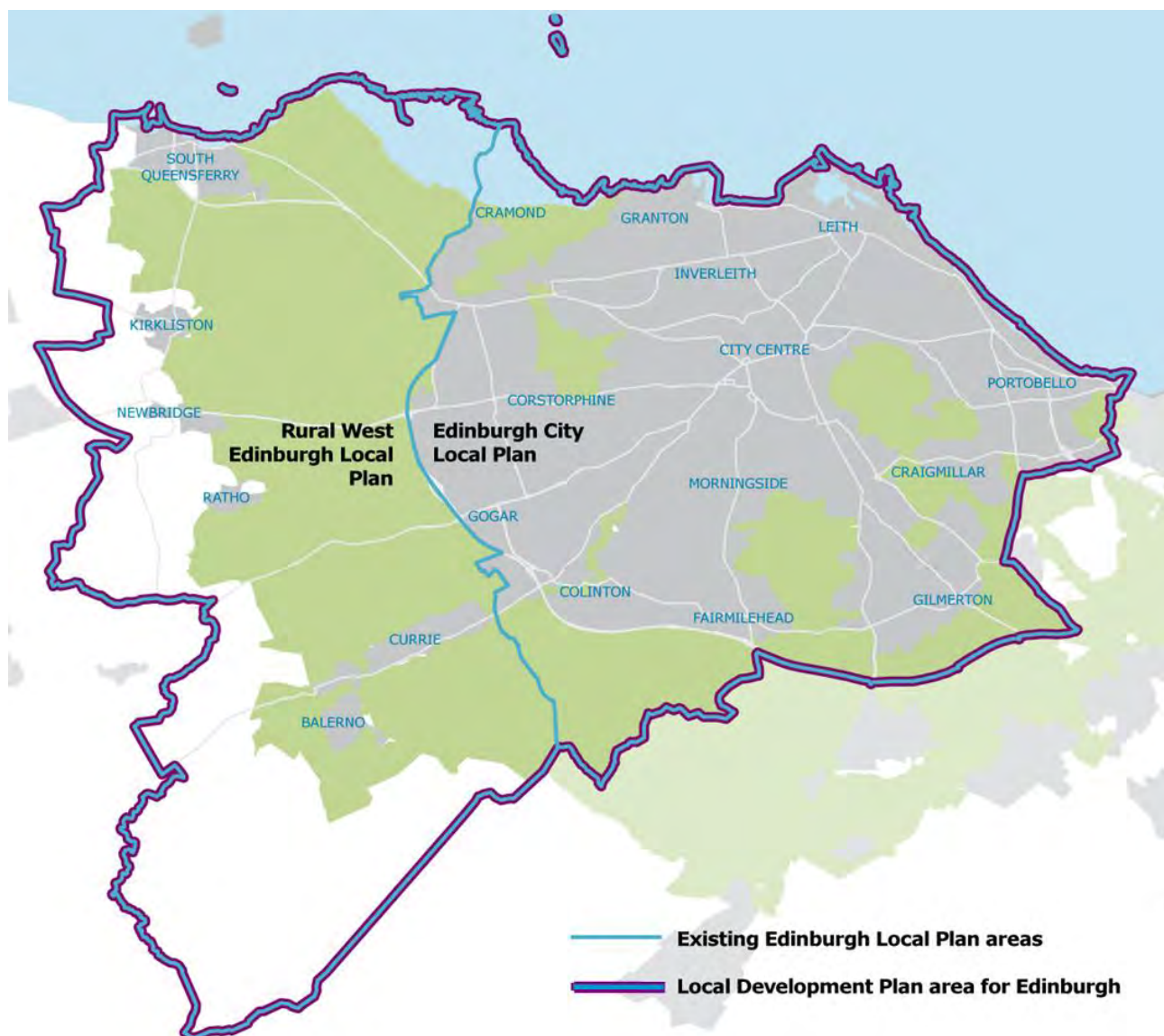


Figure 1: The City of Edinburgh Council area and local plan boundaries

1.3. SEA activities to date

Table 2 sets out the Council’s SEA activities to date. Regular dialogue with the gateway authorities has been maintained throughout the LDP project. The consultation authorities and the Scottish Government Environmental Assessment team have provided valuable input on the methodology and content of the Environmental Report.

Table 2: SEA Activities to date

SEA Activity	Date
Inception meetings with consultation authorities on the LDP project and timescales	November 2010
Background work on potential MIR topics and collation of baseline information for SEA	December 2010 - March 2011
Integrated Habitat Network and Central Scotland Green Network (CSGN) workshop with Forest Research	April 2011

Consultation authority meetings to discuss two methodologies being considered for assessment of policies and proposals	April 2011
Discussion with Scottish Government Environmental Assessment team regarding assessment for new housing sites and land outwith Strategic Development Areas	May 2011
Work on content of scoping report	May/June 2011
Submission of Scoping Report	June 2011
Consultation authority responses to scoping report	July 2011
Work on content of environmental report	July - September 2011
Circulation of draft MIR and Environmental Report to consultation authorities	August 2011
Consultation authority responses to draft Environmental Report and discussion with SEPA regarding their response	September 2011
Updated Environmental Report following responses	September 2011
Publication of Environmental Report	October 2011
Consultation on Environmental Report and MIR	October 2011 - January 2012
Consultation authority meetings regarding content of Environmental Report	December 2011
Consultation authority and other stakeholder responses to Environmental Report	January 2012
Summarising responses to Environmental Report	January - April 2012
Published Summary of Responses to the Main Issues Report, including comments on the Environmental Report	April 2012
Reassessment of all options set out in the Main Issues Report and those received during consultation period	April - January 2013
Consultation authority meetings to discuss updates to the Environmental Report and its structure	January 2013
Updating of Environmental Report to accompany Proposed Local Development Plan	January - March 2013
Formal publication of revised Environmental Report	May 2013
Assessment of additional housing land representations and reassessment of existing SDA assessments	August - March 2014
Updating Environmental Report following responses and relevant formal representations to Proposed Local Development Plan	August - November 2013
Consultation authority meetings regarding content of Environmental Report, Second Revision.	January - February 2014
Updating of Environmental Report to accompany Second Proposed Local Development Plan	January - March 2014
Formal reporting of Environmental Report, Second Revision	June 2014

1.4. A summary of the points raised by the consultation authorities during the Main Issues Report and Proposed Plan stages is included in table 3, with a response as to how the comments/issues have been addressed in the Environmental Report.

Summary of consultation authority comments and Council responses

Organisation	Issue/Comments	How issue/comment is addressed in Environmental Report
Comments received during the Main Issues Report/Environmental Report stage		
SEPA	Clearly set out how detailed mitigation measures proposed are going to be delivered through the implementation of the plan and describe some of the mechanisms that will ensure that they are implemented.	Included in mitigation section with reference to the role of future Master Plans, supplementary guidance and the action programme.
SEPA	It would be helpful to provide further baseline information for climatic factors, waste and water.	References added to pages 24-25 and 58-62 of the Monitoring Statement where further baseline information is included.
SEPA	It would have been helpful to cross refer the information provided on the status of the water environment in appendix 6 with section 2.6 of the Environmental Report.	Cross reference added.
SEPA	It would have been helpful to briefly describe the SFRA work undertaken in the ER and how this information supported the environmental assessment process. This would have provided a clear audit trail to how flood risk has been taken into account in the preparation of the MIR and the LDP.	Information relating to flooding has been added as part of the cumulative assessment.
SEPA	It would also have been helpful for the Environmental Report to detail how sites rolled forward from the previous local plan have been considered in the assessment process.	In line with para 4.22 of Planning Advice Note 1/2010: Strategic Environmental Assessment of Development Plans, sites rolled forward that do not have development consent have been assessed. Sites that already have consent have been considered as part of the baseline and cumulative effects assessments.
SEPA	Note the findings for the preferred and alternative options for Leith Docks in relation to the SEA objective 5 'air and climatic factors'. We consider that the reasonable alternative to identify the north eastern part of the site as business and industry area is likely to have positive effects in relation to SEA objective 5 'reduce the causes and effects of climate change'.	Assessment updated.
SEPA	Calder Crescent may be heavily constrained due to flood risk and specific mitigation measures should be referred to for this site to avoid potential significant adverse effects in relation to flooding.	Flood risk issues noted. Due to other issues (see summary of responses), the site is not included within the Proposed Plan.
SEPA	CSGN has potential to result in positive effects for water and climatic factors as it	Assessment updated.

	can contribute to the delivery of River Basin Management Plan objectives, sustainable flood risk management and adaptation to climate change.	
SEPA	Need for a FRA should be identified as a mitigation measure for Cammo, Burdiehouse 2 and Gilmerton 2. Moredunvale Road site may also require a Flood Risk Assessment to mitigate against potential adverse effects in relation to flood risk.	Site briefs consider flood risk and no developable land from the new housing sites is located within areas at risk of fluvial flooding.
SEPA	Cammo may also offer opportunities to enhance the water environment and help deliver Water Framework Directive objectives through the restoration of the watercourse to a more natural state, while also avoiding areas at flood risk. This could potentially result in positive effects on the water environment.	Site brief included within Proposed Plan requires development to realign the Burn and provide suitable boundary treatments which may lead to enhancements to the water environment.
SEPA	Early consideration of monitoring requirements and developing monitoring indicators linked to SEA objectives that are realistic indicators and aligned with the potential effects of the LDP.	Monitoring section circulated with consultation authorities prior to publication of Proposed Plan and Environmental Report.
SNH	Leith Docks SPA should be referred to as Imperial Dock Lock, Leith SPA.	Reference in table 3 of section 2.1 (Environmental baseline information) updated.
SNH	Cammo Southern Parkland - Question green conclusion for recreation impact given that the housing site assessment concludes negative impacts on both landscape character, which is described as being enjoyed by people engaged in recreation.	Area not used for purposes of recreation and development would not reduce existing access to recreation, subject to maintaining current footpaths. Landscape impacts have been considered separately within the assessment.
SNH	West of Maybury - Question green conclusion for landscape impact when the site assessment concludes a negative impact on countryside recreation. Also question green conclusion for landscape character when the housing site assessment describes impacts on locally prominent views.	Landscape and recreation impacts considered separately. Impacts on locally important views highlighted, however these impacts will not impact on the landscape setting of the city.
SNH	West of Burdiehouse Road – Question green conclusion for the landscape impact. Housing site assessment describes adverse impacts on the wider setting of Edinburgh should development occur on the central knoll. It also states that enhanced boundary planting would be required to accommodate development. We would therefore suggest that a red rating would be a more appropriate conclusion.	Developable area set out on page 96 of ER volume 2 excludes central knoll. Proposal GS 9 Broomhills Park in the Proposed Plan covers this area. Housing site excludes central area. Keeping development off central knoll will ensure landscape impact of site is not significant.
SNH	Housing Leith Docks - Suggest that the alternative option would have a negative effect on the landscape and townscape although the scale of this is not known at this stage.	Due to the effects not being known the assessment concludes that it is uncertain as to the likely effects.

SNH	Green Networks - Disagree with findings that there will be neutral effects on landscape and townscape. Providing green networks are delivered well, under either option, then there should be positive benefits for the landscape.	Agreed that good green networks are likely to lead to positive landscape benefits. Appendix 1 updated to add positive effect for landscape and townscape.
SNH	Environmental benefits of the CSGN are wider than expressed in ER. They mitigate impacts to biodiversity and landscape, access and water management.	Environmental benefits of CSGN noted. MIR stage does not provide sufficient detail to establish which environmental benefits may be achieved through the CSGN. Detailed assessment of policies and proposals to inform the Proposed Plan will allow such benefits to be recorded.
Historic Scotland	For information, Scotland currently has 5 World Heritage Sites.	Cultural heritage part of section 2.1 (Environmental baseline information) updated.
Historic Scotland	Not clear how far if at all the SEA outcomes have informed the selection of preferred sites. ER to clearly show how the outcomes of the housing site SEA have influenced the Council's choice of preferred sites.	SEA outcomes were considered as part of the housing site assessments. MIR and Proposed Plan options have less negative environmental effects than alternative sites.
Historic Scotland	Not clear whether assessment scores refer to level of potential environmental effect before or after mitigation has been applied. It is important that effects are scored before mitigation is applied although it can be helpful to provide an additional post mitigation score. For IBG, Cammo, Burdiehouse 2, Drum 1 and Drum 2 suggest the cultural heritage pre mitigation score would be most appropriately X rather than ?	Assessment scores refer to effects before any mitigation has been considered. Cultural heritage scores for sites referred to have been amended.
Historic Scotland	Suggest that mitigation relating to Drum 1 and 2 should increase focus on reducing the impact on the Drum Garden Designed Landscape, in addition to the impact on Drum House and its setting. This could be achieved by excluding development from the GDL, and ensuring low density development, carefully sited and mitigated through the use of planted buffering to minimise the potential adverse impacts on the setting of the GDL, in particular the West Drive area.	Reference added in appendix 3 to reducing impact on designed landscape as well as house and its setting. Drum 2 not included in Proposed Plan due to its visual prominence from West Drive and the mitigation required to achieve an appropriate form of development.
Comments received during the Proposed Plan/ Revised Environmental Report stage		
SEPA	Useful to clarify dates of reference for environmental baseline data due to the use of different data sources.	Additional wording added to paragraph 2.7 explaining the chapters of the State of the Environment Report that were updated in 2011/2012.
SEPA	Policy Tra 5 (City Centre Public Parking). Would like further clarification on following sentence 'However, there are	The environmental benefits referred to relate to comparing the city centre to commercial and out of

	environmental benefits of maintaining the vitality and viability of the city centre as opposed to other locations'. Is this related to air quality sentence on page 41?	town centres. The following sentence refers to public transport provision and the fact there are a range of travel options for accessing the city centre. Out of town centres do not have the same levels of public transport accessibility and have even higher levels of parking (most of which is free). The sentence regarding air quality on page 41 refers to the environmental benefits of brownfield and urban area development as opposed to further Greenfield releases.
SEPA	Recommend making reference to CEC Local Transport Strategy to mitigate negative effects relating to air quality.	Additional sentence added to cumulative assessment referring to policies in LTS in relation to air quality.
SEPA	Pluvial flood risk should be given some consideration.	Pluvial flood risk is considered at the planning application stage, through an assessment using Policy Env 21 (Flood Protection) and dealt with through appropriate mitigation.
SEPA	Disagree that there will be no cumulative negative effects of all the proposals regarding flooding. Other recent or proposed changes in the areas can affect flood risk.	Partially agreed, however there are only three existing allocations that take in land with fluvial flood risk. Therefore it is unlikely that there will be cumulative negative effects.
SEPA	Request updated assessments to policies Des 6, Des 10, Env 21 and Env 22 to reflect suggested changes to policies within Proposed LDP.	Whilst some supporting text has been updated, there have been no changes to the policy wordings. No updates to policy assessments required.
SEPA	In general where there may be a risk of flooding consider that a negative rather than an uncertain score should be applied in order to identify appropriate mitigation.	Plan proposals take account of the major flooding constraints on developable area. Flood risk assessments will be required at planning application stage through policy Env 21 to inform layout and detailed mitigation. Uncertain score reflects that.
SEPA	For majority of new housing sites request need for Flood Risk Assessment to be stated in site brief in Proposed Plan.	Policy Env 21 ensures flood risk assessments are provided when needed. No changes to site briefs and no updates to proposal assessments required.
SEPA	Flooding has been identified as an issue under air and climatic factors rather than water.	Assessment amended to ensure consistency with other housing site assessments.
SEPA	Note uncertain impacts for air and climatic factors for some transport proposals. Would welcome the identification of some form of mitigation.	Mitigation added cross referencing with active travel routes and policies within the Local Transport Strategy (2014-2017).
SEPA	West and South East maps include 'areas not assessed'. Would have been helpful to indicate the reasons for not assessing the	Paragraph 3.3 in the volume 1 of the Environmental Report outlines the methodology of the housing site

	areas.	assessments. A number of existing uses are listed and were excluded from the assessment due to them being existing established uses. Assessment areas were drawn up after these areas had been excluded.
SEPA	Update references to be relevant to Revised Environmental Report (introduction to appendix 8)	Introduction updated.
SNH	Policy DtS1 and DtS2 Developer Contributions will also contribute to Objectives 1, 6 and 8 by way of open space/landscape infrastructure.	Additional positive effects added. (note policy reference changed from DtS to Del).
SNH	Policy Des 1 and Des 5 Design Principles will also meet objective 1. Des 4 is specifically in relation to landscape character so should also bring benefits to Objective 8.	Additional positive effects added.
SNH	Policy Des 8 includes creation of robust landscape structures and therefore Objective 6 and 8 should be considered.	Additional positive effects added.
SNH	Given that Policy Des 10 requires maintenance/enhancement of nature conservation and that supporting text includes a contribution to green network, could be concluded that this policy will lead to positive benefits to Objective 1.	Additional positive effects added.
SNH	Given the strong contribution that natural and landscape features and views make to the World Heritage Site, Policy Env 1 also meets Objective 8.	Additional positive effects added.
SNH	Further consideration in the way in which climatic factors have been assessed for policies Env 10 and Env 11. Whilst considering emissions and renewable, adaptation is also key to climate change and some of these environmental policies may contribute to adaptation.	Whilst the policies may contribute to adaptation, any positive effects are not considered to be significant.
SNH	Further consideration of positive effects of policy Env 12 needed. Trees add additional benefits including soil stabilisation/retention and interception of rainfall and surface water, thereby contributing to flood alleviation.	Additional positive effects added.
SNH	Policy Env 17, climatic factors could be considered in a wider sense, e.g. what role do the Pentland Hills play in mitigation/adaptation.	Whilst the policy may contribute to climatic factors, any positive effects are not considered to be significant for the purposes of this SEA of a LDP.
SNH	Policy Env 21 could also have benefits for Objectives 2 and 6.	Whilst the policy may lead to benefits for Objectives 2 and 6, and positive effects are not considered to be significant.
SNH	Not clear how the introduction of housing at the International Business Gateway will contribute to place making objectives. Development principles for this site state	The integration of housing will contribute to the delivery of a mixed use development including evening and weekend activity within the

	that there should be a focus on place making but don't discuss further.	area. The West Edinburgh Strategic Design Framework sets out high level design principles as well as the need for a Master Plan where further details will be required to demonstrate the sense of place being created.
SNH	Significant negative effects noted for prime agricultural land and soil for policy Hou 1 but no impacts recorded under Objective 3.	Assessment updated to reflect written assessment.
SNH	Some of the housing policies may also meet Objective 6.	Whilst the policies may contribute to benefits for Objective 6, any positive effects are not considered to be significant.
SNH	Policy Tra 8 also meets Objective 2 in terms of promoting walking and cycling.	Additional positive effects added.
SNH	GS4 South East Wedge - Part of major landscaping in area and also a major green network link in LDP. Therefore, there will be significant positive benefits to Objectives 1 and 8.	Additional positive effects added.
SNH	GS5 Niddrie Burn - Forms part of SEW Parkland and was developed to be a more naturalised burn bringing benefits to objectives 1,4 and 8 as well as 2 and 6.	Additional positive effects added.
SNH	GS7 Gogar Burn - Proposal to create a more naturalised river with associated range of benefits including Objective 8.	Additional positive effects added.
SNH	GS9 Broomhills Park - No impacts recorded for objective 8 despite park being created due to landscape constraints of site. Better links with associated housing site assessment could be made.	Additional positive effect added. Assessment refers to housing site assessment and landscape constraints of elevated part of site.
SNH	Further consideration could be given to the cumulative effects from implementation of other plans and strategies (external or internal) acting with or contributing to the LDP.	Cross references have been added to internal and external plans and strategies where appropriate, particularly the Council's Local Transport Strategy (2014-2017).
SNH	Suggest additional monitoring indicator to record the number of applications affecting European protected species.	Additional indicator added.
SNH	Noted that habitat networks are within Biodiversity criteria and therefore openspace monitoring indicators listed under Landscape and Townscape should be linked or cross referenced with this section.	Indicator added to Biodiversity section as well as Landscape and Townscape.
SNH	Suggest the 'number of applications with good accessibility to open space' as an indicator for Population and Human Health.	Criterion added.
SNH	Useful to add qualitative monitoring in addition to quantitative monitoring once they are developed more widely within the Council.	Qualitative indicators still be progressed by the Planning Service but not ready to be used as indicators for this Plan.
Historic Scotland	We (Historic Scotland) don't classify scheduled monuments as being 'at risk'. Suggest amending wording of monitoring	Updated indicator separating listed building indicator with a reference to 'at risk' register and scheduled

	indicator accordingly.	monuments assessed as being in unsatisfactory condition or with extensive significant problems.
Historic Scotland	Note that an assessment score has not been provided for material assets and cultural heritage under the assessment of New Housing on Greenfield sites outwith West and South East Edinburgh.	Printing error removed the previous assessment. Scoring added back into table.
Historic Scotland	Policy Emp 5 (Royal Highland Centre) and Emp 6 (International Business Gateway) score significant negative effects for the historic environment. More specific reference to mitigation would be helpful.	Additional sentence added to the mitigation section, referring to the role of the West Edinburgh Strategic Design Framework and West Edinburgh Landscape Framework in providing mitigation for these policies/proposals.
Historic Scotland	Suggest a score of uncertain for the historic environment for proposal T12 (Improvements to Newbridge Roundabout) due to adjacent scheduled monument.	Amended score and identified the need for mitigation of the scheduled monument as the proposal is progressed.

Table 3: Summary of consultation authority comments and Council responses

2. CONTEXT

2.1. Background

The process and timeframe for the preparation and adoption of the LDP is set out in the Council's [Development Plan Scheme](#). The first key stage is the Main Issues Report (MIR), the Environmental Report (ER) and Monitoring Statement (MS).

2.2. Scope of the Main Issues Report

The MIR focused on the main areas of change for Edinburgh and includes a preferred option and at least one reasonable alternative. The Edinburgh City (2010) and Rural West Edinburgh (2006& 2011) Local Plans provide the baseline for the preparation of the MIR.

2.3. Scope of the Proposed Local Development Plan

[Following the consultation period on the MIR, all representations have been considered and work on a Proposed Plan progressed.](#) The LDP includes: a spatial strategy detailing how the Council will achieve the Strategic Development Plan (SDP) vision, land allocations to meet the needs and targets set out in the SDP and a series of policies to guide future development.

2.4. Scope of the Second Proposed Local Development Plan

[A second Proposed Local Development Plan has been prepared following the approval of the Strategic Development Plan and preparation of Supplementary Guidance, which sets a higher housing requirement for the Council area. The representations to the first Proposed LDP have also been considered and resulted in some changes to proposals, supporting text and policy wordings.](#)

2.5. Structure of the Environmental Report

The ER includes all assessment work used to inform the [Second 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.

2.6. Relationship with other plans, programmes or strategies (PPS)

The LDP and MIR are influenced by a wide range of International, European, National and Local plans, programmes and strategies that must be taken into account which are set out in paragraph 1.4 of the MIR.

Environmental Protection Objectives

The SDP, and NPF2, have both been subject to SEA. The Environmental Reports for these documents include environmental protection objectives which the LDP is required to be consistent with and take account of. It is therefore not necessary to re-iterate these objectives.

2.7. Environmental baseline information

The following section provides an initial summary of the key environmental characteristics of the Council area, focusing on SEA issues. The primary source of baseline environmental information is from the Edinburgh's State of the Environment Report, published by the Council in 2008. This can be viewed using the following link: [State of the Environment Report, 2008](#).

Updates to six main chapters were undertaken in 2011-2012 to reflect the changing policy context, new methodologies, new data sources and recent environmental trends. The updated chapters have been added to the State of the Environment Report web link and cover: Air Quality, Waste and Recycling, Noise, Built Heritage, Natural Heritage Designations and Biodiversity.

The baseline information provided within this Environmental Report uses the latest information available, including all of the updated chapters in the State of the Environment Report.

Information has also been sourced from data collated in the SESplan Environmental Report 2011 and the National Records of Scotland.

Biodiversity, Flora and Fauna

The Edinburgh Biodiversity Action Plan (EBAP) 2010-2015 promotes the protection and enhancement of Nationally and Locally important habitats and species. The EBAP includes individual action plans for all habitats and species across Edinburgh including European Protected Species (European Otter, Bats and Great Crested Newts).

Target species found in the study area include Skylark, Common Bullfinch and Song Thrush. Each of these species is a UK priority species, with a UK Species Action Plan and is included in the EBAP.

Table 4: Natural Heritage designations

Designation	Number of sites
Ramsar site: designated under the Conservation of Wetlands of International Importance	1 (same as Firth of Forth SPA)
Special Protection Areas (SPA): Designated under the Wild Birds Directive for wild birds and their habitats	3 (Firth of Forth SPA, Imperial Dock Lock , Leith SPA , Forth Islands SPA)
Sites of Special Scientific Interest (SSSI)	7 (includes 3 within same boundary of SPAs)
Local Nature Reserves (LNR)	6
Local Nature Conservation Sites (LNCS) *	30

Sites of Importance for Nature Conservation (SINCs) *	23
Local Biodiversity Sites (LBS) *	31
Local Geodiversity Sites (LGS) *	13
Tree Preservation Orders	152
Heritage Trees	52
Ancient Woodland:	
– Ancient semi natural woodland	95
– Long established woodland – semi natural origin	72
– Long established woodland – plantation origin	904

* Further information including maps is included in MS section 2.3.3 and LDP Proposals Map

Population and Human Health

(More detailed information on population and households is included in MS section 2.1.1)

- The LDP area covers 26,373 hectares and has a resident population of 486,120. (National Records of Scotland).
- Since 2003, there has been a significant increase in population, largely driven by net inward migration.
- The population is projected to increase by 17% between 2006 and 2031 (National Records of Scotland).
- The number of households has increased at a greater percentage than the population increase.
- The age structure of Edinburgh's population differs significantly from the national average, with fewer children and older people and more young adults.
- In general, the population of Edinburgh enjoys a high standard of health. Life expectancy is high with females living to 81.5 years and males living to 76.9 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. Performance indicators collected annually by the Accounts Commission show that Edinburgh had the highest level of noise complaints of all Scottish Local Authorities in 2004.
- Edinburgh has **five** Air Quality Management Areas (AQMAs): the City Centre designated in 2001, St Johns Road designated in 2003, Great Junction Street designated in 2007, **Glasgow Road (A9), Ratho Station and Inverleith Row, Ferry Road Junction which were both designated in 2013**. Monitoring has highlighted other areas that are exceeding the objectives and limit values, and this may result in further AQMA designations within the LDP area.

Material Assets

- **Housing Stock:** Out of a total housing stock of 231,903 dwellings (2009), approximately 10% are local authority properties. About 60% of the total housing stock consists of flats or maisonettes with only 12% detached houses. 35% of housing was built prior to 1919. **The Second Proposed LDP assumes fewer demolitions of sub-standard housing in the future.**
- **Public Transport Infrastructure:** Generally, Edinburgh is well served by public transport with an extensive bus network, Park and Ride and rail services. 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 transport schemes which will help to improve existing public transport infrastructure including a new tram service and additional park and ride sites. The Edinburgh Tram project is the largest infrastructure proposal to improve the city's overall transport networks and Phase 1 will link the city centre with the Airport.
- The Edinburgh Core Paths Plan 2008 identifies a network of paths for walkers, cyclists and other non-motorised travel throughout the city.

Soil and Land Use

- 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.
- Edinburgh has a relatively low incidence of vacant and derelict land compared with other central belt authorities. High land values and pressures for development mean that land tends to be re-used quickly. However, there are significant clusters of vacant and derelict site in areas such as Newbridge and the Waterfront.

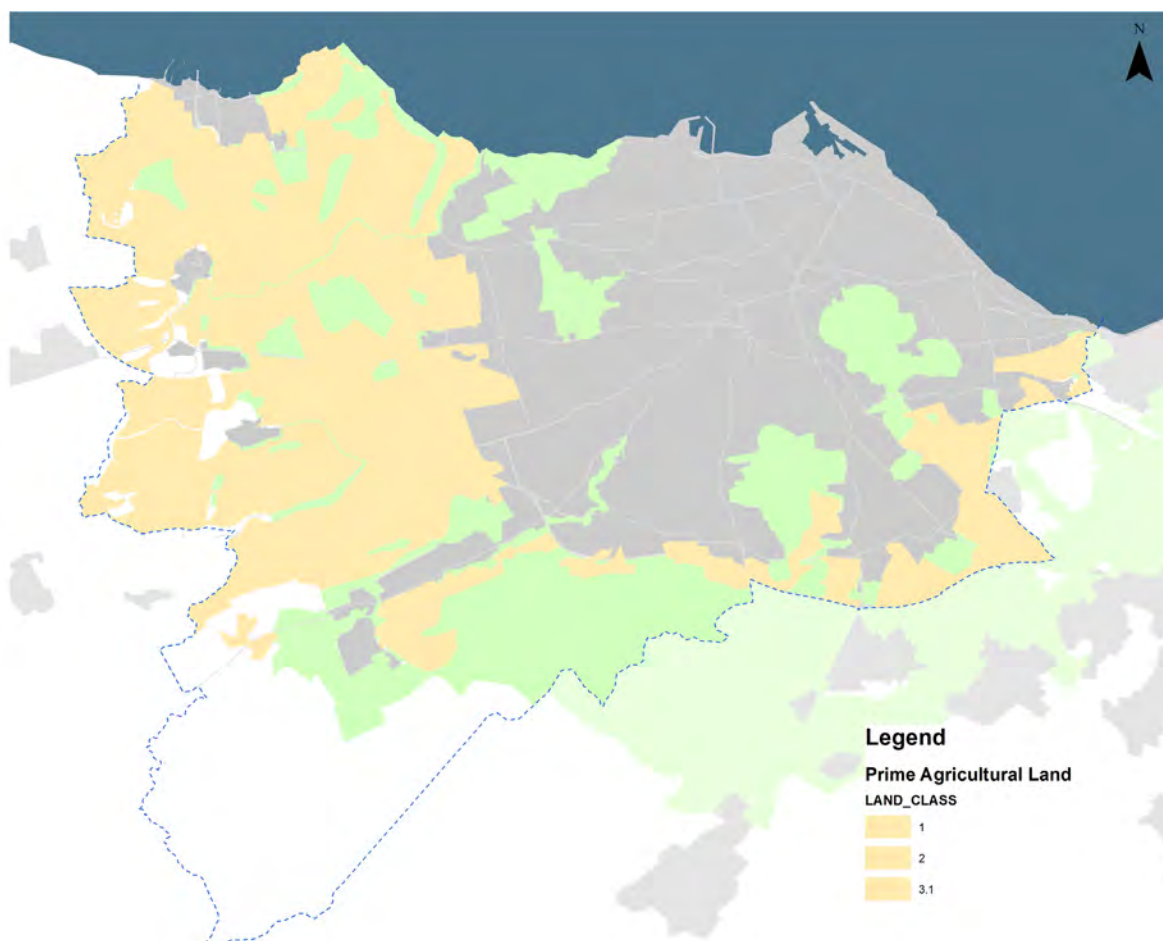


Figure 2: Prime Agricultural Land in Edinburgh

Water

- **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.
- **River and coastal flooding:** The Water of Leith, which flows through the heart of the city, has been subject to intermittent flooding and this has become more of an issue with an increasing number of people living in close proximity. The Water of Leith has a history of flooding at Murrayfield and Roseburn and flood prevention schemes are being sought to minimise the risk. There is an existing proposal to divert the Gogar Burn near the airport which will bring benefits in terms of reducing flood risk, improving water quality and enhancing biodiversity. All other water courses within the Council area, including the Braid Burn, Niddrie Burn and the River Almond and its tributaries are considered in the assessment with regard to flood risk.
- **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. The availability of water

reserves could become more of an issue in the future, depending on future climatic changes.

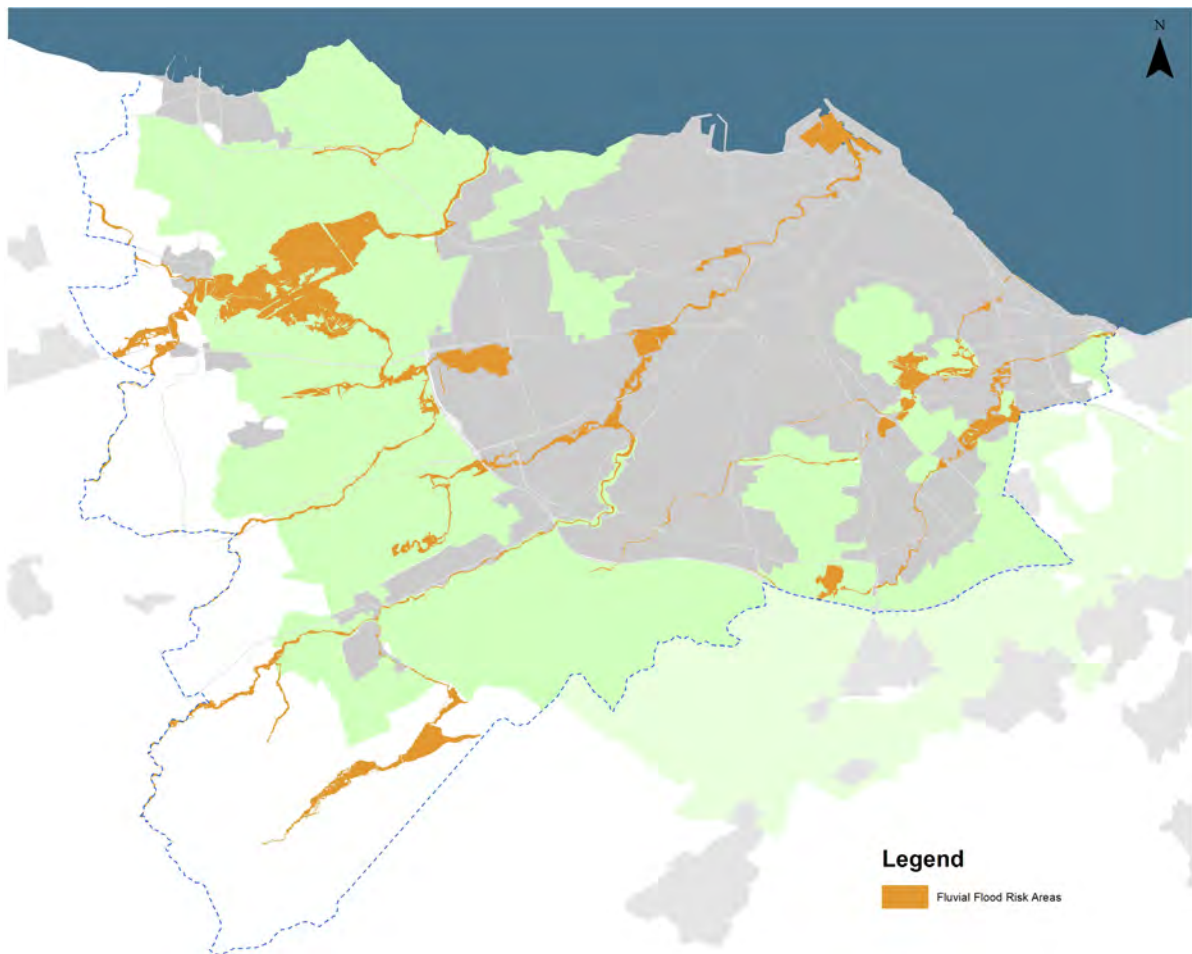


Figure 3: Fluvial flood risk areas

Cultural Heritage

- **World Heritage Site:** The jewel in Edinburgh’s historic heritage crown is the World Heritage Site, which was inscribed by UNESCO (United Nations Educational Scientific and Cultural Organisation) in 1995. One of only **five** in Scotland, Edinburgh’s WHS covers approximately 456 hectares of the city’s historic core.
- **Listed buildings:** Edinburgh has the largest concentration of listed buildings in the UK outside London, with 4,844 listed items. The Buildings at Risk Register (BARR) currently lists 50 Buildings at Risk in Edinburgh, of which 5 are undergoing restoration. There are 25 category A listed buildings on the register, of which 3 are undergoing restoration.
- **Conservation areas:** There are **49** conservation areas in Edinburgh of widely varying character, ranging from the mediaeval Old Town, the Georgian New Town, Victorian suburbs and former villages, many of 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 63 scheduled ancient monuments within the Council boundary.

- **Gardens and designed landscapes:** Historic Scotland maintains the Inventory of Gardens and Designed 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 or tourism. A total of 21 sites are listed within the Council area, covering 2,853 hectares.

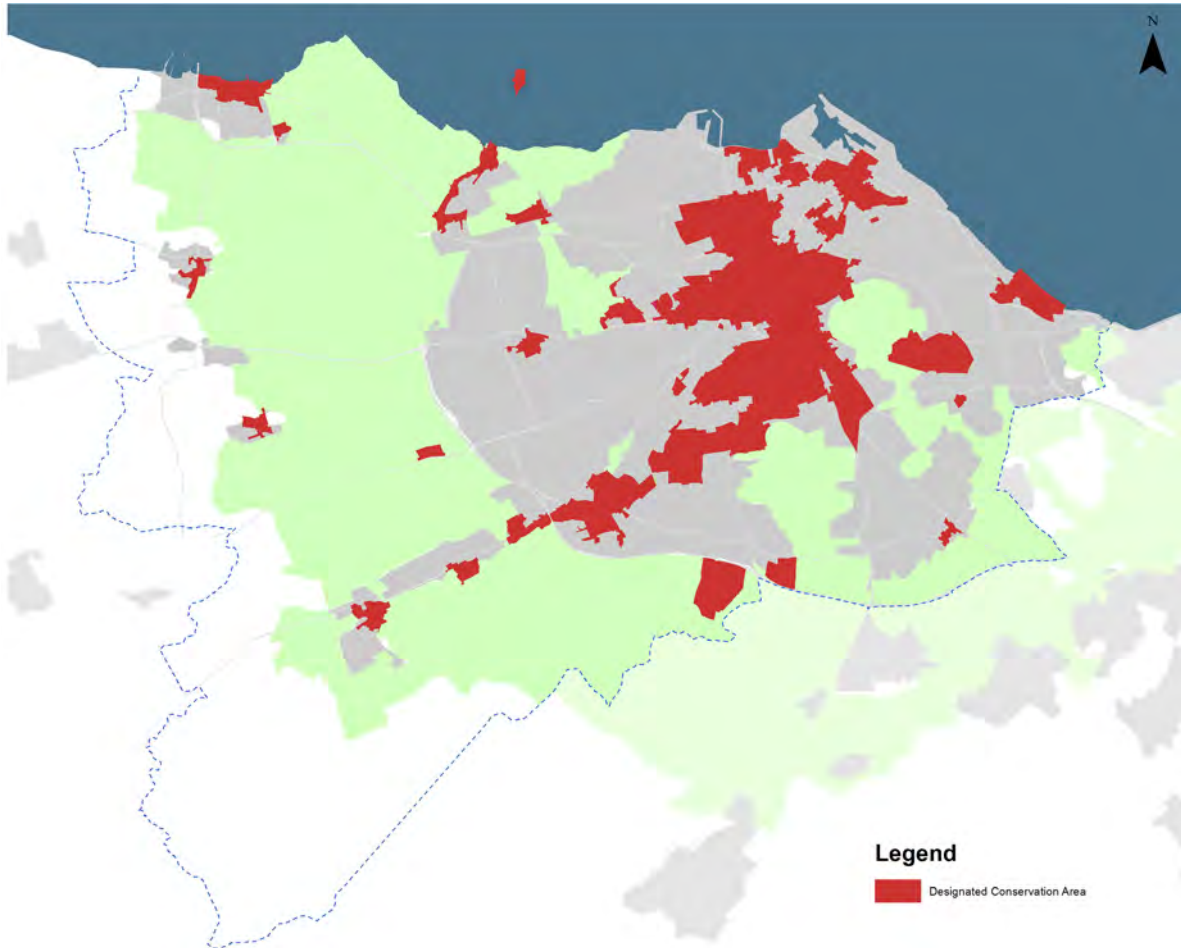


Figure 4: Conservation areas in Edinburgh

Landscape

- Edinburgh's unique landscape setting contributes to the city's identity, success and international renown. Scottish Planning Policy states that decision making in planning should protect and enhance the landscape and that the siting and design of development should be informed by local landscape character.
- **Local landscape designations** protect the character and quality of landscapes of local and regional value. 22 Special Landscape Areas (SLAs) are to be designated through the LDP, replacing and updating the existing Areas of Great Landscape Value (AGLV) and Areas of Outstanding Landscape Quality (AOLQ).

Related policy

- Edinburgh's Green Belt was established in 1957 and has been an important tool in shaping the City's growth and supporting regeneration. The Green Belt also serves to protect and enhance the character, landscape setting and identity of towns and cities, in addition to providing for countryside access.
- The City's landscape and its component elements are also conserved and enhanced by policies applying to design, the protection of trees and woodland and open space, in addition to designations which conserve and enhance the city's built, cultural and natural heritage.

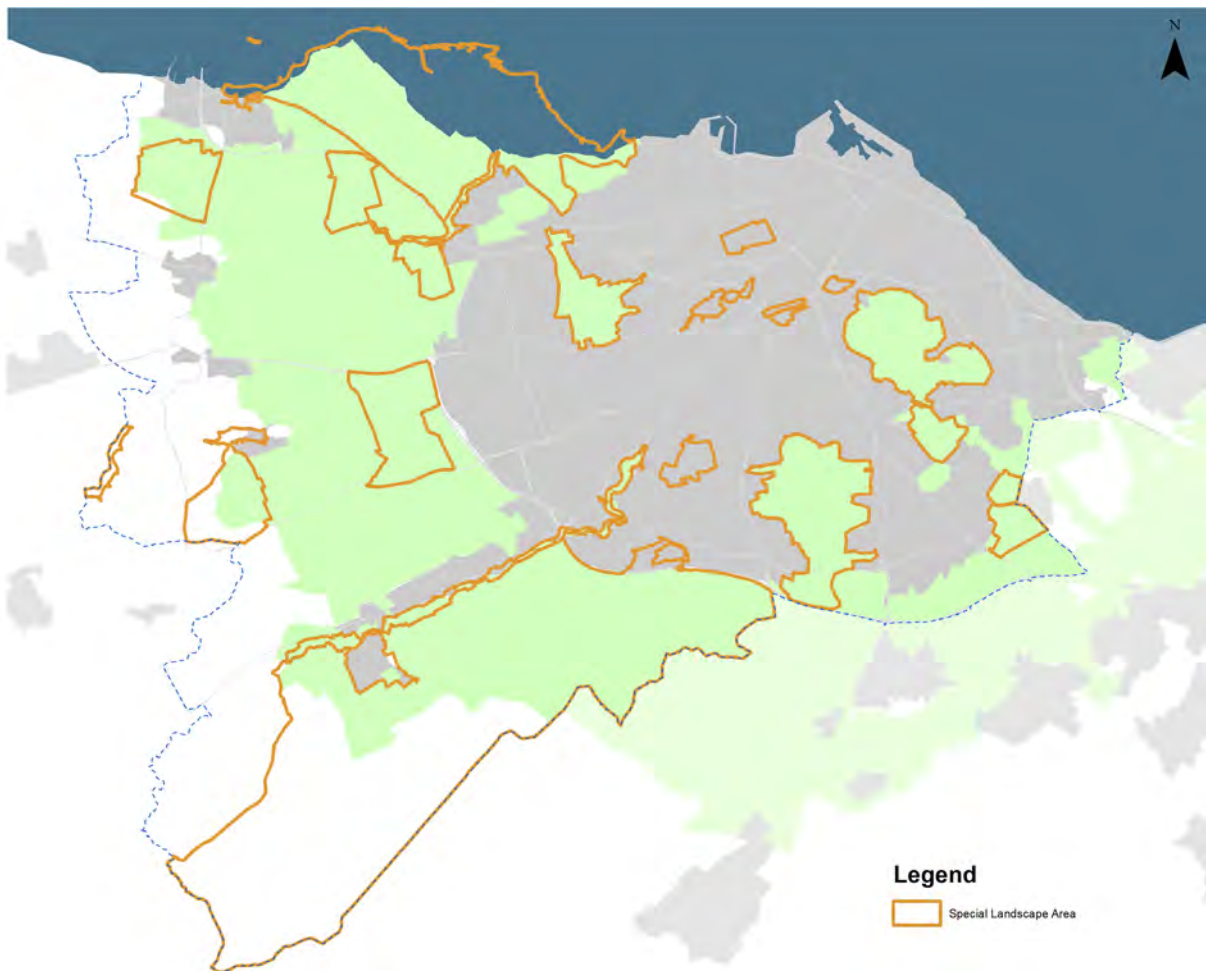


Figure 5: Landscape designations in Edinburgh

2.8. Environmental problems

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

- a review of issues from relevant strategies, plans, programmes and environmental objectives;
- a review of the baseline environmental data; and
- inception meetings with key agencies

Relevant environmental problems are summarised in table 5.

Table 5: Relevant environmental problems

Problem	Topic	Implications for Plan
Loss of prime agricultural land through development	Population and Human Health Soil	Meeting the scale of the housing requirement set by the Approved Strategic Development Plan (SDP) will require the release of prime agricultural land across the Council area (see figures 2 and 8).
Possible future decreases in air quality/need to encourage more sustainable forms of transport	Air and Climatic factors Population and Human Health	Address transport strategy objectives, including minimise distances people need to travel, ensure new development sites are well connected to public transport and provide a policy supporting mitigation of air quality impacts.
Need to adapt to predicted climate change and its potential impacts	Air and Climatic factors	Consider the effects of climate change throughout the plan and for the whole period of the plan.
Need to protect and improve the water status of all waterbodies.	Water	Consider potential enhancements to all waterbodies where new development sites are proposed.
Possible increase in flooding as a result of new development	Water	Avoidance of flood risk is a consideration in identifying new housing sites.
Loss of biodiversity and fragmentation of habitats	Biodiversity, Flora and Fauna	Consider potential enhancements to green networks to maximise connectivity and create new habitats. Consider impact on biodiversity at master planning stage for new housing sites.

3. SCOPE AND LEVEL OF DETAIL PROPOSED FOR THE ENVIRONMENTAL ASSESSMENT

3.1. 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/LDP to be assessed against the environmental issues set out in section 2.6.

The scoping process concluded that all SEA issues have the potential to be significantly impacted by the MIR/LDP. Therefore, all the SEA objectives formulated for each of the issues in the scoping report have been taken forward and included in the environmental assessment of the MIR. The approach for the environmental assessment of the MIR is set out in the Scoping Report. This involves the assessment of the MIR at three distinct levels;

- Overarching issues which are considered in relation to the plan as a whole
- MIR issues
- New sites

3.2. Assessing the environmental effects of the MIR/Proposed Plan

The MIR focused on the key issues and areas of change in Edinburgh, setting out a series of options and reasonable alternatives. By assessing the impacts of all alternatives, the ER was a key tool in determining the Council's preferred option. The ER also assessed other options, which were not considered reasonable at that time, for some issues included within the MIR.

The Revised ER includes a summary of the assessment undertaken of the main issues included within the MIR, highlighting which option has been progressed into the Proposed Plan. The assessment has evolved in line with the content of the Proposed Plan and considers the environmental effects of policies, proposals and overarching 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.

3.3. Framework for assessing environmental effects

Overarching Issues

An assessment of the overarching issues is included within the cumulative assessment section. This considers the effect of the plan on a number of overarching environmental issues.

MIR issues

At the MIR stage, it was not possible to assess the environmental impact of LDP policies. Each issue included within the MIR was assessed with an assessment matrix being developed to assess the issues included in the MIR relative to each SEA objective (see Appendix 1). A summary of the preferred options and reasonable alternatives is 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 City Local Plan (2010). All policies within the Proposed Plan including those that have been rolled forward have been assessed to augment the previous assessment of the MIR issues and options. Cross references have been used linking policies with the MIR issues and policies that have the same significant environmental effects have been grouped wherever possible to avoid repetition.

New sites

The Strategic Development Plan requires the LDP to identify any additional land for new housing in two Strategic Development Areas (SDAs) West Edinburgh and South East Edinburgh first. The boundaries of these SDAs are identified in the SDP Strategic Spatial Assessment Technical Note (see Figure 6). As anticipated, land currently in the green belt does need to be developed to meet some of this strategic requirement.

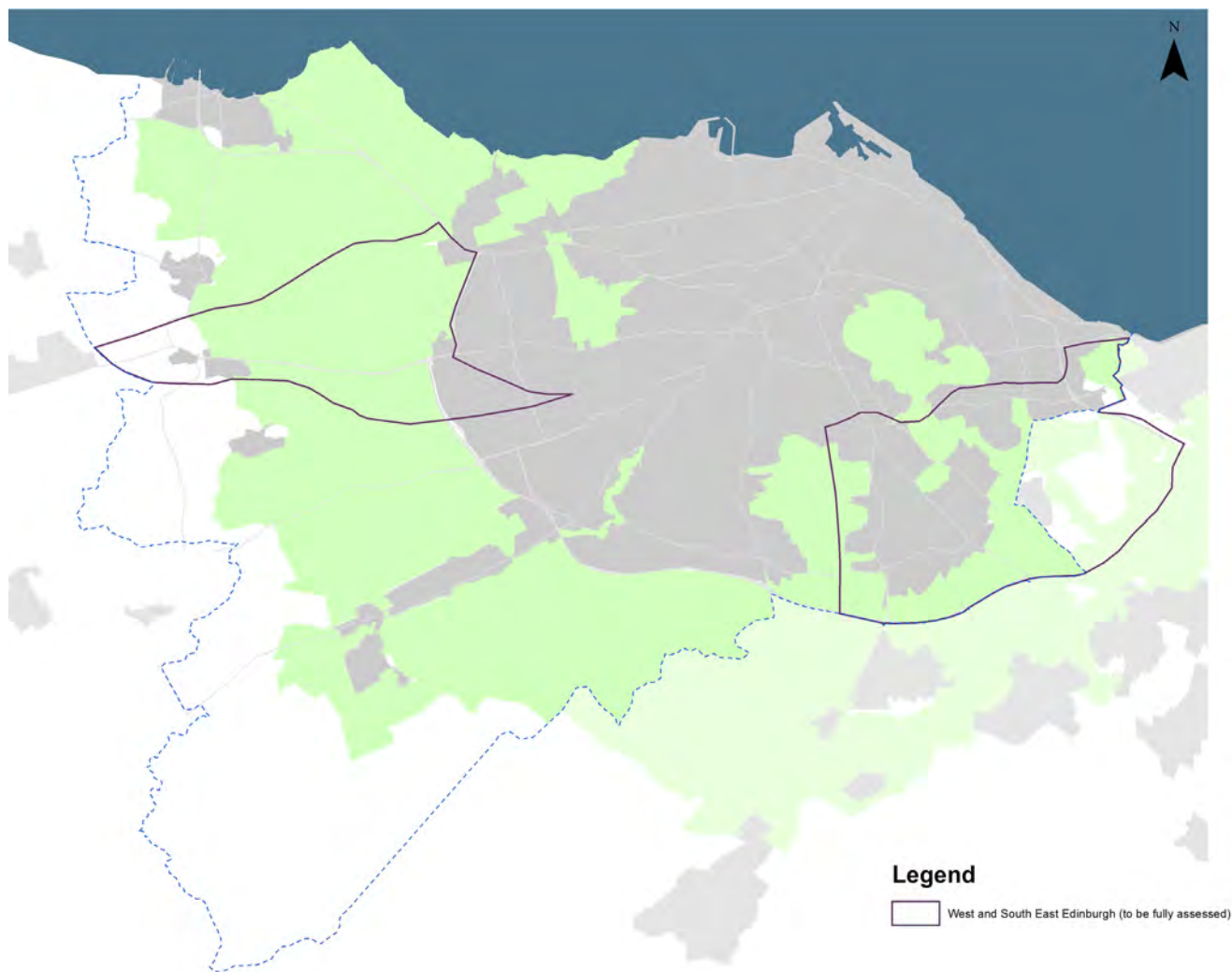


Figure 6: Boundaries of West Edinburgh and South East Edinburgh Strategic Development Areas

Detailed environmental and site assessment work has been undertaken for West Edinburgh and South East Edinburgh. As a starting point, some existing uses have been excluded from the assessment because these areas are not suitable for new strategic housing allocations. These are marked on a map in section 7.8 of the MIR and listed below;

- Newbridge Industrial Estate
- Airport
- RBS HQ
- Electricity substation, Burdiehouse Road
- Edinburgh Royal Infirmary
- Bioquarter - land allocated in the ECLP for 272,700 square metres for biomedical research
- Existing Craigmillar housing allocations

Remaining land with potential for development (predominantly Green Belt) within West Edinburgh and South East Edinburgh has been divided into sub-areas for assessment purposes based on local road and field boundaries, and landscape features such as watercourses and woodland. A

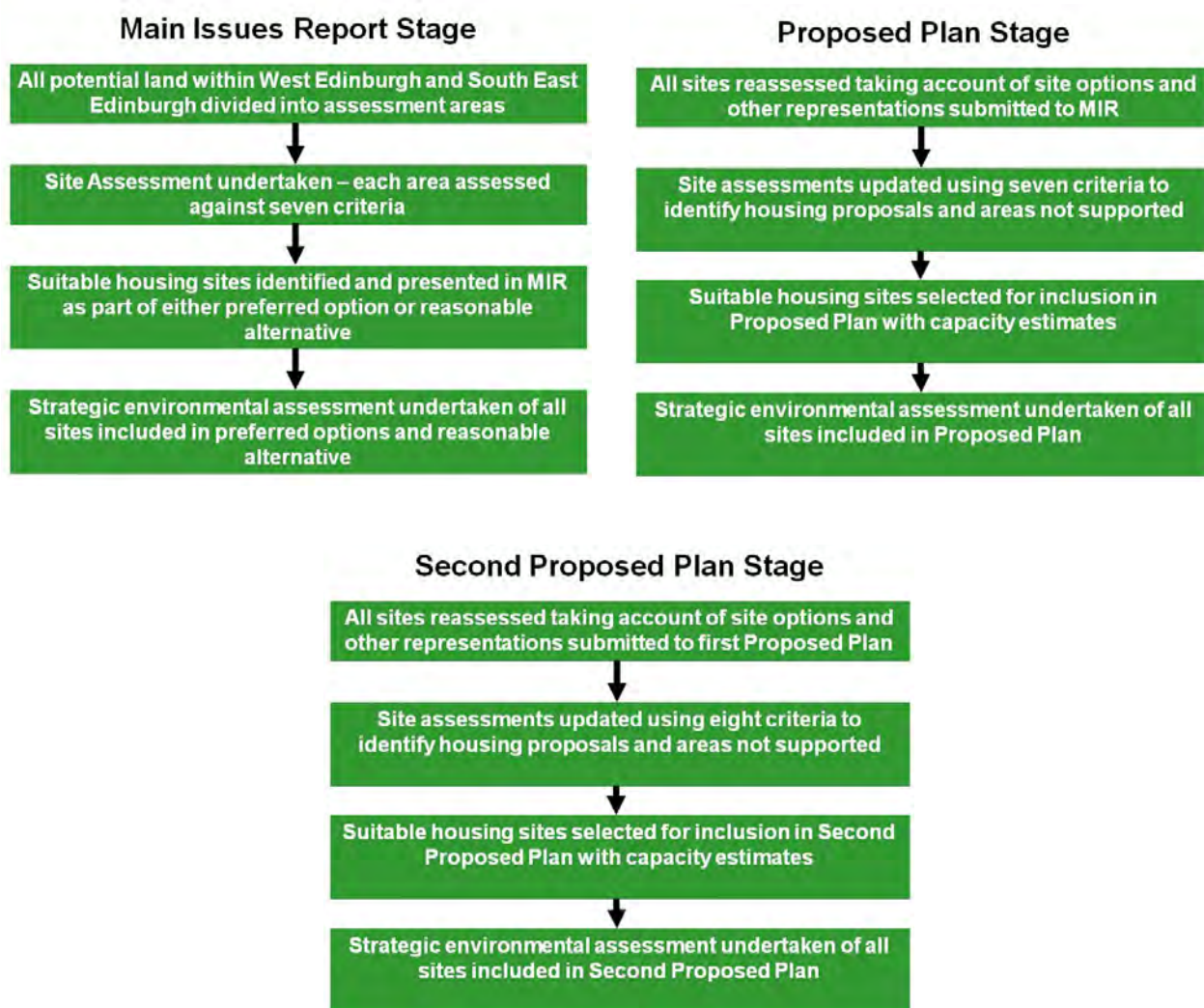
housing site assessment has been undertaken. This involved each assessment area being assessed against eight criteria, including impact on the landscape setting of the city and accessibility to public transport (see tables 6 and 7). The banding of the accessibility analysis has been re-calibrated with smaller band widths and eight accessibility levels (previously there were six levels) to provide a finer grain of analysis. The revised bandings are required due to the need to consider all representations, some of which are in rural parts of the Council area. The finer grain of analysis provides greater variance in more rural parts of the city.

Consideration has been also been given to the parts within each assessment area which are suitable for new development. The outcomes of the site assessments are summarised in appendix 2 with detailed information provided in appendices 5 and 6 (Volume 2).

Following this assessment, a number of potential housing sites in West and South East Edinburgh were identified in the MIR. Those that best met the assessment criteria were presented as the preferred option. Others where development would be acceptable but didn't fully meet the criteria were included as reasonable alternatives.

The MIR provided capacity estimates for new greenfield sites (with the exception of the two smallest sites) based on the developable areas set out in volume 2 of the ER. Site capacities included in the Proposed Plan remain based on a density range of 25 to 35 dwellings per hectare. Indicative areas for housing have been calculated taking into account the requirements set out in the briefs, e.g. excluding land for new schools and open spaces. The density range has been provided to allow flexibility e.g. if ground conditions affect site layout. An exception has been made for the largest site, Maybury, because otherwise the very large developable area would result in a very wide capacity range. This would make infrastructure planning more uncertain (e.g. for the education appraisal). Therefore, the range has been halved to 27.5 dwellings per hectare to 32.5 dwellings per hectare.

Each of the housing sites included in the preferred option and reasonable alternative have been subject to strategic environmental assessment (see table 8). The outcomes of the environmental assessment of the housing sites are set out in a matrix based on SEA objectives (see appendix 3). The matrix allows the cumulative effects for the sites in West and South East Edinburgh to be easily identified.



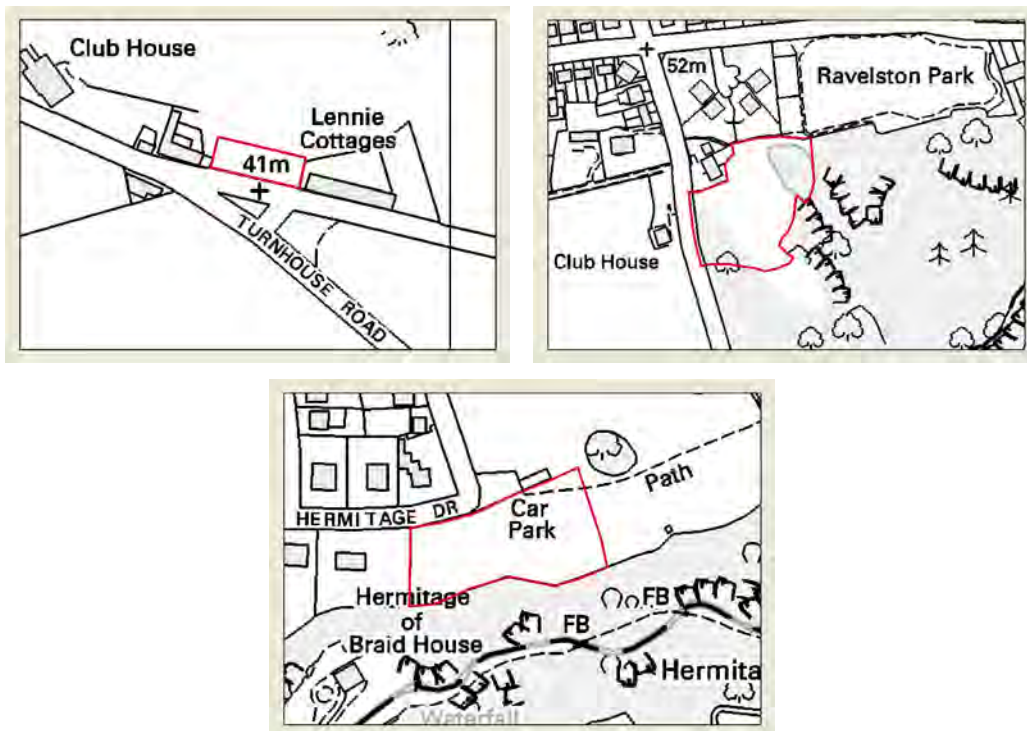
Summary of housing growth assessment method

Following the consultation period, all site options including those identified in the MIR and sites promoted by others in the SDAs, and small scale housing sites outwith the SDAs were reassessed as part of the site assessment process. Volume 2 of the ER has been updated to reflect this comprehensive reassessment. Whilst all sites promoted in West and South East Edinburgh have been reassessed, sites considered not suitable for development at this time have not been subject to SEA at this stage. If any of these sites are subsequently considered for inclusion, they would be subject to SEA.

The Revised Environmental Report subdivided land outwith West and South East Edinburgh into broad areas, identifying environmental constraints. Small scale greenfield sites outwith Strategic Development Areas which were submitted in response to question 3 of the MIR were assessed. The approved Strategic Development Plan permits large scale housing proposals outwith Strategic Development Areas where appropriate. Therefore, the same assessment criteria for sites within and outwith Strategic Development Areas have been applied in the preparation of the Second Proposed LDP.

All representations promoting land for housing as illustrated in figure 7 have been assessed. Sites promoted during the Main Issues Report consultation and not during the representation period on the Proposed LDP have also been assessed for completeness (sites at Woodhall Mains, Craighiehall and Ratho Station). Where site boundaries and developers' interests in the same local area differ between MIR and Proposed Plan representations, the Proposed Plan sites have been assessed, as they provide the latest intentions of the developer. However, when assessing the suitability of land for housing, alternative boundaries to those suggested in the representations have been considered where deemed appropriate.

Three of the sites are smaller than 10 units which is considered too small to identify as a housing proposal in the Proposed Plan. The potential for housing development on these sites would be better addressed through the planning application process.



Sites smaller than 10 units.

Existing Proposals

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

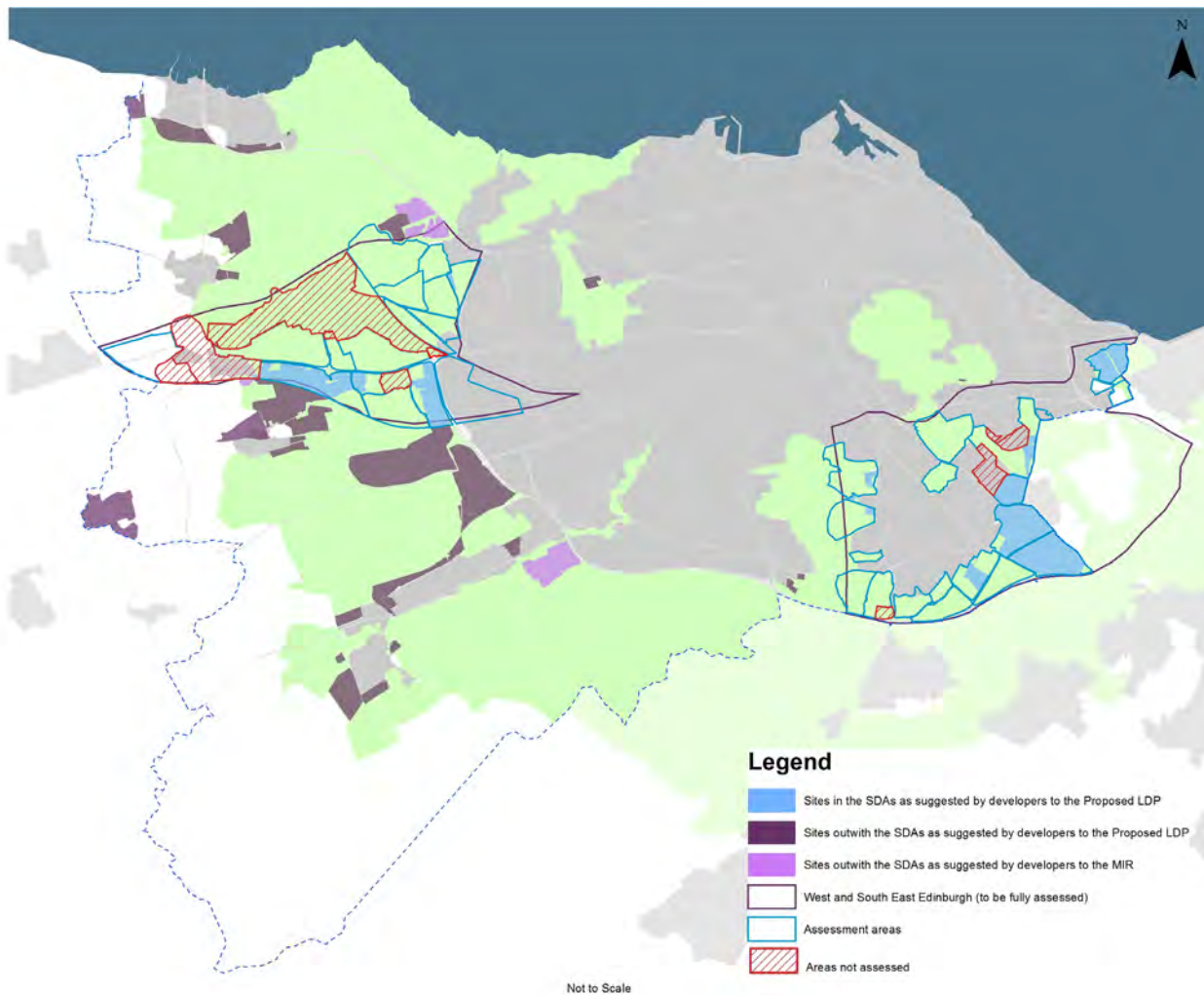


Figure 7: Assessment areas in West Edinburgh and South East Edinburgh and site outwith SDAs suggested by developers at first Proposed Plan and MIR stages

Table 6 Housing Site Assessment Framework			
Site assessment criteria	YES / NO	Comments / mitigation potential	Assessment method
Appropriate Locations			
Is the site located on brownfield land?			
Can the site be made available for development?			
1. Does the site have good accessibility to existing public transport?			
2. Would sufficient enhancements be feasible?			
1. Does the site have good infrastructure capacity?			
2. Would sufficient enhancements be feasible?			
Landscape setting and identity			
Would the site, if developed, affect the wider landscape setting of the city?			
Would the site enable clear and defensible green belt boundaries to be formed?			
Can the site be integrated into and in keeping with the character of the settlement and local area?			
Countryside recreation			
Would development of the site avoid impacting upon existing access to countryside recreation?			
Overall assessment			

Table 7 (overleaf) provides an overview of how the assessments in relation to the above questions have been undertaken.

Table 7 Housing Site Assessment Framework		Assessment method
Site assessment criteria		
Appropriate Locations		
Is the site located on brownfield land?		As defined in the LDP Glossary, appendix C of Proposed Plan
Can the site be made available for development?		Consideration of exiting use of the area. Agricultural land, derelict land and old non-residential development are generally assumed to be potentially developable.
1. Does the site have good accessibility to existing public transport?	2. Would sufficient enhancements be feasible?	PTALs (Public Transport Accessibility Levels) have been used to measure accessibility to the public transport network across Edinburgh. PTALs measure how close public transport services are from a specific point and the frequency of services (i.e. walking times plus waiting times). PTAL scores range from A to H where H represents a high level of accessibility and A a low level of accessibility. Assessment areas/sites with a score of mainly B or above will be considered to have good public transport accessibility.
1. Does the site have good infrastructure capacity?	2. Would sufficient enhancements be feasible?	Baseline information for drainage and water supply has been included for each assessment area/site. For sites not included within the Plan, it is assumed that enhancements required for infrastructure are feasible. For sites included in the Plan, an assessment of primary and secondary education capacities and transport infrastructure has been undertaken in the form of education and transport appraisals. The actions required to support new sites are set out in the Action Programme and their feasibility will continue to be updated in subsequent iterations of the Action Programme.
Landscape setting and identity		
Would the site, if developed, affect the wider landscape setting of the city?		Landscape and visual assessment of land within West and South East Edinburgh, including desk study and site visits. Description of existing local landscape character, views and visibility. Consideration of changes which could arise from the introduction of new residential development to: a) Landscape characteristics and qualities, which contribute to Edinburgh's setting and identity b) Views to and from the city and the visibility of new development within the landscape. Description of the effectiveness of tree planting to limit likely impacts on landscape setting.
Would the site enable clear and defensible green belt boundaries to be formed?		Description and evaluation of existing and potential boundary features in relation to Scottish Planning Policy (2010), paragraph 162.
Can the site be integrated into and in keeping with the character of the settlement and local area?		For potential changes to green belt boundaries, consideration of fit with the pattern and visibility of the landscape. Consideration on whether development on the site could physically, visually and functionally be integrated into the existing settlement and local area.
Countryside recreation		
Would development of the site avoid impacting upon existing access to countryside recreation?		All forms of countryside recreation and public footpaths to be assessed.
Overall assessment		

Table 8: SEA methodology Framework

SEA objective	Would the site: **	Would the policy:	Would the plan:
<p>Biodiversity, Fauna and Flora <i>Protect and enhance biodiversity, flora and fauna, and habitat networks</i></p>	<ul style="list-style-type: none"> • Avoid significant effects on: <ul style="list-style-type: none"> ○ the integrity of a European and / or National designated biodiversity site? ○ the integrity of local designated biodiversity sites and wildlife sites? ○ the integrity of existing habitat networks and other wildlife corridors? ○ protected species? ○ ancient woodland? • Be located away from regulated sites which would increase the population affected by nuisance (odour, noise) or poor air quality? • Provide opportunities for active travel? 	<ul style="list-style-type: none"> • Protect and / or enhance; <ul style="list-style-type: none"> ○ biodiversity, including flora and fauna? ○ existing habitat networks? 	
<p>Population and Human Health <i>Improve the quality of life and human health for communities</i></p>	<ul style="list-style-type: none"> • Be located away from regulated sites which would increase the population affected by nuisance (odour, noise) or poor air quality? • Provide opportunities for active travel? 	<ul style="list-style-type: none"> • Encourage the co-location of development with good health, social and recreational facilities? • Protect and encourage the use of core paths, pedestrian walkways and cycle tracks? 	
<p>Soil <i>Protect the quality and quantity of soil</i></p>	<ul style="list-style-type: none"> • Be located on brownfield land? * 	<ul style="list-style-type: none"> • Minimise the use of greenfield land? 	<ul style="list-style-type: none"> • Protect prime agricultural land from development? • Minimise soil sealing?
<p>Water <i>Prevent the deterioration and, where possible, enhance the status of the water environment and reduce / manage flood risk in a sustainable way</i></p>	<ul style="list-style-type: none"> • Protect and enhance the water status of all waterbodies? • Avoid possible flooding constraints in or adjacent to the site? 	<ul style="list-style-type: none"> • Maintain the status of all water bodies? • Minimise flood risk? • Promote the use of SUDs and other water storage solutions 	<ul style="list-style-type: none"> • Impact upon waste water treatment capacity?
<p>Air and Climatic Factors <i>Maintain and improve air quality, and reduce the causes and effects of climate change</i></p>	<ul style="list-style-type: none"> • Provide good accessibility to public transport? * • Prevent increased flooding or instability as a result of climate change? • Ensure sensitive receptors are located safe 	<ul style="list-style-type: none"> • Ensure that measures to improve air quality are not undermined? • Minimise the distance people need to travel? • Encourage the provision of low / zero carbon 	<ul style="list-style-type: none"> • Avoid exacerbating the air quality of AQMAs and candidate AQMAs?

	distance from busy roads?	technologies?	
<p>Material Assets <i>Minimise waste and promote the sustainable use of natural resources and material assets</i></p>	<ul style="list-style-type: none"> • Avoid the loss of / adverse effects on open space? 	<ul style="list-style-type: none"> • Encourage the protection and enhancement of open space? 	<ul style="list-style-type: none"> • Contribute towards 'Zero Waste' objectives?
<p>Cultural Heritage <i>Protect and, where appropriate / feasible, enhance the historic environment</i></p>	<ul style="list-style-type: none"> • Avoid significant effects on: <ul style="list-style-type: none"> ○ listed buildings and / or their setting? ○ Scheduled Ancient Monuments and / or their setting? ○ Conservation Areas? ○ the World Heritage Site? ○ Historic Gardens and Designed Landscapes? 	<ul style="list-style-type: none"> • Protect and enhance the historic environment? 	
<p>Landscape and Townscape <i>Protect and enhance the landscape character and setting of the city and improve access to the open space network</i></p>	<ul style="list-style-type: none"> • Avoid significant effects on the landscape setting of the city? * • Enable clear and defensible green belt boundaries to be formed? * • Avoid significant effects on the designated landscape areas (AGLV, AOLQ, cSLAs)? 	<ul style="list-style-type: none"> • Enhance the landscape setting of the city? • Maintain the diversity of landscape character 	

* Duplication of question in housing site assessment

** SEA methodology framework for assessing all sites

4. ASSESSMENT OF THE ENVIRONMENTAL EFFECTS AND SUGGESTED MITIGATION

4.1. LDP Policy Assessment

All 89 policies included within the Proposed LDP have been assessed. The majority of policies are being rolled forward from the previous Edinburgh City Local Plan (2010). However, due to the LDP covering a wider area than the previous plan and with some policies having minor revisions, it was deemed appropriate to reassess all LDP policies. There are few changes to policies in the Second Proposed LDP. Therefore, the significant environmental effects of policies are unchanged from the first Proposed Plan assessment. The detailed assessments are included within appendix 1, with a summary of the significant environmental effects below.

The matrix demonstrates that the environmental objectives are well reflected in the LDP policies and have either positive or no significant or likely interactions. This outcome is as expected due to the Proposed Plan's role in serving to positively enhance the environmental credentials of the plan area and reflecting the objectives set out within higher tier documents.

Only seven interactions have been identified as showing a reasonable likelihood of negative impacts for the environmental criteria. These are dealt with in topic groupings below.

Env 10 - Development in the Green Belt and Countryside

Env 11 - Special Landscape Areas

Env 17 - Pentland Hills Regional Park

These policies provide an important degree of protection for designated areas and will restrict inappropriate development, providing significant environmental benefits. In terms of the environmental objectives, the restrictive nature of the policies is a potential constraint for the development of large scale renewable energy in such locations. This may harm the potential for the city to off-set its energy use through renewable generation, leading to a potential significant negative effect for the air and climatic factors objective. However, the policies do not preclude small scale appropriately sited hydro, solar or wind turbines.

The overall environmental benefits of the policy significantly outweigh the potential constraints. Consequently, it is not considered appropriate to amend the policy as by doing so to support large scale renewable technologies in sensitive areas would lead to significant negative effects for the other environmental criteria.

Emp 4 - Edinburgh Airport

Emp 5 - Royal Highland Centre

Emp 6 - International Business Gateway

These policies support development, in line with the West Edinburgh Planning Framework and the previous local plan. Whilst it is difficult to establish the exact environmental effects from these broad policies, they are likely to lead to some negative environmental effects across a number of environmental objectives. Some mitigation has been identified and Master Plans are required to be prepared for all areas, which will enable any potential environmental effects to be properly considered.

Development within these areas is long established through the WEPF and Rural West Edinburgh Local Plan (Alteration). Whilst development may lead to negative environmental effects, the principle of development is already established. The West Edinburgh Strategic Design Framework and West Edinburgh Landscape Framework have mitigated some of the environmental effects identified in the Rural West Edinburgh Local Plan Alteration Environmental Report. The future role of Master Plans will be critical to ensure that any environmental effects are minimised wherever possible.

Tra 5 - City Centre Public Parking

The policy enables city centre parking to support the functions of the city centre and is likely to lead to negative environmental effects for population and human health and air and climatic factors, due to encouraging use of the private car. However, there are environmental benefits of maintaining the vitality and viability of the city centre as opposed to other locations. The delivery of the tram will further enhance public transport provision to the city centre and it is vital that public transport is enhanced wherever possible to make this form of transport more attractive than using the private car.

4.2. LDP Proposals

All proposals included within the **Second** Proposed LDP have been assessed. Proposals rolled forward from previous plans that do not have development consent have been assessed, with previous sites that do have consents included in the baseline and cumulative assessments. The detailed assessments are included within appendix 3, with a summary of the significant environmental effects below.

The matrix demonstrates that the majority of proposals have either a positive or no effect on the environmental objectives. This can be attributed to the environmental criteria applied to the assessment of proposals to be included within the Proposed Plan. The majority of new housing sites do result in a negative environmental effect for soil, due to the them being greenfield releases. As previously stated, the Proposed LDP must be consistent with the Proposed Strategic Development Plan and the environmental effects for soil are inevitable. In some cases where

effects are unknown, future master planning of the site will allow a better understanding of potential environmental impacts and consideration of mitigation opportunities.

Excluding the soil objective, there are seven proposals that will result in further significant negative environmental effects.

Emp 6 - International Business Gateway

HSG 20 - Cammo

HSG 22 - Burdiehouse

HSG 25 - The Drum

HSG 29 - Brunstane

HSG 32 - Builyeon Road

HSG 36 - Curriehill Road

The seven proposals could result in negative environmental effects for the cultural heritage objective. This is mainly due to the close proximity of existing cultural assets. Mitigation has been identified for each site and embedded in the site briefs within the Proposed Plan. It is therefore considered that the site briefs and subsequent detailed Master Plans will ensure that development does not negatively effect the historic environment.

SCH 1 - Portobello High School

The proposal has been rolled forward from the Edinburgh City Local Plan and will result in the loss of part of the public park, leading to a negative effect for material assets and maintaining open space across the city. Mitigation has been identified including qualitative improvements to the remaining open space. The need for a new school will lead to positive environmental effects by improving the quality of the learning environment for pupils and this significant positive environmental effect outweighs the loss of part of the open space.

Edinburgh BioQuarter

The proposal may result in a negative environmental effect for the landscape setting of the city. A denser form of development and building on the upper slopes could be more visually prominent. Mitigation is identified through the preparation of supplementary guidance to specify any height restrictions and through requiring more detailed assessments within the sensitive area.

Overarching Issues

A number of overarching issues were identified and have been considered in relation to the plan as a whole. These issues were specified in table 8 of the Environmental Report and covered;

prime agricultural land, air quality and 'zero waste' objectives. The overarching issues have been considered as part of the cumulative assessment of the plan with the environmental effects being set out in the below section.

4.3. Assessment of Cumulative and Synergistic Effects

This section considers the cumulative, secondary and synergistic effects of land use proposals and policies at a strategic level which are required to be assessed.

Cumulative effects arise where several land use proposals in the plan or policies each have insignificant effects but together have a significant environmental effect.

Synergistic 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.

Secondary effects are effects that are not a direct result of the plan or policies but occur away from the original effect or as a result of a complex pathway

Cumulative effects can result from the combined effects of more than one local development plan as well as through the interaction of individual land use proposals and policies. A separate assessment of policies and proposals has been undertaken.

All SEA topics have been considered as part of this cumulative assessment. Only topics where there is likely to be either significant positive or negative effects have been included below. Topics that are not referred to below are not considered to have any significant cumulative effects.

A detailed landscape and visual effects cumulative assessment has been undertaken. Due to the scale of new housing growth across the city, mainly on the edge of the existing built up area, it was deemed necessary to undertake such a detailed assessment. This assessment covers the SEA topic of landscape and townscape.

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

Policies

An analysis of appendices 1, 3 and 4 indicates that cumulative or synergistic negative effects are unlikely to be a major implication from the policies within the LDP. On balance 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 small degree of 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 beneficial cumulative and synergistic effects on the environment in Edinburgh due to the interactive nature of the policies, for example, improvements to open space are likely to enhance biodiversity and vice versa.

There are policies within the Proposed Plan that support new development. New proposals will be considered separately from this policy assessment. However, there are a number of general policies that are not site specific but do support development, mainly in existing urban areas, across the LDP. Such general policies include: policies Emp 1 (Office Development) and Emp 10 (Hotel Development).

Air Quality

Air quality is one of the main environmental issues currently prevalent within the Council area and the general supportive development policies may lead to further negative cumulative and synergistic effects, particularly within key transport corridors. The current air quality issues are attributed mainly to traffic congestion and Air Quality Management Areas are in place with Council action plans setting out measures to help reduce vehicle emissions within these areas. **The Council's Local Transport Strategy (2014-2019) identifies a range of actions and policies to reduce emissions and improve air quality standards across the city.**

The possibility of further negative effects are unavoidable with policies that support development within the existing urban area and brownfield sites. There are wider environmental considerations that lead to a preference of supporting development with the existing built up area and the cumulative negative effects of supporting a different strategy with further greenfield releases would be likely to be far greater.

The concentration of significant new development within the four strategic development areas may result in a short to medium term harmful impact as a consequence of there being numerous proposals within close proximity of one another. This could be exacerbated in the short term where development comes forward in advance of planned public transport infrastructure. The Strategic Development Plan directs growth to the identified Strategic Development Areas and the LDP has to allocate land in accordance with the SDP spatial strategy. **The additional allocations outwith the SDAs involve less concentration of development in or near Air Quality Management Areas.**

There are policies in the plan that set out mitigation including; environmental policy Env 22, employment policies Emp 1 and Emp 10, housing policy Hou 4 and transport policies Tra 1, Tra 8, Tra 9. These policies aim to direct major new development to accessible locations as well as supporting a number of public transport improvements. Policy Env 22 specifically considers the impact of development on air as well as other environmental considerations from new development. Additionally, there are a number of site briefs and development principles included within part 1 of the Proposed Plan which provide further mitigation to support improvements to air quality including; new bus routes linking through new sites, opportunities for a mix of uses including local services within new housing sites and higher densities for parts of sites that are closer to public transport hubs.

Waste

Policies RS 2 to RS 4 specifically set out the plan's approach to waste management. Policy RS 2 continues to safeguard existing waste management facilities with policy RS 3 identifying appropriate locations for new waste management facilities. Policy RS 4 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

An assessment of the proposals within the plan has also been undertaken. A number of cumulative effects for environmental issues have been identified with varying degrees of significance. Due to the close proximity of a number of the sites there is the potential for cumulative effects to arise and such effects are considered below.

Soil

There is likely to be a cumulative and synergistic negative effect on soil quality due to the scale of housing proposals included within the Proposed Plan. The scale of development proposed by the Strategic Development Plan requires a considerable amount of greenfield land to be developed.

The Plan will continue to support brownfield development where appropriate and additionally policies within the LDP will help to mitigate environmental effects, for example sustainable building construction and requirements for SUDs.

Landscape and Visual effects

Whilst it is not considered that the plan will lead to any negative cumulative effects regarding landscape and visual effects, the scale of housing release requires these issues to be carefully considered. A summary is provided below with a detailed assessment being included in appendix 4.

Flood Risk

The LDP retains existing flood risk policy from the ECLP. The LDP Proposals Map shows updated 'Areas of Importance for Flood Management'. These are significant areas of undeveloped land which are estimated to be at risk of fluvial flooding in a 1-in-200 year event, as identified above in Figure 3. The new LDP proposals have been assessed strategically for flood risk using that fluvial flood risk map. This fluvial flood risk map has been updated using SEPA's new mapping published in January 2014. The LDP does not newly allocate any developable land in areas of fluvial flood risk. Existing allocations brought forward from local plans at the International Business Gateway, Edinburgh BioQuarter and New Greendykes do take in some land with fluvial flood risk, however flood management solutions have already been identified for these. It is unlikely that there will be cumulative negative environmental effects of all the proposals regarding flooding.

Landscape character

A detailed assessment of the cumulative effect of sites within the Proposed Plan has been undertaken (see appendix 4) and includes consideration of;

- Interaction of sites within the same Strategic Development Area
- Interaction of sites within close proximity to one another
- Previous allocations, relevant consents and applications

At a strategic scale, the proposed housing sites in South East Edinburgh, West Edinburgh and elsewhere across the Council area are unlikely to give rise to significant cumulative effects upon the character and diversity of the City's landscape setting, in conjunction with previous allocations, consents and applications. This is due to the landscape setting of the city being embedded within the site selection process and any sites that would affect the setting not being considered appropriate for development.

Visual effects

A detailed assessment of the cumulative effect of sites within the Proposed Plan has been undertaken (see appendix 4) including;

- Interaction of sites within the same Strategic Development Area
- Interaction of sites within close proximity to one another

- Previous allocations, relevant consents and applications

At a strategic scale, the proposed housing sites in South East Edinburgh, West Edinburgh, elsewhere across the Council area, previous allocations and relevant consents and applications will not result in any significant effects upon visual amenity.

Green Networks/Open Space

A positive cumulative effect is likely to be the delivery of an extended green network. Green networks can offer a number of environmental benefits. The new housing sites provide opportunities to extend the green network and site briefs included within the Proposed Plan have considered development principles for sites within close proximity to one another. An example are the sites at Maybury and Cammo where new components of the green network are identified in the development principles furthering a direct link from the tram/train interchange to Cammo Estate.

The scale of housing release will result in a number of significant areas of parts of open space being created. Some of these open spaces are specifically identified in the site briefs contained within the plan whilst the location of others will flow from the subsequent master plan stage. The housing regeneration proposals will provide an opportunity to improve the quality of remaining open space where there is an over provision and it is currently of poor quality.

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

Summary

The cumulative and synergistic negative effects outlined are to be expected as a result of the large amount of housing growth set out within the Strategic Development Plan. The effects can not be avoided as the Proposed LDP must be consistent with the Proposed Strategic Development Plan. This identifies the four strategic development areas where development is to be directed to, including substantial housing releases in West and South East Edinburgh and allows large scale housing development outwith the Strategic Development Areas.

As indicated in other parts of the Environmental Report, the selection of new housing sites has been strongly influenced by environmental considerations specifically identifying sites that have good levels of public transport accessibility and where new development minimises the impact on the landscape setting of the city. This process in itself has ensured that the cumulative effects have been minimised as much as possible.

The consideration of development principles for sites within close proximity to one another has led to a number of linkages which are set out within the site briefs. Such links and integration between sites are likely to lead to positive cumulative effects, in particular regarding the delivery of new parts of the green network.

The cumulative and synergistic assessment emphasises the key role of applying appropriate mitigation to minimise cumulative effects across the plan area. The site briefs and development principles within the Proposed Plan, detailed master plans that will inform planning applications and other policies within the Proposed Plan can help to deliver such mitigation.

4.4. Mitigation

Mitigation measures are intended to avoid or reduce potential environmental effects that may arise from the implementation of the plan and which the environmental assessment process has identified.

In the environmental assessment of development plans, it is more likely that the mitigation measures will be in the form of other policies contained within the plan. The design and environment policies are intended to avoid or reduce the potentially adverse effects of development set out within the plan.

The negative environmental effects of proposals have been set out within this Environmental Report. Mitigation has been identified in appendix 3. Some forms of mitigation have already been undertaken as part of the preparation of the plan including site briefs contained within the Proposed Plan and the Education and Transport Appraisals which include actions required to further enhance access to public transport and the creation of pedestrian and cycle links.

Specific mitigation relating to the historic environment has been included within the Cammo, Burdiehouse, Drum, Brunstane and Builyeon Road site briefs, to ensure there will be no significant environmental effects for cultural heritage.

The importance of future Master Plans and supplementary guidance is also highlighted, as for a number of proposals there is insufficient information to establish the exact environmental effects at such an early stage. The importance of Master Plans for Edinburgh Airport, the Royal Highland Centre and the International Business Gateway is identified to ensure that any significant environmental effects can be minimised. Similarly the role of supplementary guidance in drawing out development principles for the BioQuarter will be critical in reducing the environmental effects.

As well as the production of supplementary guidance and Master Plans, the action programme will have a critical role in delivering mitigation. Actions required to implement the policies and

proposals in the plan are set out, with details of costs and who is responsible for delivering the actions. Annual updates to the action programme will enable progress to be easily monitored.

4.5. 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 chapter 2, volume 1 of 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 designations 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 10 sets out the proposed indicators that will be used to monitor the environmental effects of the plan.

The intention is to prepare an LDP monitoring statement between this LDP and the preparation of a replacement LDP and this will allow the monitoring of environmental effects to be aligned with other monitoring being undertaken for the plan as a whole. The Monitoring Statement will provide information on all of the indicators identified in table 10.

Table 9: Proposed Monitoring Indicators		
Environmental Objective	Indicators	
Biodiversity <i>Protect and enhance biodiversity, flora and fauna, and habitat networks</i>	Number of planning applications for development on, or overlapping a nature conservation site approved/refused (<i>Focusing mainly on major housing and commercial developments</i>). Number of planning applications that affect European Protected Species (EPS) Area of open space lost to/ protected from development (i.e. number of applications granted/refused). Area of open space, parks and woodland delivered from allocations in the Proposed Plan.	GIS/ UNIFORM GIS/UNIFORM UNIFORM / Open Space Audit UNIFORM/ Open Space Audit
	Number of planning applications with “good” accessibility to convenience or healthcare facilities. Number of new housing units approved with “good” accessibility to good bus, train or tram services. Number of planning applications with “good” accessibility to open space.	UNIFORM and accessibility modelling UNIFORM and accessibility data UNIFORM and accessibility data
	Area of remediated brownfield sites as a result of development. Area of prime agricultural land lost from development (planning applications granted/refused) <i>May have to be restricted to housing and large commercial developments</i>	HLA and Vacant & Derelict Land Survey. UNIFORM
	Number of new housing units/area approved and refused within area designated as a functional flood plain. <i>May have to restrict to housing and large commercial development.</i> Number and size of developments with SUDS Improvements to water quality and ecological status of water courses	UNIFORM and GIS UNIFORM SEPA and River Basin
Population and Human Health <i>Improve the quality of life and human health for communities</i>		
Soil <i>Protect the quality of soil</i>		
Water <i>Prevent the deterioration and, where possible, enhance the status of the water environment and reduce/ manage flood risk in a sustainable way.</i>		

		Management Plan
<p>Air and Climate <i>Maintain and improve air quality, and reduce the causes and effects of climate change</i></p>	<p>Number and increases to existing Air Quality Management Areas (AQMA)</p> <p>Number of applications for renewable energy generations approved/refused</p> <p>Total points scored in the Sustainability Statement for all applications complying with the Edinburgh Standards for Sustainable Building.</p>	<p>GIS</p> <p>UNIFORM</p> <p>UNIFORM, applications with sustainability statements</p>
<p>Material Assets <i>Minimise waste and promote the sustainable use of natural resources and material assets.</i></p>	<p>Percentage of applications granted with Waste Management Plan (or with condition attached).</p> <p>Number of recycling centres</p>	<p>UNIFORM reports</p> <p>GIS</p>
<p>Cultural Heritage <i>Protect and, where appropriate/feasible enhance the historic environment</i></p>	<p>Number of applications approved where adverse effects on the historic environment were anticipated.</p> <p>Number of applications refused or withdrawn due to adverse impacts on the historic environment.</p> <p>Number of listed buildings on "At Risk" register.</p> <p>Number of scheduled monuments assessed as being in unsatisfactory condition or with extensive significant problems.</p>	<p>UNIFORM</p> <p>UNIFORM</p> <p>Buildings at Risk Register</p> <p>Scottish Historic Environment Audit</p>
<p>Landscape and Townscape <i>Protect and enhance the landscape character and setting of the city and improve access to the open space network.</i></p>	<p>Areas of Green Belt and Special Landscape Areas land lost to/protected from development (i.e. planning applications granted/refused) <i>May have to be restricted to housing and large commercial developments.</i></p> <p>Number of applications refused solely or partly on design policy grounds.</p> <p>Area of open space lost to/ protected from development (i.e. number of applications granted/refused).</p> <p>Area of open space, parks and woodland delivered from allocations in the Proposed Plan.</p>	<p>GIS and UNIFORM reports with reference to the Open Space Strategy.</p> <p>UNIFORM</p> <p>UNIFORM / Open Space Audit</p> <p>UNIFORM/ Open Space Audit</p>

	Number of applications approved that would impact on the city skyline and key views.	UNIFORM
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5 NEXT STEPS

5.1. Proposed consultation timescales and methods

5.2. Anticipated milestones in the SEA and planning processes related to this PPS

The anticipated timescales for the LDP are identified in table 8. The main stage for stakeholders and the general public to engage in the preparation of the LDP took place between October 2011 and January 2012 when the MIR and ER were published. The results of that engagement informed the preparation of the Council's Proposed LDP. There will be an opportunity to make representations regarding the **Second Proposed LDP** when it is published in **August 2014**.

Table 10: Edinburgh LDP and SEA timescales

Timescale	Plan process	Environmental Assessment process
August - October 2014	Publish Second Proposed LDP, Environmental Report (Second Revision) and receive representations	Publish Environmental Report - Second Revision
Spring 2015	Submit Second Proposed LDP, Environmental Report (Second Revision) and Second Proposed Action Programme to Scottish Ministers	Submit SEA with Proposed Plan
September 2015	Report of Examination	
Start 2016	Adoption	Post adoption statement

Appendix 1: LDP Policies SEA Matrix

ASSESSMENT KEY

- ✓ A significant positive environmental effect
- X 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

LDP POLICY ASSESSMENT									
Section 1: Delivering the Strategy									
Policy Del 1 Developer Contributions and Policy Del 2 Retrospective Developer Contributions	✓	✓	✓	✓	✓	✓	✓	✓	✓
	<p><i>These policies will ensure that the actions specified within the Action Programme are delivered. Actions relating to new and improved education facilities will lead to positive environmental effects for population and human health. The delivery of new open space will lead to positive effects for biodiversity, population and human health, material assets and landscape and townscape. A number of the transport proposals will deliver improvements to the public transport network as well as new routes for pedestrians and cyclists, leading to important potential benefits for population and human health and reducing the potential impacts of new development on air quality.</i></p>								
Policy Del 3 City Centre	✓						✓		
<p><i>The policy promotes development in the City Centre which will lead to positive benefits for the promotion of public transport, the pedestrian network and the delivery of improvements to the public realm and civic spaces.</i></p>									
Policy Del 4 Edinburgh Waterfront									
<p><i>See proposal assessments</i></p>									
Policy Del 5 Edinburgh Park/South Gyle									
<p><i>See proposal assessments</i></p>									
Section 2: Design Principles for New Development									

<p>Policy Des 1 Design Quality and Content, Policy Des 2 Co-ordinated Development, Policy Des 3 Development Design, Policy Des 4 Development Design - Impact on setting and Policy Des 5 Development Design - Amenity</p>	✓	?	✓		?	✓	✓	✓	
<p>General design policies with principles to guide new developments. All policies aim to ensure that new development of the highest design quality, enhances the special character of the city, ensures that the city develops in an integrated and sustainable way and meets the needs of residents and other users. A number of positive environmental implications from the policies including improvements to the quality of life for communities, providing attractive environments for walking and cycling and protecting and enhancing the historic environment. Policies are likely to lead to further environmental benefits relating to biodiversity (particularly Des 3) and enhancements to the status of the water environment.</p>									
<p>Policy Des 6 Sustainable Buildings</p>					✓	✓			
<p>Policy sets a strong requirement for energy efficiency in building design, SUDS, sustainable waste management and the incorporation of sustainable energy supply.</p>									
<p>Policy Des 7 Layout Design and Policy Des 8 Public Realm and Landscape Design</p>			✓						✓
<p>Policies require new developments to provide direct and convenient connections by foot or cycle and general improvements to the appearance of external spaces and features, thus improving the quality of life for all. Policy Des 8 requires appropriate planting including the creation of robust landscape structures, leading to a positive effect for landscape and townscape.</p>									
<p>Policy Des 9 Urban Edge Development</p>									✓
<p>Policy aims to conserve and enhance the landscape setting and special character of the city from urban edge development leading to strong positive environmental effects.</p>									

<p>Policy Des 10 Waterside Development</p>		✓	✓							<p><i>Policy encourages attractive frontages to water courses and public access where appropriate. Policy requires proposals to maintain and enhance nature conservation leading to a positive effect for biodiversity, fauna and flora.</i></p>
<p>Policy Des 11 Tall Buildings - Skyline and Key Views</p>									✓	<p><i>Policy should protect important views of landmark buildings, the historic skyline, landscape features in the urban area and the landscape setting of the city.</i></p>
<p>Policy Des 12 Alterations and Extensions and Policy Des 13 Shopfronts</p>										<p><i>No significant environmental implications.</i></p>
<p>Section 3: Caring for the Environment</p>										
<p>Policy Env 1 World Heritage Site and Policy Env 2 Listed Buildings - Demolition</p>								✓	✓	<p><i>Strong benefits for the historic environment where development that would have a detrimental impact on the World Heritage Site or its setting will not be permitted and the loss of a listed building will only seldom be justified.</i></p>
<p>Policy Env 3 Listed Buildings - Setting, Policy Env 4 Listed Buildings - Alterations and</p>						?		✓		<p><i>Strong benefits for the historic environment where the setting of listed buildings and conservation areas is protected. May partially constrain the ability to incorporate renewable energy generation within or adjacent to the historic environment.</i></p> <p><i>These policies ensure that residential conversion and infill development which help to meet windfall assumptions will not do so at the expense of cultural heritage objectives.</i></p>

<p>Extensions and Policy Env 6 Conservation Areas - Development</p>											
<p>Policy Env 5 Conservation Areas - Demolition of Buildings</p>									✓	✓	
<p><i>Positive effects for the historic environment where the policy should avoid gap sites as demolition will only be allowed when a detailed planning application is approved for the site and the retention of existing buildings will be more sustainable than allowing substantial demolition and rebuilding.</i></p>											
<p>Policy Env 7 Historic Gardens & Designed Landscapes, Policy Env 8 Protection of Important Remains and Policy Env 9 Development of Sites of Archaeological Significance</p>										✓	
<p><i>Strong benefits for the historic environment where historic gardens and designed landscapes, important remains and sites of archaeological significance are all protected.</i></p>											
<p>Policy Env 10 Development in the Green Belt & Countryside and Policy Env 11 Special Landscape</p>		✓		✓					X	✓	✓
<p><i>These policies offer significant environmental benefits which protect the environmental characteristics of the city. The Green Belt includes some areas of strong landscape quality and high amenity value, providing access for healthy recreational opportunities. The policies are also likely to enhance green linkages between urban and rural areas, leading to biodiversity benefits, protecting the landscape setting of the city and improving the quality of life for all residents and visitors. Large scale renewable energy technologies are unlikely to be supported within the Green Belt and Special Landscape Areas, leading to a negative environmental effect regarding climatic factors.</i></p>											

Areas										
<p>Policy Env 12 Trees</p>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<p><i>Policy will provide environmental benefits in terms of the physical character of the city. There is potential for benefits relating to soil and flooding due to the nutrients that trees will continue to add into the ground, soil stabilisation and retention and the interception of rainfall and surface water which contributes to flood alleviation.</i></p>										
<p>Policy Env 13 Sites of International Importance, Policy Env 14 Sites of National Importance, Policy Env 15 Sites of Local Importance and Policy Env 16 Species Protection</p>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<p><i>Environmental policies which will support international and nationally important biodiversity and geodiversity as well as sites of local importance and the protection of species. Policies are also likely to have positive implications for the green infrastructure network, recreational opportunities and the natural setting of the city.</i></p>										
<p>Policy Env 17 Pentland Hills Regional Park</p>	✓	✓	✓	✓	✓	X	✓	✓	✓	✓
<p><i>Policy that aims to ensure that proposals do not detract from the special rural character of the Regional Park, leading to positive biodiversity and landscape setting impacts. Large scale renewable energy technologies are unlikely to be supported within the Regional Park, leading to a negative environmental effect regarding climatic factors.</i></p>										
<p>Policy Env 18 Open Space Protection, Policy Env 19 Playing Fields Protection</p>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<p><i>Policies Env 18 and Env 19 protect existing open spaces and playing fields leading to biodiversity, quality of life, material asset and open space network benefits. The need for open space provision within new developments will lead to the same environmental benefits with extensions and improvements to the green network likely to be provided.</i></p>										

<p>Policy Emp 4 Edinburgh Airport</p>	<p>X X ? ✓ ? X</p> <p><i>A number of significant environmental effects are likely, depending on the scale of developments that takes place within the boundaries of the airport. Development could potentially have implications for natural heritage designations along the Gogar Burn and the Scheduled Ancient Monument (Carlowie Cat Stane). Airport expansion may have flood risk implications associated with the Gogar Burn (see green space proposal 7). Sites removal from the Green Belt is likely to lead to negative effects on the landscape setting of the city, although this could be offset through the provision of structural landscaping. There are positive impacts in terms of accessibility by public transport and the role of the West Edinburgh Strategic Design Framework in promoting a co-ordinated design approach. If a second runway is developed, a number of mitigation measures will be required to maintain water quality, flow rate and sedimentation pattern of the River Almond as it enters the Firth of Forth. These measures are to ensure that the proposal does not have a significant effect on the Firth of Forth Special Protection Area.</i></p>
<p>Policy Emp 5 Royal Highland Centre</p>	<p>? ? ? ✓ ? X X</p> <p><i>Development on and adjacent to the existing RHC site unlikely to have any significant environmental impacts. There are some listed buildings on the site and mitigation may be required. The proposed relocation of the showground has a number of positive and negative environmental effects. Positive impacts relate to the opportunity to provide new pedestrian and cycle networks, the importance of accessibility by public transport and the role of the West Edinburgh Strategic Design Framework in promoting a co-ordinated design approach. Development may have a negative impact on built and natural heritage elements and the landscape character of the area.</i></p>
<p>Policy Emp 6 International Business Gateway</p>	<p>? ✓ ? ✓ ? X X</p> <p><i>Potential positive impacts relate to the opportunity to provide new pedestrian and cycle networks, the importance of accessibility by public transport and the role of the West Edinburgh Strategic Design Framework in promoting a co-ordinated design approach. The introduction of housing within the IBG will contribute to place making objectives and potentially reduce the need to travel. Development may lead to negative impacts on built and natural heritage elements, landscape character and flood risk.</i></p>
<p>Policy Emp 8 Business and Industry Areas and Policy Emp 9 Employment Sites</p>	<p>No significant environmental implications.</p>

<p>Conversion to Housing</p>	<p><i>The reuse of existing buildings minimises waste and the conversion of city centre commercial and industrial buildings may have a positive impact on reducing the need to travel to access other services contained within the city centre.</i></p>									
<p>Policy Hou 6 Affordable Housing, Policy Hou 7 Inappropriate Uses in Residential Areas, Policy Hou 8 Student Accommodation, Policy Hou 9 Sites for Gypsies, Travellers and Travelling Showpeople</p>	<p><i>No significant environmental implications.</i></p>									
<p>Policy Hou 10 Community Facilities</p>	<p><i>Policy will ensure that appropriate health and other community facilities are provided for housing development, thus encouraging the co-location of development with good health, social and recreational facilities.</i></p>									
<p>Section 6: Shopping & Leisure</p>										
<p>Policy Ret 1 City Centre Retail Core</p>	✓	✓								<p><i>Policy has strong indirect environmental effects due to reinforcing the city centre as a focus for retail development. The city centre has excellent public transport links, thus minimising the distance need to travel in private vehicles and encourages the co-location of development with social and recreational facilities.</i></p>

<p>Policies Ret 2 - Retail, town centre and entertainment policies</p>	<p><i>Policies likely to have some minor positive environmental effects by minimising the need to travel by encouraging retail development to more accessible locations and potentially enhancing the quality of life for both residents and visitors.</i></p>
<p>Policy Ret 10 Food and Drink Establishments</p>	<p><i>No significant environmental implications.</i></p>
<p>Section 7: Transport</p>	
<p>Policy Tra 1 Location of Major Development</p>	<p><i>Policy has strong positive environmental effects by directing major developments that would generate significant travel demand to the city centre and other locations well served by public transport, thus minimising the distance need to travel in private vehicles and encourages the co-location of development with social and recreational facilities.</i></p>
<p>Policy Tra 2 Private Car Parking</p>	<p><i>Policy may lead to some positive environmental effects by pursuing a lower provision of car parking where appropriate, thus reducing the number of journeys undertaken by private vehicles and potentially improving air quality.</i></p>
<p>Policy Tra 3 Private Cycle Parking and Policy Tra 4 Design of Off-</p>	<p><i>Both policies facilitate appropriate levels of cycle parking and storage facilities in housing and non-residential developments and provide general design principles for the location and quality of cycle provision leading to improvements that make it a more attractive mode of transport and providing potential positive effects on air quality.</i></p>

**Section 8:
Resources and Services**

<p>Policy RS1 Sustainable Energy</p>	<p><i>Policy sets out a positive stance for the integration of appropriately scaled renewable energy schemes and will contribute to reducing the causes and effects of climate change across the plan area. The importance of considering the effects of proposals on natural heritage interests and the appearance of listed buildings and conservation areas may restrict the ability for such schemes to be acceptable within such areas. The continued need for sustainable forms of energy generation could lead to negative environmental effects in the historic environment over the lifetime of the plan.</i></p>	✓	?									
<p>Policy RS2 Safeguarding of Existing Waste Management Facilities, Policy RS3 Provision of New Waste Management Facilities, Policy RS4 Waste Disposal Sites</p>	<p><i>Policies promote waste management facilities in appropriate locations across the city and state a general presumption against new landfill or land raise sites leading to positive environmental effects by restricting facilities that allow for the disposal of residual municipal waste.</i></p>	✓										
<p>Policy RS5 Minerals</p>	<p><i>May lead to some indirect environmental benefits through promoting the use of natural resources depending on the scale and use of the mineral resources that are extracted.</i></p>		?									
<p>Policy RS6 Water and Drainage</p>	<p><i>Policy ensures that developments will contribute to enhancing water supply and drainage infrastructure.</i></p>	✓										
<p>Policy RS7</p>												

Telecommunication

No significant environmental effects.

Appendix 2: Housing Site Assessment Summary

Assessment Area	Brownfield	Available for development	Good accessibility to existing public transport	Enhancement to public transport	Good infrastructure capacity	Enhancement to infrastructure	Affect wider landscape setting of the city	Clear and defensible green belt boundaries	Integrate and in keeping with character of settlement	Avoid impacting on countryside recreation	Overall Assessment
WEST											
Turnhouse	Red	Green	Red	Red	Orange	Green	Red	Red	Red	Green	Red
Cammo Estate Park	Red	Red	Red	Red	Orange	Green	Red	Red	Red	Red	Red
Turnhouse Golf Course	Red	Red	Red	Red	Orange	Green	Red	Green	Red	Red	Red
Cammo Southern Parkland	Red	Green	Red	Red	Orange	Green	Red	Red	Red	Green	Red
West of Maybury Road	Red	Green	Red	Green	Orange	Green	Green	Green	Green	Green	Green
West of Newbridge	Red	Green	Red	Red	Orange	Green	Red	Red	Red	Green	Red
Royal Highland Centre	Orange	Red	Green		Orange	Green	Green		Red	Green	Red
International Business Gateway 1	Orange	Green	Green		Orange	Green	Green		Green	Green	Green
International Business Gateway 2	Red	Green	Green		Orange	Green	Green		Green	Green	Green
Norton Park	Red	Red	Orange	Green	Orange	Green	Green		Red	Green	Red
Gogarburn Golf Course	Red	Red	Green		Orange	Green	Red	Red	Red	Red	Red
South of RBS Gogarburn	Red	Red	Red	Red	Orange	Green	Red	Red	Red	Red	Red
East of Millburn Tower	Red	Green	Red	Red	Orange	Green	Red	Red	Red	Green	Red
Edinburgh Park/The Gyle	Green	Orange	Green		Orange	Green	Green		Green	Green	Green
West of Turnhouse Road	Orange	Green	Green		Orange	Green	Green	Green	Green	Green	Green
East of Turnhouse Road	Orange	Green	Green		Orange	Green	Green	Green	Green	Green	Green

Assessment Area	Brownfield	Available for development	Good accessibility to existing public transport	Enhancement to public transport	Good infrastructure capacity	Enhancement to infrastructure	Affect wider landscape setting of the city	Clear and defensible green belt boundaries	Integrate and in keeping with character of settlement	Avoid impacting on countryside recreation	Overall Assessment
SOUTH EAST											
West of Liberton Brae	Red	Orange	Orange	White	Orange	Green	Red	Red	Red	Red	Red
South of Liberton Drive	Red	Green	Red	Orange	Orange	Green	Red	Red	Red	Red	Red
Mortonhall	Orange	Red	Green	White	Orange	Green	Red	Red	Green	Green	Red
South of Frogston Road East	Red	Green	Red	Red	Orange	Green	Red	Red	Red	Green	Red
West of Burdiehouse Rd	Red	Green	Orange	Orange	Orange	Green	Green	Green	Green	Green	Green
East of Burdiehouse Rd	Red	Green	Orange	Green	Orange	Green	Red	Red	Green	Green	Green
North of Lang Loan	Red	Green	Green	White	Orange	Green	Red	Red	Red	Green	Red
South of Lang Loan	Red	Green	Red	Red	Orange	Green	Red	Red	Red	Green	Red
North of Gilmerton Station Road	Red	Green	Orange	Orange	Orange	Green	Green	Green	Green	Green	Green
South of Gilmerton Station Road	Orange	Green	Red	Red	Orange	Green	Orange	Orange	Orange	Green	Red
Drum North	Red	Green	Orange	Red	Orange	Green	Red	Green	Orange	Green	Green
Drum South	Red	Green	Red	Red	Orange	Green	Red	Red	Red	Green	Red
South East Wedge (South)	Red	Orange	Green	White	Orange	Green	Red	Red	Red	Red	Red
South East Wedge (North)	Red	Orange	Red	Red	Orange	Green	Red	Red	Red	Red	Red
Liberton Golf Course	Red	Red	Green	White	Orange	Green	Red	Red	Red	Red	Red
Craigmillar Castle Park	Red	Red	Orange	Red	Orange	Green	Red	Red	Red	Red	Red
Niddrie Bing	Green	Green	Green	White	Orange	Green	Green	Green	Green	Green	Red
South of Newcraighall Rd	Red	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green
North of Newcraighall Rd	Red	Green	Green	White	Orange	Green	Green	Green	Green	Green	Green
Brunstane Farmland	Red	Green	Red	Orange	Orange	Green	Green	Green	Green	Green	Green

Assessment Area	Brownfield	Available for development	Good accessibility to existing public transport	Enhancement to public transport	Good infrastructure capacity	Enhancement to infrastructure	Affect wider landscape setting of the city	Clear and defensible green belt boundaries	Integrate and in keeping with character of settlement	Avoid impacting on countryside recreation	Overall Assessment
NORTH WEST											
East of Headrig Road	Red	Green	Red	Red	Orange	Green	Red	Red	Red	Green	Red
Craigiehall	Orange	Orange	Red	Red	Orange	Green	Green	Red	Red	Red	Red
North East of Craigiehall	Red	Green	Red	Red	Orange	Green	Red	Red	Red	Red	Red
South/South West of Builyeon Road	Red	Green	Orange	Green	Orange	Green	Green	Orange	Green	Green	Green
South Scotstoun	Red	Green	Green		Orange	Green	Green	Green	Green	Green	Green
Bankhead Road	Red	Green	Green		Orange	Green	Green	Green	Green	Green	Green
Kirkliston East	Red	Green	Red	Red	Orange	Green	Red	Red	Red	Green	Red
Factory Field	Red	Green	Green		Orange	Green	Green	Green	Red	Green	Red
Factory Field East	Red	Orange	Red	Red	Orange	Green	Green	Red	Red	Green	Red

Assessment Area	Brownfield	Available for development	Good accessibility to existing public transport	Enhancement to public transport	Good infrastructure capacity	Enhancement to infrastructure	Affect wider landscape setting of the city	Clear and defensible green belt boundaries	Integrate and in keeping with character of settlement	Avoid impacting on countryside recreation	Overall Assessment
SOUTH WEST											
Cockburn Crescent	Red	Green	Green	White	Orange	Green	Red	Green	Red	Green	Red
Ravelrig Road	Red	Green	Red	Red	Orange	Green	Green	Green	Red	Green	Red
Goodtrees Farm	Red	Green	Red	Red	Orange	Green	Red	Green	Red	Green	Red
Harlaw Gait	Red	Green	Green	White	Orange	Green	Green	Red	Red	Green	Red
Glenbrook Road	Red	Green	Green	White	Orange	Green	Red	Red	Red	Green	Red
Currievale	Orange	Green	Orange	Red	Orange	Green	Green	Orange	Orange	Green	Green
Newmills Road	Red	Green	Green	White	Orange	Green	Green	Green	Green	Green	Green
Riccarton Mains Road	Red	Green	Green	White	Orange	Green	Green	Green	Green	Green	Green
Muirwood Road	Red	Green	Green	White	Orange	Green	Green	Green	Red	Green	Red
Woodhall Mains	Red	Orange	Red	Red	Orange	Green	Red	Red	Red	Red	Red
Riccarton Mains Road North	Red	Green	Red	Red	Orange	Green	Red	Red	Red	Green	Red
Edinburgh Garden District South	Orange	Green	Orange	Orange	Orange	Green	Red	Red	Red	Green	Red
Edinburgh Garden District West	Orange	Green	Red	Red	Orange	Green	Red	Red	Red	Red	Red
South of Ratho Park Road	Red	Green	Orange	Red	Orange	Green	Red	Red	Red	Green	Red
Ratho Park Road	Red	Green	Red	Red	Orange	Green	Red	Green	Red	Green	Red
South of Freelands Road	Red	Green	Red	Red	Orange	Green	Red	Red	Red	Green	Red
South of Norton Park	Red	Green	Red	Red	Orange	Green	Red	Red	Red	Green	Red
West of Baird Road	Orange	Green	Orange	Red	Orange	Green	Red	Red	Red	Green	Red
Harvest Road East	Red	Orange	Red	Red	Orange	Green	Red	Red	Red	Green	Red
Calderwood	Red	Green	Red	Red	Orange	Green	Red	Red	Red	Green	Red

Assessment Area	Brownfield	Available for development	Good accessibility to existing public transport	Enhancement to public transport	Good infrastructure capacity	Enhancement to infrastructure	Affect wider landscape setting of the city	Clear and defensible green belt boundaries	Integrate and in keeping with character of settlement	Avoid impacting on countryside recreation	Overall Assessment
OTHER, CITYWIDE											
Craigcrook Road	Red	Green	Green		Orange	Green	Red	Green	Red	Red	Red
Winton Gardens	Red	Green	Green		Orange	Green	Red	Red	Red	Green	Red
Frogston Road West	Red	Green	Green		Orange	Green	Red	Red	Red	Green	Red
Duddingston West	Red	Green	Green		Orange	Green	Red	Red	Red	Green	Red
Duddingston East	Red	Green	Green		Orange	Green	Red	Red	Green	Green	Red

Appendix 3: LDP Proposals SEA Matrix

ASSESSMENT KEY

- A significant positive environmental effect ✓
- A significant negative environmental effect X
- Uncertain as to whether any significant positive or negative effects would be likely ?
- No symbol indicates no significant interaction between proposals and environmental objectives

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
HOUSING								
Existing Housing Proposals with no development consent								
There are three housing sites that are being rolled forward from previous plans that have no development consent;								
HSG 6: South Gyle Wynd								
HSG 7: Edinburgh Zoo								
HSG 16: Thistle Foundation								
All of these housing sites were allocated in the Edinburgh City Local Plan (2010). The significant environmental effects were assessed as part of the accompanying Environmental Report and there have been no significant changes that require the sites to be reassessed. Accordingly, the assessments previously undertaken are included as part of the baseline assessment and any significant effects will be considered as part of the cumulative assessment of the Proposed Plan.								
New Housing Proposals, Sites in West Edinburgh								
Emp 6 - International Business Gateway	-	✓	-	?	✓	-	X	✓
Assessment against SEA objectives	<i>Although currently a greenfield site, the land is already allocated for commercial development, so there will be no further loss of greenfield land over previous allocations. Some of the area may be at risk from flooding leading to a negative effect for water objective. Potential impacts on Scheduled Ancient Monuments and other historic buildings could result in negative effect for cultural heritage.</i>							

Proposal	Biodiversity, Fauna, and Flora		Population and Human Health		Soil	Water	Air and Climatic Factors		Material Assets	Cultural Heritage	Landscape and Townscape
Mitigation	<p>Water - Poor ecological status of Gogar Burn including some land prone to flooding. Proposal ENV7 of RWELP Alteration is to divert the Gogar Burn and is required to be implemented. This will reduce flood risk, improve water quality and enhance biodiversity. A Flood Risk Assessment would be required prior to new development to develop further understanding of the mitigation required.</p> <p>Cultural Heritage - Gogar Mains Fort, Gogar Castle and Estate, Gogar mains Farm and Gogar Church Steading and medieval Village should all be protected and enhanced wherever possible.</p>										
HSG 19 - Maybury	-	✓		X		-	✓		-	-	✓
Assessment against SEA objectives	<p>Majority of the site is greenfield and will have a negative effect on the soil objective. Some parts of area are brownfield and these should be considered for development. Access to public transport is good and potential to be improved leading to a positive effect on air and climatic factors objective. Majority of area not prominent from wider views and will not impact on the landscape setting of the city resulting in a positive effect for landscape and townscape.</p>										
Mitigation	<p>Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation.</p> <p>Soil - Developable area should include existing industrial units which offer potential brownfield redevelopment opportunity.</p> <p>Air and Climatic Factors - Potential to re-route the current bus service to improve already good accessibility towards the northern part of the site.</p> <p>Landscape and Townscape - Height constraint towards top of the ridge should be clearly identified to prevent development that would be prominent in views into the area.</p>										
Del 5 - Edinburgh Park/Gyle	-	✓		✓		?	✓		-	-	✓
Assessment against SEA objectives	<p>Housing component in a strategic office location will create a mixed use community and a positive effect for population and human health. Brownfield land has a positive effect for the soil objective and will protect the quality and quantity of soil. Some of the area may be at risk of flooding from the Gogar Burn and this will need to be addressed for any subsequent planning applications. Area has excellent public transport accessibility, a positive effect for air and climatic factors and due to being previously developed and part of the urban area, it will have no impact on the landscape setting of the city.</p>										
Mitigation	<p>Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation.</p>										

Proposal	Biodiversity, Fauna, and Flora		Population and Human Health		Soil	Water	Air and Climatic Factors		Material Assets	Cultural Heritage	Landscape and Townscape
Water - Development to address area at flood risk and to mitigate against wherever possible.											
HSG 20 - Cammo	-	✓		X	-	?			-	X	?
Assessment against SEA objectives	Greenfield land will have a negative effect on the soil objective. A number of potential impacts unknown. Public transport access varies with potential to improve access for the southern part of the area. Potential impacts on views into tower and estate may result in a negative effect for the cultural heritage objective.										
Mitigation	Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation. Air and Climatic Factors - Frequency of services along Maybury Rd may be increased and potential to realign existing service to provide a public transport stop to the south of the site. Cultural Heritage – Potential impact on views of Cammo water tower and wider Cammo Estate. Encourage development to maintain through views into the water tower and Mauseley Hill. Landscape and Townscape - Potential impact on local landscape setting and designations. Avoid development within the cSLA and AOLQ.										
New Housing Proposals, Sites in South East Edinburgh											
HSG 21 - Broomhills	?	✓		X		?			-	-	?
Assessment against SEA objectives	Greenfield land will have a negative effect on the soil objective. Part of area to south may be at risk of flooding from Burdiehouse Burn and could have a negative effect on water objective. Majority of area not prominent from wider views and will not impact on the landscape setting of the city resulting in a positive effect for landscape and townscape.										
Mitigation	Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation. Biodiversity - Local Biodiversity site running along the southern edge of the site. Ensure development does not affect southern area. Water - Development should avoid area at risk from flooding to the south of the site, adjacent to the burn. Landscape and Townscape - Avoid development on Central Knoll, which is the most prominent part of the site.										
HSG 22 - Burdiehouse	?	✓		X		?		✓	-	X	✓

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Assessment against SEA objectives	Local Nature Reserve and Local Biodiversity Site located to the north of the site could be affected. Greenfield land will have a negative effect on the soil objective. Good access to public transport with the potential for this to be improved leading to a positive effect on air and climatic factors objective. Potential impact on the setting of category B listed Limekilns and cultural heritage objective. Development of the sites northern slopes and western edge aligned below the ridgeline would not affect landscape setting of the city.							
Mitigation	Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation. Biodiversity - Development set away from the burn and reserve should protect current biodiversity. Water - Potential opportunity to improve ecological potential of burn to north of site Cultural Heritage - Ensure development is set below limekilns to allow views.							
HSG 23 - Gilmerton Dykes Road	-	✓	X	-	✓	-	-	✓
Assessment against SEA objectives	Greenfield land will have a negative effect on the soil objective. Access to public transport is good leading to a positive effect on air and climatic factors objective. Site is located on flatter land on the ridge top with some existing planting. Development will not affect the landscape setting of the city, subject to additional structured planting.							
Mitigation	Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation.							
HSG 24 - Gilmerton Station Road	-	✓	X	-	✓	-	-	✓
Assessment against SEA objectives	Greenfield land will have a negative effect on the soil objective. Redevelopment opportunity for land to the south. Access to public transport is good leading to a positive effect on air and climatic factors objective. Less visually prominent location from the wider area and potential to re-define and improve the current urban edge.							
Mitigation	Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation. Soil - Developable area should include existing industrial land to the south which offers potential brownfield redevelopment opportunity.							
HSG 25 - The	-	✓	X	-	-	-	X	✓

Proposal	Biodiversity, Fauna, and Flora		Population and Human Health		Soil	Water	Air and Climatic Factors		Material Assets	Cultural Heritage	Landscape and Townscape
Drum											
Assessment against SEA objectives	Greenfield land will have a negative effect on the soil objective. Development could affect parts designated as Historic Garden and Designed Landscape potentially leading to a negative effect for cultural heritage objective. Site is low lying and well screened and will not affect the landscape setting of the city.										
Mitigation	Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation.										
HSG 26 - Newcraighall North	?	✓		X		?		-		-	✓
Assessment against SEA objectives	Development may affect local biodiversity site. Greenfield land will have a negative effect on the soil objective. Area may be at risk from flooding. Low lying flat site with limited visibility from the wider area which will not impact on the landscape setting of the city resulting in a positive effect on landscape and townscape objective.										
Mitigation	Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation.										
HSG 27 - Newcraighall East	-	✓		X		?		-		-	✓
Assessment against SEA objectives	Greenfield land will have a negative effect on the soil objective. Area may be at risk from flooding. Low lying site with limited visibility from the wider area so will not impact on the landscape setting of the city, resulting in a positive effect on landscape and townscape objective										
Mitigation	Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation.										
Mitigation	Water - Area may be at risk from flooding. Flood Risk Assessment required for planning applications setting out mitigation.										

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
HSG 28 - Ellen's Glen Road	-	✓	✓	-	✓	-	-	✓
Assessment against SEA objectives	Re-use of brownfield land will have a positive effect on the soil and landscape and townscape objectives. Site has good access to public transport leading to a positive effect for air and climatic factors. Site includes the loss of inaccessible semi natural greenspace, however, a new accessible local green space of higher quality will be provided.							
Mitigation	Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation.							
HSG 29 - Brunstane	-	✓	X	-	✓	-	X	✓
Assessment against SEA objectives	Greenfield site which will have a negative effect on the soil objective. Public transport access varies but potential for this to be significantly improved leading to a positive effect on air and climatic factors objective. Site is low lying and would not affect the wider landscape setting of the city. Potential impacts on views of Brunstane and Newmills (adjacent listed buildings and Inventory Site (Newmills)) and the setting of two Scheduled Ancient Monuments located within the site.							
Mitigation	Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation.							
HSG 30 - Moredunvale Road		✓	X			?		
Assessment against SEA objectives	Proposal will result in the loss of open space resulting in a negative environmental effect on soil and potentially material assets. However, existing open space is of poor quality and redevelopment will lead improve the appearance and use of the land.							

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Mitigation	<p><i>Inclusion of development principles within the Proposed Plan to guide the development of the land.</i></p> <p>Air and Climatic factors - Proposals should provide better pedestrian and cycle access between the site and the surrounding area.</p> <p>Material Assets - Proposals should incorporate play space, allotments and growing spaces as green space improvements.</p>							
Other New Housing Proposals Elsewhere in the City								
HSG 31 - Curriemurend		✓	X			?		
Assessment against SEA objectives	<p><i>Proposal will result in the loss of open space resulting in a negative environmental effect on soil and potentially material assets. However, existing open space is of poor quality and redevelopment will lead improve the appearance and use of the land and also facilitate open space improvements to Green Space Proposal 10.</i></p>							
Mitigation	<p><i>Inclusion of development principles within the Proposed Plan to guide the development of the land.</i></p> <p>Population and Human Health - Creation of an active frontage along Wester Hailes Road</p> <p>Air and Climatic factors- Proposals should provide better pedestrian and cycle access to both the allotments and Clovenstone Drive park</p>							
HSG 32 - Buillyeon Road, Queensferry	-	✓	X	-	✓	-	X	✓
Assessment against SEA objectives	<p><i>Greenfield land will have a negative effect on the soil objective. Greenfield sites also provide supporting habitat for qualifying features (assemblage of birds) for the Firth of Forth SPA. The HRA has identified this loss of supporting habitat as having a Minor Residual Effect on site integrity and all sites affected will be considered in the HRA in-combination assessment. Site has good access to public transport services. Site identified as northern part of Dundas Castle Inventory Site potentially leading to a negative effect for the cultural heritage objective.</i></p>							
Mitigation	<p><i>Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation.</i></p> <p>Population and Human Health - New pedestrian/cycle links identified within site brief. New green network linking existing open space at Echline across the site to HSG 33 (South Scotstoun).</p>							

Proposal	Biodiversity, Fauna, and Flora		Population and Human Health		Soil	Water	Air and Climatic Factors		Material Assets	Cultural Heritage	Landscape and Townscape
	<p>Cultural Heritage - In conjunction with the existing policy woodland, Forth Replacement Crossing and new landscape framework within the site, impacts on the character and views to/from the Inventory Site can be mitigated.</p> <p>Road alignment for Replacement Forth Crossing has significantly changed character of land. Additional landscaping on southern boundary will provide appropriate buffer to new road alignment.</p>										
HSG 33 - South Scotstoun, Queensferry	-	✓	X	-	✓	-	-	-	-	-	✓
Assessment against SEA objectives	<p>Greenfield land will have a negative effect on the soil objective. Greenfield sites also provide supporting habitat for qualifying features (assemblage of birds) for the Firth of Forth SPA. The HRA has identified this loss of supporting habitat as having a Minor Residual Effect on site integrity and all sites affected will be considered in the HRA in-combination assessment. Site has good access to public transport services including a direct pedestrian/cycle link to Dalmeny train station. Site is relatively low lying and development would not impact on the landscape setting of the city.</p>										
Mitigation	<p>Site brief included within Proposed Plan with development principles aimed at providing appropriate mitigation.</p> <p>Population and Human Health - Improved pedestrian/cycle links identified within site brief. Green network identified across the site from east to west linking the national cycle network into HSG 32 (Builteon Road, Queensferry) and existing open space in Echline.</p>										
HSG 34 - Dalmeny	-	✓	X	-	✓	-	-	-	-	?	?
Assessment against SEA objectives	<p>Greenfield land will have a negative effect on the soil objective. Greenfield sites also provide supporting habitat for qualifying features (assemblage of birds) for the Firth of Forth SPA. The HRA has identified this loss of supporting habitat as having a Minor Residual Effect on site integrity and all sites affected will be considered in the HRA in-combination assessment. The majority of the site is located within the Dalmeny Conservation Area which may have an effect on the cultural heritage objective. Protection of key views from Main Street to the Forth Road and Rail Bridges required to protect the landscape and townscape objective.</p>										
Mitigation	<p>Inclusion of development principles within the Plan to guide the development of the land.</p>										

Proposal	Biodiversity, Fauna, and Flora		Population and Human Health		Soil	Water	Air and Climatic Factors		Material Assets	Cultural Heritage	Landscape and Townscape
	<p>Cultural Heritage - Use of traditional materials and continuation of traditional rural built form essential. Detailed proposals required to conform to Dalmeny Conservation Area Character Appraisal.</p> <p>Landscape and Townscape - Retention of important key view corridors from Main Street to Forth Road and Rail Bridge through appropriate layout and building heights.</p>										
HSG 35 - Riccarton Mains Road					X		✓				✓
Assessment against SEA objectives	<p>Greenfield land will have a negative effect on the soil objective. Access to local facilities by foot and cycle and access to public transport are both good leading to a positive effect on air and climatic factors objective. Well contained site on the edge of the existing settlement will not impact on the landscape setting of the city.</p>										
Mitigation	<p>Air and Climatic factors - Opportunity to provide link to Curriehill Rail Station should be explored to further improve access to public transport services.</p>										
HSG 36 - Curriehill Road, Currie	-	✓			X	?	✓		-	-	✓
Assessment against SEA objectives	<p>Greenfield land will have a negative effect on the soil objective. Greenfield sites also provide supporting habitat for qualifying features (assemblage of birds) for the Firth of Forth SPA. The HRA has identified this loss of supporting habitat as having a Minor Residual Effect on site integrity and all sites affected will be considered in the HRA in-combination assessment. Area may be at risk of flooding. Site has good access to public transport services including being directly adjacent to Curriehill train station. Well contained site on the edge of the existing settlement will not impact on the landscape setting of the city.</p>										
Mitigation	<p>Site brief included within Plan with development principles aimed at providing appropriate mitigation.</p> <p>Population and Human Health - Need to formalise direct route across the site linking rail station with the existing settlement.</p> <p>Water - Site brief refers to the need to maintain existing planting on western boundary adjacent to minor watercourse. Flood risk assessment</p>										

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
	<i>required for planning application setting out mitigation.</i>							
HSG 37 - Newmills Road, Balerno	-	✓	X	-	✓	-	-	-
Assessment against SEA objectives	<i>Greenfield land will have a negative effect on the soil objective. Greenfield sites also provide supporting habitat for qualifying features (assemblage of birds) for the Firth of Forth SPA. The HRA has identified this loss of supporting habitat as having a Minor Residual Effect on site integrity and all sites affected will be considered in the HRA in-combination assessment. Access to public transport services is good leading to a positive effect on air and climatic factors. Site well defined by existing settlement and will not impact on landscape setting of city.</i>							
Mitigation	<i>Site brief included within Plan with development principles aimed at providing appropriate mitigation.</i>							
EXISTING GREEN SPACE PROPOSALS								
GS 1 - Dalry Community Park	✓	✓				✓		
Assessment against SEA objectives	<i>Reconfiguration of park proposed as part of Fountainbridge Development Brief, identified in previous plan. Proposal will lead to a number of positive environmental effects including; enhancements to habitat networks, significant improvements to the pedestrian/cycle network and general enhancements to an existing area of open space.</i>							
Mitigation								
GS 2 - Leith		✓				✓		

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Western Harbour Central Park								
Assessment against SEA objectives	Park proposal identified as part of Leith Western Harbour Master Plan, identified in previous plan. Proposal will lead to a significant increase in public open space provision, meeting the Council's large greenspace standard thus enhancing open space provision in the area and encouraging the co-location of development with good recreational facilities.							
Mitigation								
GS 3 - Leith Links Seaward Extension		✓				✓		
Assessment against SEA objectives	Proposal forms part of wider Leith Docks redevelopment, identified in previous plan and will lead to an increase in public open space provision linking new development with the existing park and encouraging the co-location of development with recreational facilities.							
Mitigation								
GS 4 - South East Wedge Parkland	✓	✓				✓		✓
Assessment against SEA objectives	Proposal forms part of major landscaping identified in previous plans to support wider development proposals and will lead to an increase in public open space provision linking new development with the existing park and encouraging the co-location of development with recreational facilities. Proposal will lead to a number of positive environmental effects including enhancements to habitat networks, providing a major new							

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
	<i>green network link and protecting the landscape setting of the city.</i>							
Mitigation	<i>Stability of ground needs to be considered to ensure safe public access can be achieved.</i>							
NEW GREEN SPACE PROPOSALS								
GS 5 - Niddrie Burn Parkland	✓	✓		✓		✓		
Assessment against SEA objectives	<i>New park proposal identified as part of the urban expansion proposals at Greendykes and directly linked to the new channel works being undertaken for the Niddrie Burn. The naturalised form of the burn has the potential to lead to biodiversity, fauna and flora benefits and will enhance the status of the water environment. The parkland will increase public open space in the area, co-ordinate new development with improved recreational facilities.</i>							
Mitigation								
GS 6 - IBG Open Space		✓				✓		
Assessment against SEA objectives	<i>New open space proposals that incorporate three areas of parkland (along A8 corridor, central parkland and archaeology park), reflecting the principles set out within the West Edinburgh Landscape Framework. Proposal will increase public open space and co-ordinate new development due to being identified prior to detailed Master Planning for the site, offering recreational facilities in parallel with new development.</i>							

Proposal	Biodiversity, Fauna, and Flora		Population and Human Health		Soil	Water	Air and Climatic Factors		Material Assets	Cultural Heritage	Landscape and Townscape	
Mitigation	<i>Important that the proposal is embedded within detailed Master Planning of the site to ensure its integration and subsequent delivery.</i>											
GS 7 - Gogar Burn	✓					✓			✓			
Assessment against SEA objectives	<i>Proposal is to divert the Gogar Burn following the route identified on the proposals map. The proposal will deliver a number of environmental benefits including reducing flood risk, improvements to water quality and enhancements to biodiversity. The naturalised form of the burn will lead to biodiversity, fauna and flora benefits and will enhance the status of the water environment.</i>											
Mitigation												
GS 8 - Inverleith Depot			?						?			
Assessment against SEA objectives	<i>If the Council's depot at Inverleith Park is no longer required, the site can be converted into green space as identified by this proposal. The type of green space should be consulted on with the local community and whilst any proposal is likely to provide positive effects, it is not possible to establish such effects at this stage.</i>											
Mitigation												
GS 9 - Broomhills Park			✓						✓			✓

Proposal	Biodiversity, Fauna, and Flora		Population and Human Health		Soil	Water	Air and Climatic Factors		Material Assets	Cultural Heritage	Landscape and Townscape	
Assessment against SEA objectives	<p><i>New open space proposal within the centre of the new housing site at Broomhills (HSG 21) which has been identified as open space due to landscape constraints. Proposal will protect the landscape setting of the city and lead to an increase in public open space provision linking the park with new development. There is also the opportunity for the park to share recreational space with primary school proposal SCH 8 which is identified within the boundaries of the new housing site further enhancing the co-location of development with recreational facilities.</i></p>											
Mitigation	<p><i>Site brief included within Proposed Plan with development principles for adjacent housing site. Important that open space proposal is embedded within detailed Master Planning of housing site and potentially new primary school.</i></p>											
GS 10 - Curriemureind									✓			
Assessment against SEA objectives	<p><i>Proposals to enhance existing open space in conjunction with housing development on adjacent site (proposal HSG29) which will include the provision of play space and upgrading of the football pitch. The enhancement of existing open space will provide positive environmental effects.</i></p>											
Mitigation												
GS 11 - Newmills Park									✓			✓
Assessment against SEA objectives	<p><i>New open space proposal to create a linear park in conjunction with the new housing site at Newmills, Balerno (HSG 37). Linear park will deliver part of the cycle/footpath link safeguard (T8) between the Water of Leith and Kirknewton, leading to a number of positive environmental effects. The park will promote habitat connectivity through an extension of the existing green network along the Water of Leith. This will also contribute to the landscape framework within the townscape of the development corridor. Will address an area of deficiency</i></p>											

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
	<i>identified in the Open Space Strategy (2010).</i>							
Mitigation	<i>Site brief included within Proposed Plan with development principles for the adjacent housing site. Important that open space proposal is embedded within detailed master planning of housing site including active frontages onto the linear park.</i>							
EXISTING SCHOOL PROPOSALS								
SCH 1 - Portobello High School		✓	X			X		
Assessment against SEA objectives	<i>School proposal will result in the loss of part of the public park, leading to negative environmental effects for soil and material assets. The replacement of an existing school which is in poor condition will provide positive environmental effects by considerably improving the quality of the learning environment for pupils.</i>							
Mitigation	<i>Qualitative improvements to the remaining park should be provided to offset the loss of part of the public park.</i>							
SCH 2 - High School, Craigmillar		✓	✓					
Assessment against SEA objectives	<i>Whilst the exact site for the new school is yet to be established, it will occupy a brownfield site in a central location near to other local services leading to a number of positive environmental effects including protecting soil and encouraging the co-location of development with good educational facilities.</i>							

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Mitigation	<i>Master Plan should identify appropriate location for new school as part of wider Master Plan proposals, ensuring it is integrated within the wider regeneration of the area.</i>							
SCH 3 - New Greendykes	✓	✓	X		✓			
Assessment against SEA objectives	<i>Indicative proposal for new primary school if required in association with new Greendykes housing proposal HSG 5. The Exact location of the site has not yet been determined but is likely to be located on current greenfield land. The proposal would be integrated within the new housing leading to positive environmental effects for population and human health and air and climatic factors.</i>							
Mitigation	<i>Future Master Plans should identify appropriate location for new school as part of wider Master Plan proposals, ensuring it is integrated within the wider regeneration of the area.</i>							
SCH 4 - North of Waterfront Avenue, Granton and SCH 5 - Western Harbour, Leith	?	?			?			
Assessment against SEA objectives	<i>Primary school proposals that are part of major housing led regeneration. Due to being part of wider redevelopment proposals that have yet to be implemented, it is difficult to establish the significant environmental effects of the proposal. There may be environmental effects depending on the co-location of other community facilities and the delivery of pedestrian and cycle links.</i>							

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Mitigation								
NEW SCHOOL PROPOSALS								
SCH 6 - Maybury, SCH 7 - Gilmerton, SCH 8 Broomhills, SCH 9 - Brunstane SCH 10 - Queensferry South		✓	X		✓			
Assessment against SEA objectives	<i>All five new school proposals involve the loss of greenfield land, resulting in a negative effect for soil. Specific locations for the new schools are included in the site briefs within part 1 of the Proposed Plan. The locations are embedded within new housing sites and offer links to existing communities thus encouraging the co-location of development with educational facilities and minimising the distance people need to travel.</i>							
Mitigation	<i>Detailed Master Plans for sites will be required to integrate the new schools within the housing sites, ensuring excellent pedestrian and cycle links. Opportunities for sharing open space required to be provided should also be explored to ensure land is used efficiently.</i>							
EXISTING AND NEW SHOPPING PROPOSALS								
Proposals S1-S4 all have planning consent and are part of wider Master Plans/Development Briefs. The significant environmental effects were set out within the Environmental Report that accompanied the Edinburgh City Local Plan as well as other SEA's prepared as part of supplementary guidance. The assessments are included as part of the baseline assessment and any significant effects will be considered as part of the cumulative assessment of the Proposed Plan.								

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
S5 - Brunstane new local centre		✓			✓			
Assessment against SEA objectives	<i>The new local centre is located towards the centre of the new housing site and adjacent a bus safeguard. The centre will encourage the co-location of development minimising the distance people need to travel resulting in positive environmental effects for population and human health and air and climatic factors.</i>							
Mitigation	<i>Detailed Master Plan for site will be required to integrate the local centre within the housing site, ensuring excellent pedestrian and cycle links.</i>							
TRANSPORT PROPOSALS AND SAFEGUARDS								
Public Transport Proposals and Safeguards (T1-T7)			?		✓			
Assessment against SEA objectives	<i>A number of proposals and safeguards that will deliver improvements to public transport services and protect longer term safeguards for future potential public transport services. Improvements to public transport services will lead to positive environmental effects for air and climatic factors due to less of a reliance on private motor vehicles. Some of the proposals do involve the loss of greenfield land which may have a negative effect on soil, however some of the proposals are directly linked to development sites where the precedent for development has already been established.</i>							
Mitigation								
Active Travel Proposals and Safeguards (T8)		✓			✓			

Proposal	Biodiversity, Fauna, and Flora		Population and Human Health		Soil	Water	Air and Climatic Factors		Material Assets		Cultural Heritage		Landscape and Townscape	
Assessment against SEA objectives	<p><i>A number of proposed and potential cycle and footpath links are identified on the proposals map. The creation of these links will result in positive environmental effects by providing more attractive pedestrian and cycle routes and generally improving the quality of life for all and reducing the desire to travel by private motor vehicles.</i></p>													
Mitigation														
Road Access and Capacity Proposals and Safeguards (T9-T16)								?				?		
Assessment against SEA objectives	<p><i>A number of road and junction upgrades aimed at supporting existing development proposals. The impact on air quality is likely to be mixed. Whilst additional motor vehicles could negatively effect air quality, the upgrading of junctions should alleviate congestion and idling vehicles which are one of the main causes of poor air quality. Safeguard T12 (Improvements to Newbridge Roundabout) may result in effects to a Scheduled Ancient Monument (SAM) directly adjacent to the junction.</i></p>													
Mitigation	<p><i>As proposals are progressed for Newbridge Roundabout, the potential need for mitigation of the SAM should be noted. Each proposal should consider the impact on air quality as the design of the proposals are progressed. Potential integration with active travel and policies within the Council's Local Transport Strategy (2014-2017) should also be considered.</i></p>													
New Road Access and Capacity Proposals and Safeguards (T17-T21)			?					?						

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Assessment against SEA objectives	<i>A number of junction improvements proposed to support the new housing allocations included within the Plan. Proposals could encourage the use of private motor vehicles leading to a negative environmental effect for population and human health. The impact on air quality is likely to be mixed. Whilst additional motor vehicles could negatively effect air quality, the upgrading of junctions should alleviate congestion and idling vehicles which are one of the main causes of poor air quality.</i>							
Mitigation								
CITY CENTRE PROPOSALS								
Proposals CC1-CC4 all have planning consent and the significant environmental effects were set out within the Environmental Report that accompanied the Edinburgh City Local Plan. The assessments are included as part of the baseline assessment and any significant effects will be considered as part of the cumulative assessment of the Proposed Plan.								
WATERFRONT PROPOSALS								
Proposals EW1a to EW2d all have planning consent and/or the significant environmental effects were set out within the Environmental Report that accompanied the Edinburgh City Local Plan. The assessments are included as part of the baseline assessment and any significant effects will be considered as part of the cumulative assessment of the Proposed Plan.								
The plan does identify a new designation which supports industrial development in the north and eastern parts of Leith Waterfront. The eastern part of EW 1c identifies housing to the east of the Leith Links Seaward Extension (Proposal GS 3). The environmental effect of these change in land use designation has been undertaken.								
Business and Industry Area, Leith Docks	X		?		?			?

Proposal	Biodiversity, Fauna, and Flora		Population and Human Health		Soil	Water	Air and Climatic Factors		Material Assets	Cultural Heritage	Landscape and Townscape
	Assessment against SEA objectives	Mitigation									
	<p><i>The industrial designation is likely to have negative effects on biodiversity. There are a number of potential indirect effects if the land is not developed for housing, as alternative sites may have to be found to meet housing requirements in future SDPs and LDPs.. This is likely to result in more greenfield land being built on which could have significant environmental effects for the soil and landscape environmental objectives.</i></p>										
EDINBURGH BIOQUARTER											
Edinburgh BioQuarter Development Principles					X	?					?
Assessment against SEA objectives	<p><i>Partly implemented urban extension focused on the Edinburgh Royal Infirmary and the associated medical school. Lands previously allocated to create further clinical and teaching development and related commercial research and development, collectively known as life science uses. The Proposed Plan identifies a small area of land to the east, promotes a higher density with more development than previously planned with a wider range of ancillary uses supported. Proposal likely to result in negative environmental effects for soil due to the inclusion of additional land within the allocation and may effect the landscape setting of the city due to the denser form of development being promoted. Updated flood risk assessment likely to be required including additional land and detailed layouts to ensure flood risk is minimised.</i></p>										
Mitigation	<p><i>Development principles are included within the plan which acknowledge the environmental sensitivities of developing the site, particularly the upper slopes which are visually more prominent. More detailed development principles will be set out in supplementary guidance for Edinburgh BioQuarter and the South East Wedge Parkland. The supplementary guidance and any future Master Plans or planning</i></p>										

Proposal	Biodiversity, Fauna, and Flora	Population and Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
	<i>applications are likely to require further more detailed environmental assessments.</i>							

Appendix 4: Landscape and Visual Effects Cumulative Assessment

Landscape and Visual Effects

The cumulative landscape and visual assessment considers, at a strategic level, the additional impacts which could result from the interaction between:

- Edinburgh's Local Development Plan and adjacent local plans
- Land use allocations in the Edinburgh LDP, in addition to existing development and any relevant planning consents or applications

This assessment is focused upon the new greenfield sites proposed as part of the LDP and considers their effects on the broad areas of landscape which surround the existing settlement as defined in the Edinburgh Landscape Character Assessment. Any effects on open space are considered under green network/open space in volume 1 of the Environmental Report.

Cumulative landscape effects can arise when two or more developments collectively affect components of the landscape, for example woodland, or as a result of developments which produce an overall change to the character of the landscape or designated site.

Cumulative visual effects can occur when two or more developments change views or the appearance of the landscape. These effects can be observed in the same direction of view, in succession by the observer turning their gaze, or sequentially as viewed from a transport route or path.

INTERACTION BETWEEN DEVELOPMENT PLANS
<i>Will housing allocations or transport proposals between two adjacent local development plans combine to produce significant landscape effects?</i>
<p>No. Proposals within Edinburgh and adjacent local authorities are unlikely to give rise to significant cumulative landscape and visual effects due to the Edinburgh Green Belt, which serves to protect and enhance the quality and character of the landscape setting of the City (see figure 8).</p> <p>The Green Belt is to be retained between Edinburgh and Midlothian within the South East Edinburgh SDA, extending from Fairmilehead in the west to The Wisp in the southeast. <i>To the northeast of the City, where the existing settled farmland plays a more limited role in defining Edinburgh's landscape setting, Green Belt designation will be removed in order to permit a more sustainable pattern of development.</i></p> <p><i>Development at Brunstane, Newcraighall North and Newcraighall East in Edinburgh, will result in plan-led coalescence with existing allocations and the campus of Queen Margaret University in East Lothian.</i></p> <p><i>Sustainable growth will focus around established access to public transport, whilst improving existing paths and proposing new green corridors and bus connections, in addition to the provision of new public parks and open spaces.</i></p> <p><i>The wooded grounds of Newhailes House to the east of Brunstane, will continue to define the separate identity of each settlement along the coastal margin.</i></p> <p>A broad wedge of Green Belt and countryside policy area will be retained between Edinburgh and West Lothian to the north and west of the City, with the exception of land at the Airport and to the north of the A8 corridor to be removed from the Green</p>

Belt as a result of the West Edinburgh Planning Framework.

Housing proposals outwith the SDAs, which form extensions to existing settlements in the northwest and southwest of the Council Area, will not result in significant landscape interactions with development in West Lothian.

INTERACTION BETWEEN PROPOSALS

Landscape Effects

Will the proposals interact to result in significant change to the character and diversity of the wider landscape setting of the city, including designated sites?

Overview

The different types of landscape which exist across the City are set out in the Edinburgh Landscape Character Assessment. The main landscape types likely to be affected by the new housing site allocations are: *rolling farmland*, *lowland farmland* and *settled farmland* (see figure 8). More limited change to the *policy landscape* types is anticipated.

South East Edinburgh

In the South East Edinburgh SDA, through change to urban residential character, the proposed housing sites of Broomhills, Burdiehouse, Gilmerton Dykes Rd and Gilmerton Station Rd, will result in a collective reduction in the extent of *rolling farmland* occurring between Burdiehouse and Gilmerton. However, a greater proportion of *rolling farmland* will be retained within the SDA for its value as open setting to the City Bypass and arterial approaches, and in providing a foreground to views towards the City and Pentland Hills.

Rolling farmland is not uncommon in Edinburgh and the Lothians and further broad areas of this landscape type lie to the west of the City, to the north of Currie and Juniper Green, and to the east and west of Ratho. The housing sites occur within parcels of the landscape which relate to existing built up areas and can be physically integrated with the local townscape. An overall enhancement to woodland cover and the character of the urban edge is to be delivered via green network, open space and green belt boundary requirements.

Additionally, the plan includes longer-term opportunities to enhance the landscape character of the urban edge, through redevelopment of the plant hire and reprocessing yard to the south of Gilmerton Station Rd

The Drum, is the only housing allocation within the *policy landscape* type and occupies a discrete and previously modified parcel of land to the southwest of the policies of Drum House. Neutral to beneficial effects on the Inventory Site are anticipated through provision of a new woodland edge to the greenbelt, Inventory Garden and Designed Landscape and Special Landscape Area.

Edinburgh Bioquarter, identified by The Scottish Government as an Enterprise Area (Life Sciences), incorporates the northern edge of the *policy landscape* type at Edmonstone. The Proposed Plan allocates a small parcel of Green Belt land to the east and a denser form of development within the site. Whilst this could lead to development being more visually prominent, supplementary guidance will define

design parameters to ensure subsequent siting and design of development is informed by landscape considerations.

Policy landscapes are a recognised feature on the periphery of Edinburgh and contribute to its setting and identity. No significant collective loss of the policy landscape type is considered likely. The Drum housing site will not impact adversely on the character of the Inventory Site and the greater part of the Edmonstone policies continue to form part of the South East Wedge Parkland green space proposal.

The combined effect of **Brunstane**, Newcraighall North and Newcraighall East, will result in a loss of *settled farmland* to the northeast of the City. However, this does not impact significantly upon the overall character and diversity of *settled farmland* across the city. Broad areas of *settled farmland* are also found to the west of Liberton and Broomhills, and at Gogar where they contribute to the setting and character of the City.

At a strategic scale, subject to the preparation of supplementary guidance and Master Plans, the proposals in South East Edinburgh are unlikely to give rise to significant cumulative effects upon the character and diversity of landscape character within the SDA

West Edinburgh

In the West Edinburgh SDA, in combination with the land identified for development through the West Edinburgh Planning Framework at the International Business Gateway, the Cammo and Maybury housing sites will result in the collective loss of *lowland farmland* to the east of the Airport.

Lowland farmland is not uncommon in Edinburgh and the Lothians and covers a broad area of landscape to the northwest of the city, including the Almond valley. The slopes of Lennie Hill to the north of Craigs Rd and south and west of Cammo, will be retained for their value to the wider landscape setting of the city. In addition, green network, open space and green belt boundary requirements, will contribute to the enhancement of woodland cover and existing landscape features.

Landscape effects of the IBG are to be mitigated through related supplementary guidance on landscape and urban design to achieve green network principles (*refer to West Edinburgh Strategic Design Framework (2010) and West Edinburgh Landscape Framework (2011)*). Interactions are not considered likely between greenfield sites and the housing component of allocations at Edinburgh Park and The Gyle, as these sites are located within the existing urban area.

At a strategic scale, subject to the preparation of Master Plans, the proposed housing sites in West Edinburgh are unlikely to give rise to significant cumulative effects upon the character and diversity of landscape character within the SDA

Interaction between SDAs and other greenfield housing sites outwith SDA

The main housing sites in each SDA, lie within different landscape types i.e. *rolling farmland*, *lowland farmland* and *settled farmland*, therefore significant interactions between allocations in the each SDA are considered unlikely.

The proposed housing sites outwith the SDAs on the northern edge of Currie and Balerno, occupy discrete parcels of the wider *rolling farmland* landscape type to the west of the City. The scale of change is not considered to be significant, either in its own right or in conjunction with allocations at Broomhills, Burdiehouse and Gilmerton, given the broad areas of *rolling farmland* which remain to the southeast and west of

the City.

The proposed housing sites outwith the SDAs to the south and east of Queensferry, will result in loss of both *lowland farmland* and *settled farmland*.

Whilst the loss of lowland farmland at Dalmeny is relatively small in scale, development at Builyeon Rd will result in a collective reduction in *lowland farmland* in conjunction with development at Cammo and Maybury. However, a broad extent of this landscape type will remain as a predominant landscape characteristic across the Almond Basin.

The southern edge of Builyeon Road site, also includes a small area of *policy landscape*, associated with Dundas Castle and retained as part of the Forth Replacement Crossing works. The LDP therefore includes a number of sites such as the Drum, Cammo and Brunstane, which border *policy landscapes*. However, the proposed site briefs require wider changes to landscape character to be mitigated through provision of new landscape frameworks.

Development at South Scotstoun will result in a loss of *settled farmland*, in conjunction with residential expansion at Brunstane and Newcraighall. It is recognised that *settled farmland* to the southeast of Queensferry is fragmented by the M90, A90, Royal Elizabeth Yard and Dalmeny oil storage depot. The site provides for integration with the existing townscape and will secure improvements to landscape character and condition through required green network and green belt boundary proposals.

At a strategic scale, subject to the preparation of Master Plans, the proposed housing sites in the South East and West Edinburgh SDAs and proposed housing sites outwith SDAs, are unlikely to give rise to significant cumulative effects upon the character and diversity of the City's landscape setting.

Previous allocations, relevant consents and applications

The cumulative landscape assessment acknowledges existing land use allocations and *strategic transport proposals* as part of the landscape baseline, in terms of changes to the diversity of landscape character.

Consequently, no significant cumulative effects are considered likely as a result of new housing site proposals, *national developments* or existing land use allocations being rolled forward within the LDP. This includes the following:

- The construction of the Forth Replacement Crossing and its new southern approach roads due to open in 2016.
- Redevelopment of the former Agilent works, Queensferry for a residential and mixed use development (11/00995/PPP).
- Development at Ferrymuir Business and Retail Park
- In addition to the three proposed housing sites at Brunstane and Newcraighall, *settled farmland* has already been allocated at Springfield, Queensferry, outwith the SDAs in the adopted RWELP (2006) and within the South East SDA as part of the South East Wedge Parkland greenspace proposal and New Greendykes housing sites in the adopted ECLP, 2010. The RHASS masterplan for the Royal Highland Centre Inghliston, seeks to improve the character and condition of *settled farmland* to the west of the Airport (10/01832/PPP – Minded to grant April - 2011)
- In addition to the Cammo, Maybury, *Builyeon Road and Bankhead Drive* housing sites, *lowland farmland* has already been allocated for housing at North Kirkliston, outwith the SDAs, with a small proportion of this landscape

- type also occupied by the eastward edge of Ratho Station (10/02737/PPP)
- In addition to the Balerno, Currie, Broomhills, Buridehouse and Currie housing sites, the MIR stage Environmental Report reflected the existing consent for residential development at Burdiehouse Mains (PPA-230-2047) within the *rolling farmland* landscape type.
 - Some cumulative change to relatively modest scale *policy landscape* at Edmonstone has already been consented. The Bioquarter extension was allocated as part of the ECLP 2010. A private hospital (04/03551/OUT), residential care village (08/00934/OUT) and care home (08/00936/OUT) were previously approved as exceptions to green belt policy. **In March 2013, a Planning Appeal (PPA-230-2087) was granted for 110 residential units within the former walled garden and Eight Acre Field at Edmonstone Estate.**

At a strategic scale, the proposed housing sites are unlikely to give rise to significant cumulative effects upon the character and diversity of the City's landscape setting, in conjunction with previous allocations, relevant consents and applications.

Visual Effects

Will the proposals interact to result in significant changes to visual amenity, including views from the same location or a sequence of views along a recognised route or path?

Overview

The main views experienced by a range of observers in the SDAs have been outlined in Appendix 4 and 5 at the MIR stage and describe views from the City Bypass, arterial approaches, secondary roads within the green belt and recreational viewpoints. **Additionally, views to and from proposed housing sites outwith the SDAs have been evaluated in Appendices 7, 8 and 9.** The impact of two or more developments on the appearance of these views is now considered.

South East Edinburgh

In South East Edinburgh, visual interaction between housing sites is partly limited by intervening woodland, built up areas and landform e.g. the Burdiehouse to Gilmerton ridge or low-lying nature of the coastal margin. These characteristics also restrict a sequence of repeated views from the City Bypass and arterial approaches, including Lasswade Rd and Gilmerton Rd.

Travelling along Burdiehouse Rd, there would be some sequential views of the Broomhills and Burdiehouse allocations, to either side of the road. The impact of this visual change is likely to be insignificant, given the brief duration of views, reduced sensitivity of road users to landscape change, presence of existing housing and anticipated visual change of the existing consent at Burdiehouse Mains (PPA-230-2047)

Visibility exists between the Broomhills and Burdiehouse housing sites and both sites can be viewed in combination from the Lang Loan. However, these impacts could be successfully mitigated by masterplan design, in particular proposed tree planting, in conjunction with existing scrub woodland surrounding the Burdiehouse Limekilns.

Enhancement of the existing woodland and break of slope to the south of the proposed housing at Gilmerton Dykes Rd is likely to reduce visual interaction with the Gilmerton Station Rd housing site. Some combined visibility would be possible from

the summit of Lasswade Rd, however, impacts are likely to be insignificant given the brief duration of views, reduced sensitivity of road users to landscape change and presence of existing housing.

Combined visibility between The Drum and Gilmerton Station Rd housing sites is limited by existing tree cover and development along Gilmerton Rd. Any subsequent redevelopment of the existing plant hire and reprocessing yard to the south of Gilmerton Station Rd, could be visually contained from the wider landscape, however, visual integration with development at Gilmerton Station Rd would be encouraged for urban design reasons.

Due to their low-lying location and pattern of existing development, no adverse visual interaction is likely between Newcraighall North and East. **Development at Brunstane would be observed together with development at Newcraighall North by users of the Innocent Railway Core Path, impacting adversely on open views to the Forth Estuary and the path's rural context. Mitigation measures required by the site brief include: the incorporation of views to the Firth of Forth, Arthur's Seat and Pentland Hills in the design of new streets and the creation of new multi-user path links across the site. Additionally, provision for allotments under the pylon wayleave to the north of the Core Path will provide a set-back to new development.**

The proposed housing sites seek to conserve valued landscape characteristics and views to the wider landscape setting of the city, in addition to identifying potential view corridors within site briefs. Subject to the timing of developments, potential exists for some temporary visual construction impacts upon existing local residential receptors. However, such impacts could be mitigated in the longer term through site design.

At a strategic scale, no significant cumulative effects upon visual amenity are considered likely as result of the interaction between the proposed housing sites in the South East Edinburgh SDA, subject to implementation of mitigation measures.

West Edinburgh

In the West Edinburgh SDA, there are unlikely to be significant visual interactions between the Maybury and Cammo housing sites due to the intervening landform of Lennie Hill and localised ridge along Craigs Rd, which will be supplemented by new green belt boundary tree planting. New woodland, combined with the shed of slope to the north and south will also mitigate combined and sequential views of the sites from Craigs Rd itself.

Travelling along Maybury Rd, some sequential westward views to the Cammo and Maybury sites would be possible. The impact of this visual change is likely to be insignificant. At the southern end of Maybury Road, roadside cuttings restrict views and presence of existing housing is already an influence on landscape character. From the north of Maybury Rd, view corridors to Cammo's landscape features will be included within the development and southern backdrop of the Pentland Hills retained.

The proposed Maybury and Cammo sites are unlikely to interact visually with residential components of the IBG and existing urban area at Edinburgh Park/The Gyle. To the south of Lennie Hill, the landscape is generally flat and low-lying, and has been sub-divided by woodland and existing development, which filters and restricts views between these locations, including from higher ground at Craigs Rd.

At the west end of the Maybury site, potential exists for cumulative interaction between proposed housing site and existing influence of Airport infrastructure upon

visual amenity. However, landscape enhancements, to complement the IBG landscape framework to the south, could address and enhance the visual integration of development with the Airport and Edinburgh-Fife railway.

The proposed housing sites seek to conserve valued landscape characteristics and views to the wider landscape setting of the city, in addition to identifying potential view corridors within site briefs. Subject to the timing of developments, potential exists for some temporary visual construction impacts upon existing local residential receptors. However, such impacts could be mitigated in the longer term through site design.

At a strategic scale, no significant cumulative effects upon visual amenity are considered likely as result of the interaction between the proposed housing sites in the West Edinburgh SDA, subject to implementation of mitigation measures.

Interaction between SDAs and other greenfield housing sites outwith SDAs

Physical separation and distance between SDAs, limits any significant visual interactions and no sequential views occur from the City Bypass. Combined visibility is limited to the northern slopes of the Pentland Hills, which afford long range views of both SDAs by the observer turning from east-northeast to northwest.

From this elevated vantage point to the southwest of the City, the visibility of sites in South East Edinburgh diminishes to the northeast of the SDA. Broomhills is the nearest and most prominent site, with Burdiehouse appearing as a westward continuation of 'The Murrays'. Gilmerton Dykes Rd is hard to discern due to its small scale, whilst views to Gilmerton Station Rd are constrained by a combination of aspect and landform of the Burdiehouse-Gilmerton ridge and existing development on Gilmerton Dykes Rd.

A broad swathe of open farmland remains visible to the north of the City Bypass, with sites integrated with the existing urban edge and visual effects mitigated by proposed planting, open space and siting of development below local ridgelines.

Land at Cammo and Maybury to the northwest, is low-lying and foreshortened in views from the northern slopes of the Pentlands. It forms a narrow horizontal band in the middle-ground of the view, beyond The Gyle and Bughtlin and is set against a backdrop of Lennie Hill, Craigie Hill and Dalmeny estate, the Forth Estuary and Ochils. The IBG is partly screened by policy woodland to the south of the A8, whilst Edinburgh Park/The Gyle forms part of the existing urban area.

Outwith the SDAs, visual interaction between sites at Balerno and Currie is limited by intervening woodland, landform and the existing built up area. The sites are not visible in sequence from roads or recognised paths. There is no visual interaction between the small proposed housing site at Bankhead Rd, Dalmeny and proposed development at South Scotstoun. Subject to adherence to height constraints and view corridors specified in the Bankhead Rd site brief, development at Dalmeny would not be visible in succession with South Scotstoun from the route of the Newbridge to Queensferry and Kirkliston Core Path. Visual interaction between Builyeon Rd and South Scotstoun is limited by the existing urban area, A90, B800 and woodland at Dundas Estate.

Both the Builyeon Rd and South Scotstoun sites would be visible in succession from the A90 and southern approach to the Forth replacement Crossing. The impact of this visual change is less likely to be significant, given the brief duration of views experienced at speed by road users with a passing interest in their surroundings and the changes to the baseline landscape resource and visual amenity resulting from

the development of the Forth Replacement Crossing.

The proposed briefs require new roadside planting to be established within the sites to retain a rural setting to the A90 between Queensferry and Cramond, in addition to providing new green network connections and green belt boundaries.

Physical distance between sites and the containment of intervening ridges and policy woodland to the west of the City and on the coastal margin, restricts visibility between housing proposals outwith the SDAs and those within the West Edinburgh and South East Edinburgh SDAs.

At a strategic scale, no significant cumulative effects upon visual amenity are considered likely as result of the interaction between the housing sites proposed in both the West Edinburgh and South East Edinburgh SDAs and proposed housing sites outwith SDAs.

Previous allocations, relevant consents and applications

Due to physical separation and distance between developments, no significant visual effects are anticipated as a result of new housing site proposals in West Edinburgh and existing land use allocations being rolled forward within the LDP (previously described in the cumulative landscape impact assessment)

Sites at Gilmerton Station Rd and The Drum do not visually interact with Edinburgh Bioquarter or the Edmonstone consents due to the intervening topography of the Burdiehouse-Gilmerton ridge and lack of intervisibility from arterial approaches.

The Bioquarter and Gilmerton Dykes Rd housing site could both feature in views from Holyrood Park and Craigmillar Castle, however, due to the expansive panorama available and small scale change of the housing site, significant cumulative visual effects are not anticipated.

The retention of a wooded and undeveloped Burdiehouse – Gilmerton ridgeline in views and implementation of the South East Wedge Parkland greenspace proposal, will provide for the visual integration of the various development parcels allocated in South East Edinburgh within the Edinburgh City Local Plan.

In addition, supplementary guidance for the Edinburgh Bioquarter, will define design parameters to ensure subsequent siting and design of development is informed by existing views, including those from Craigmillar Castle and Holyrood Park.

In conjunction with the development of the Forth Replacement Crossing and ongoing development at Ferrymuir, residential development at Builyeon Rd may impact adversely on views from Builyeon Rd and A90, as experienced by vehicular travellers, cyclists and pedestrians. Mitigation measures proposed, include street improvements and avenue tree planting, in addition to recommendations for early phasing of the site landscape framework.

Visual interaction between the site at Builyeon Rd and the existing allocation at Springfield to the west of Queensferry would be contained by the built up area at Echline and new Queensferry junction.

Potential exists for adverse visual impacts to occur in views from the Newbridge to Queensferry and Kirkliston Core Path (NCN 1), from which both the proposed housing at South Scotstoun and consented development at the former Agilent site would be visible. However, a diversion to this route was approved as a green spine through the former Agilent site, to improve natural surveillance. Consequently, the path's context will be urbanised in any event. Additionally, the South Scotstoun site

brief requires the existing tree lined path to be enhanced and extended to the west.

At a strategic scale, no significant cumulative effects upon visual amenity are considered likely as result of the interaction between proposed housing sites in the LDP and previous allocations, relevant consents and applications.

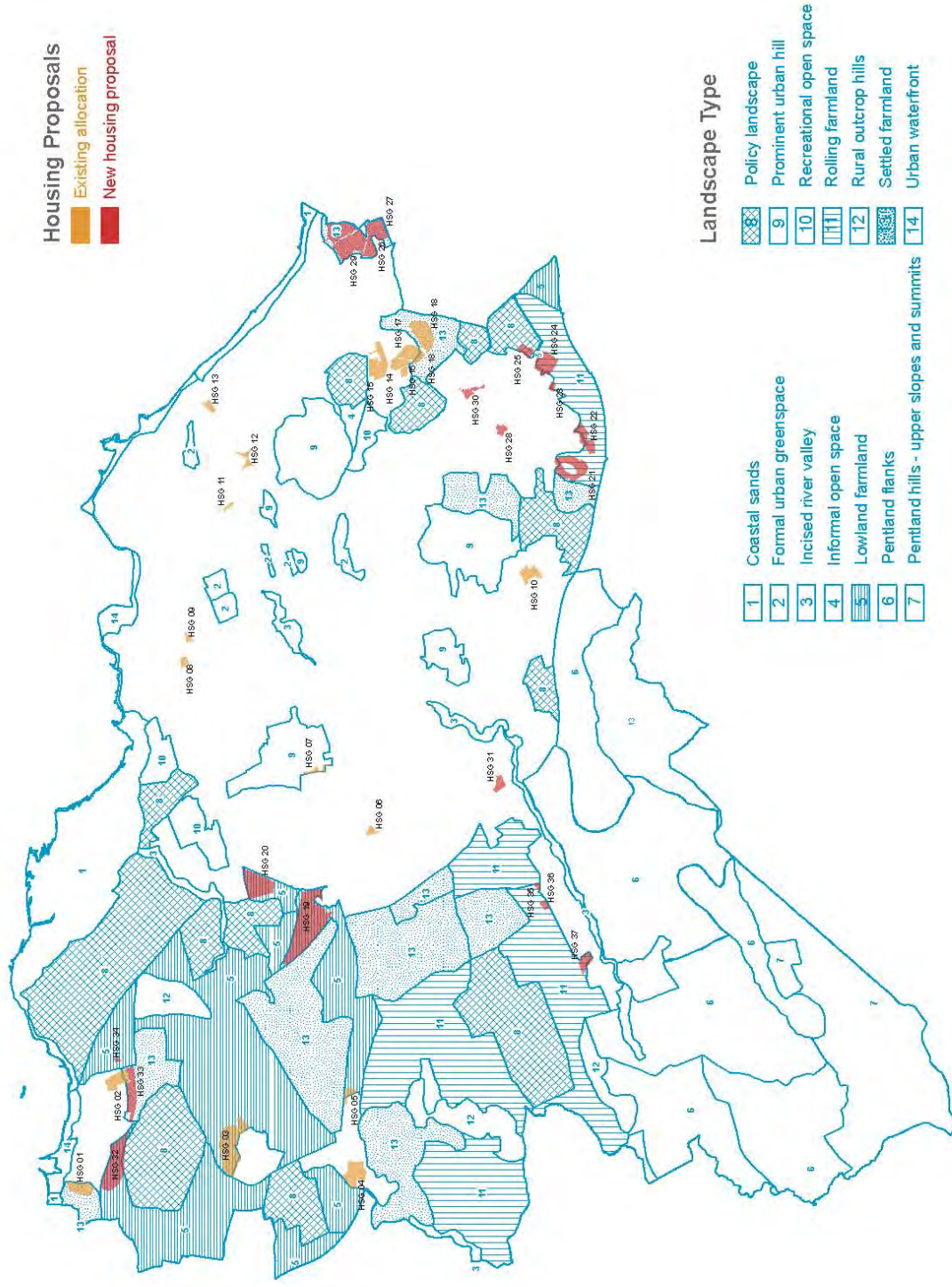


Figure 8: Cumulative Landscape Effects: comparison of housing proposals against landscape character types

Assessment of Environmental Effects of MIR options and SEA Matrix

The environmental assessment undertaken following the Main Issues Report stage is included below for completeness. Please note this section has been superseded by the assessment of policies and proposals included within the Second Proposed Plan.

MIR issues

This section presents the summary findings of the environmental assessment for the six MIR issues from the Main Issues Report and identifies which option has been taken forward and included within the Proposed Plan. Appendix 1 provides the detailed assessment information.

Main Issue 1 - Housing

Strategic housing requirement

The LDP is required to be consistent to the Strategic Development Plan and is therefore expected to allocate land to meet the strategic housing requirement of 2,000 units in West Edinburgh and 1,000 units in South East Edinburgh. The matrix highlights that two of the SEA objectives (soil and landscape and townscape) will experience significant negative effects. Ensuring brownfield land is promoted for redevelopment wherever possible and identifying sites which would not impact on the landscape setting of the City are identified as mitigation measures. However, it should be acknowledged that despite the suggested mitigation, the scale of the strategic housing requirement will result in substantial Green Belt release. The effects on a number of additional SEA objectives are considered fully as part of the site specific assessment that has been produced for the housing sites included in the preferred option and reasonable alternatives in the MIR.

[Update for Proposed Plan](#)

Proposed Plan required to conform with Proposed Strategic Development Plan and allocate land to meet strategic housing needs of 2,000 houses in West Edinburgh and 1,000 units in South East Edinburgh.

New housing on greenfield sites outwith West and South East Edinburgh

Policy 7 of the Proposed Strategic Development Plan allows land to be allocated in LDPs outwith Strategic Development Areas for sites less than 50 units. The preferred approach was not to identify any housing proposals on greenfield sites outwith West and South East Edinburgh. The reasonable alternative was to identify suitable sites. The preferred approach will result in a number of positive environmental effects by protecting greenfield sites from future development within the lifetime of the LDP. The reasonable approach would have resulted in a significant negative effect for the soil objective and a number of unknown potential effects. Until additional sites are promoted and potentially included within a modified Plan, the environmental effects are largely

unknown. But adopting this approach would result in the loss of further greenfield land above and beyond that required for the strategic housing requirement.

Update for Proposed Plan

Following consideration of the MIR representations, one small scale housing site has been identified at Riccarton Mains Road, Currie.

Housing in the Built Up Areas

The preferred approach was to delete and/or amend a number of existing local plan housing proposals, include other large housing sites with planning permission and any other emerging proposals within the built up area, for example housing regeneration opportunities outlined below. It was not anticipated that any of these new proposals would have significant environmental effects. However at the MIR stage, the environmental effects of potential proposals were unknown. Further assessment has been undertaken at the Proposed Plan stage once proposals are identified. The reasonable alternative was to only retain some of the sites as housing proposals in the LDP and identify no new sites. There were no significant environmental implications of this approach.

Update for Proposed Plan

Preferred approach carried forward.

Leith Docks

The preferred approach was to continue to support mixed use regeneration at Leith Docks and the reasonable alternative was to identify the north eastern part of the site for business and industry. The preferred approach results in a number of positive effects by promoting brownfield mixed use redevelopment and encouraging the co-location of development with good health, social and recreational facilities. Likely effects on international biodiversity interests and necessary mitigation have already been identified through the ECLP and planning application process. The reasonable alternative is consistent with the National Renewables Infrastructure Plan (NRIP) which identifies Leith Docks as a potential site for the manufacturing and maintenance of renewable energy infrastructure. Reference has been made to the Environmental Report for NRIP <http://www.hie.co.uk/highlands-and-islands/key-sectors/energy/n-rip.html> to identify the potential environmental effects of this approach. It indicates negative and unknown environmental effects in terms of potential impact on biodiversity and internationally important habitats, air, soil and the water environment. Proposals arising from the reasonable alternative would be required to undertake HRA. This alternative approach would result in the loss of a substantial amount of housing from the existing supply. If replacement sites are required, this may lead to further substantial Green Belt release which would potentially impact on the landscape setting of the City through subsequent development plans.

Update for Proposed Plan

Following consideration of MIR responses, including those stating national priorities, reasonable alternative carried forward.

Housing regeneration on existing open space

The preferred approach was to include four Council housing proposals on existing open space in the LDP. The reasonable alternative was to retain the sites as existing open space and assess any future proposals against the policies in the Plan.

The four projects will encourage the co-location of development with good health, social and recreational facilities, resulting in a positive environmental effect. The projects will also enable the enhancement of remaining parts of open space leading to a positive effect on the material assets objective. The loss of open space will result in a negative environmental effect for material assets. Enhancing the remaining open space and providing further open space or an off site developer contribution could mitigate against the loss of open space. The reasonable approach will not result in any negative effects but would miss an opportunity to enhance the remaining open space.

Update for Proposed Plan

Preferred approach carried forward but following detailed consideration of sites only two housing sites included in the Proposed Plan.

Houses in Multiple Occupation policy

No significant environmental implications for either approach.

Main Issue 2 - Infrastructure Provision

Developer contributions

No significant environmental implications for either approach.

Main Issues 3 - Economic Growth

Provision of land for office space

The preferred option was to continue the current approach with the following two changes: 1) delete Granton as a strategic office location; and 2) support a wider mix of uses in strategic office locations. The reasonable alternative was to retain current policies and designations. The preferred option and reasonable alternative both provide significant positive effects. Both approaches support office development in strategic office locations which are well served by public transport. Focusing office development in accessible public transport locations has positive implications for the air objective by minimising the distance people need to travel by public transport and encouraging the use of public transport. By supporting a wider mix of uses in

strategic office locations, the preferred option will help create better places, which has a positive effect on quality of life.

[Update for Proposed Plan](#)

Preferred approach carried forward.

Small business space

No significant environmental implications for either approach.

Main Issue 4 - Shopping and Leisure

New retail development

The preferred approach was to retain the existing sequential approach for new retail development, promote opportunities for shopping development in the city centre, not identify any proposals for expansion of commercial centres and consider the future role of Wester Hailes centre. The reasonable alternative was to continue the current policy approach of protecting and promoting the shopping function of the city centre by setting targets for new retail floorspace. Both approaches would have significant positive effects for population and human health and air and climatic factors. Retaining the existing sequential approach will guide new retail development to the city centre and town centres which have the best public transport accessibility.

[Update for Proposed Plan](#)

Preferred approach carried forward.

Alternative use of shop units (City Centre core frontages)

No significant environmental implications for either approach.

Alternative use of shop units (City Centre and Town Centres)

No significant environmental implications for either approach.

Main Issue 5 - Quality of Place

Excluding settlements and major uses from the Green Belt

The preferred approach was to remove settlements with more than 30 buildings and major uses of 20 hectares and above from the Green Belt. The reasonable alternative was to remove settlements of more than 10 buildings and major uses of 5 hectares.

Scottish Planning Policy requires their removal from the Green Belt. The preferred approach to excluding settlements and major non conforming uses from the Green Belt will have significant environmental effects. However, removing substantial areas of land from the Green Belt will have a significant adverse effect on the landscape setting of the city. The reasonable alternative was

based on a lower threshold and would result in the exclusion of a larger number of settlements and uses, leading to a more fragmented Green Belt. The cumulative impact of a larger number of smaller areas being removed is likely to have a negative effect on the wider character of the Green Belt and the landscape setting of the city.

Update for Proposed Plan

Preferred approach carried forward but with amendments to reflect specific circumstances of where defensible long term Green Belt boundaries can be drawn.

Opportunities to contribute to Central Scotland Green Network

The preferred approach was to identify broad areas for extending the green network as part of the housing proposals in West Edinburgh and South East Edinburgh. Master plans will be required to establish details of green network proposals as an integral component of new housing development. The reasonable alternative was to identify the exact location of the proposed green network as part of LDP housing proposals.

Opportunities to contribute to the Central Scotland Green Network will bring a number of positive environmental effects including; enhancing biodiversity, flora, fauna and habitat networks, improving the quality of life and human health for communities and enhancing material assets. The preferred Master Plan approach should ensure new parts of the green network are successfully integrated into existing strategic green corridors. Whilst also resulting in positive effects, the reasonable alternative may be too prescriptive and restrict opportunities for good place making. The impact of the alternative approach in terms of improving the quality of life and human health for communities is therefore unknown.

Update for Proposed Plan

Preferred approach carried forward but with specific requirements included to reflect strategic access and green belt boundaries included within site briefs.

Alternative use of shop units in local centres

No significant environmental implications for either approach.

Main Issue 6 - Climate Change and Environmental Resources

Sustainable building design

The preferred approach for sustainable building design was to revise the policy to state a specified and rising planning requirement for carbon reduction through the use of on-site low zero carbon technology and introduce a requirement for green roofs, where ground SUDS aren't feasible. Space for combined heat and power would also be required on large developments. The reasonable alternative was to amend the supporting text to state that development must meet the

carbon reduction targets set out in the 2010 Building Standards but not include numerical figures in the LDP policy. Both encourage the provision of low/zero carbon technologies, resulting in a positive environmental effect with regard to air and climatic factors. The requirement for green roofs will also result in a positive effect on water quality.

[Update for Proposed Plan](#)

Preferred approach carried forward.

Waste management

The preferred option was to revise the policy to continue to support new facilities in business and industry areas but no longer require the need for facilities to be demonstrated. Reasonable alternative 1 was the same as the preferred, but to identify more waste management proposals in the LDP or action plan. Reasonable alternative 2 was to drop the safeguard in Eastern Leith due to a lack of interest from the waste management industry.

All options set out for Waste Management would encourage the provision of energy from waste, resulting in a positive environmental effect, thus contributing towards 'zero waste objectives'. Additionally, the preferred and reasonable options for landfill indicate a clear preference for no new landfill sites unless there are significant environmental benefits, resulting in a further positive environmental effect for the material assets objective.

[Update for Proposed Plan](#)

Preferred approach carried forward.

Other possible changes

It is not anticipated that any of the changes set out within chapter 9 of the MIR will result in any significant environmental effects.

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

ISSUE 1: Housing		Objective 1 Biodiversity, Fauna & Flora	Objective 2 Population & Human Health	Objective 3 Soil	Objective 4 Water	Objective 5 Air and Climatic Factors	Objective 6 Material Assets	Objective 7 Cultural Heritage	Objective 8 Landscape and Townscape
		?	✓	X	?	?	?	?	X
<p>LDP is required to allocate land to meet the Strategic Development Plan housing requirement. Due to scale of housing, green belt release will be required. Mitigation – Identification of brownfield opportunities where appropriate. The housing site assessments should ensure that the impact on the landscape setting on the city is a key determining criteria, to reduce this potential negative impact.</p> <p>Appendices 4 and 5 set out the environmental effects of all MIR housing sites in West and South East Edinburgh.</p>									
Strategic housing requirement	Preferred	✓	✓	✓	✓	✓	✓	✓	✓
	Reasonable	?	?	X	?	?	?	?	?
<p>Preferred approach not to include any proposals for small scale housing development on greenfield sites outwith West Edinburgh and South East Edinburgh. Only new allocations in the plan would be to meet the strategic housing requirement set out by the SDP. Reasonable alternative would be for the LDP to identify suitable sites. Preferred approach would result in a number of positive environmental effects by protecting greenfield sites outwith the SDAs from future development.</p> <p>Until sites are promoted, environmental effects are largely unknown, but adopting this approach would result in more greenfield land being allocated for development, above the strategic housing requirement resulting in a negative effect on soil.</p>									
(MIR question 4)	Preferred	?	?	-	-	?	?	?	?
Housing in the	Preferred	?	?	-	-	?	?	?	?

Main Issues Report - option	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8
	Biodiversity, Fauna & Flora	Population & Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
Built Up Areas (MIR question 5)	Reasonable -	-	-	-	-	-	-	-
<p>Preferred approach is to delete and/or amend a number of existing local plan housing proposals. All sites previously assessed as part of SEA of RWELP and ECLP. Also to include other large housing sites with planning permission and any other emerging proposals within the built up area, for example housing regeneration opportunities outline below. It is not anticipated that any of these new proposals will have significant environmental effects. However at the MIR stage, it is appropriate to record some effects as unknown. Further assessment will be undertaken at the Proposed Plan stage once proposals are identified. Reasonable alternative is to only retain some of the sites as housing proposals in the LDP and identify no new sites. No significant environmental implications of this approach.</p>								
	Preferred -	✓	✓	-	✓	-	-	-
	Reasonable X	-	?	?	?	-	-	?
Leith Docks (MIR question 6)	<p>Preferred option is to continue to support mixed use regeneration at Leith Docks. Reasonable alternative is to identify the north eastern part of site as business and industry.</p> <p>The preferred approach supports brownfield mixed use redevelopment and has a number of positive environmental effects. Likely effects on international biodiversity interests and necessary mitigation have already been identified through the ECLP and planning application process.</p> <p>The reasonable alternative is likely to have significant negative effects on biodiversity and may also have negative effects on soil, water and air this time. This approach may also have indirect negative effects because if this land is not developed for housing, alternative sites will have to be found. This is likely to result in more greenfield land being built on for housing, which could have effects in terms of soil and landscape SEA objectives.</p>							
	Preferred -	✓	X	-	-	?	-	-
Housing regeneration on	Reasonable -	-	-	-	-	?	-	-

		Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8
		Biodiversity, Fauna & Flora	Population & Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
existing open space (MIR question 7)	<p>Preferred option is to include four CEC housing proposals on existing open space in the LDP. Reasonable alternative is to retain the sites as existing open space and assess any future proposals against plan policies.</p> <p>The preferred approach will result in the loss of open space resulting in a negative effect on soil and potentially material assets. However, housing regeneration projects provide opportunity to improve the quality of remaining areas of open space where there is an over provision and of poor quality.</p>	-	-	-	-	-	-	-	-
Houses in Multiple Occupation policy (MIR question 8)	<p>Preferred option is to delete policy Hou 9 and allow HMOs to be managed by the licensing process only. Reasonable alternative is to retain existing policy.</p> <p>No significant environmental implications for either approach.</p>	-	-	-	-	-	-	-	-
ISSUE 2: Infrastructure provision									
Developer contributions (MIR question 9)	<p>Preferred approach is to retain current policies which seek contributions to a wide range of measures necessary to make the proposed development acceptable and review guidance on developer contributions to reflect current practice through the Council's Economic Resilience Action Plan. Reasonable alternative is to revise relevant policies and guidance to only require contributions to measures which are absolutely essential to allow development to be built. For example, measures which mitigate significant traffic impact and contributions to schools where an</p>	-	-	-	-	-	-	-	-

Main Issues Report - option	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8
	Biodiversity, Fauna & Flora	Population & Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
extension is needed.								
No significant environmental implications for any of the approaches.								
ISSUE 3: Economic Growth								
Provision of land for office space (MIR question 10)	Preferred	✓	-	-	✓	-	-	-
	Reasonable	-	-	-	✓	-	-	-
<p>Preferred approach is to continue to support the city centre as a strategic office location and introduce a prescriptive requirement for a minimum amount of office development within large mixed use developments in the city centre, continue to identify Edinburgh Park/South Gyle, Leith and the International Business Gateway as strategic office locations with other uses supported, delete Granton Waterfront as a strategic office location and allow office development in other locations with scale constrained by public transport accessibility. Reasonable alternative is to retain current policies and designations.</p> <p>The preferred approach and reasonable alternative direct office development to preferred locations with positive effects for the air and climatic factors objectives. The preferred approach promotes a wider mix of uses in strategic office locations which has a positive effect on quality of life.</p>								
Small business space (MIR question 11)	Preferred	-	-	-	-	-	-	-
	Reasonable 1	-	-	-	-	-	-	-
	Reasonable 2	-	-	-	-	-	-	-
<p>Preferred approach is to retain the requirement but indicate that this is only applicable on larger sites. Reasonable alternative 1 is to delete the requirement for proposals to provide new floorspace for a range of business users and reasonable alternative 2 is to not change the existing policy.</p> <p>Potential change in policy only relates to the requirement of the type of floorspace provided at existing business and industry areas.</p>								

Main Issues Report - option	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8
	Biodiversity, Fauna & Flora	Population & Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
	No significant environmental implications for any of the approaches.							
ISSUE 4:								
Shopping and Leisure								
New retail development (MIR question 12)	Preferred Reasonable	✓ ✓	- -	- -	✓ ✓	- -	- -	- -
	<i>Preferred approach is to retain existing sequential approach to locations for new retail development, promote opportunities for retail development in the city centre, not identify any proposals for expansion of commercial centres and consider the future role of Wester Hailes centre. Reasonable alternative is to continue the ECLP approach and set a revised target for new floorspace in the city centre. Both approaches will guide development to most accessible locations with a positive effect on the air quality objective and will encourage the co-location of shopping with other community uses located in town centres, leading to a positive effect on population and human health.</i>							
Alternative use of shop units (City Centre core frontages) (MIR question 13)	Preferred Reasonable	- -	- -	- -	- -	- -	- -	- -
	<i>Preferred option is to revise policy to allow a limited proportion of non-shop uses in all or some frontages on Princes Street. Reasonable alternative is to retain existing policy approach of preventing new non-shop uses in any frontage on Princes Street. Both approaches have no significant environmental implications.</i>							
Alternative use of shop units	Preferred Reasonable	- -	- -	- -	- -	- -	- -	- -

Main Issues Report - option		Objective 1 Biodiversity, Fauna & Flora	Objective 2 Population & Human Health	Objective 3 Soil	Objective 4 Water	Objective 5 Air and Climatic Factors	Objective 6 Material Assets	Objective 7 Cultural Heritage	Objective 8 Landscape and Townscape
(City Centre & Town Centres) (MIR question 14)	<p>Preferred option is to revise policy to no longer identify primary frontages or set numerical limits on non-shop uses. Appropriate mix of uses in each town centre would be considered through supplementary guidance. Policy restricting alternatives to appropriate commercial or community uses would still apply. Reasonable alternative is to retain existing policy approach to non-shopping uses in town centres primary frontages.</p> <p>No significant environmental implications for any of the approaches.</p>								
ISSUE 5:									
Quality of Place									
Excluding settlements and major uses from the Green Belt (MIR question 15)	Preferred	-	-	✓	-	-	-	-	X
	Reasonable	-	-	?	-	-	-	-	X
<p>Preferred option is to remove settlements with more than 30 units and major uses of 20 hectares and above from the Green Belt and the reasonable alternative is to remove settlements with more than 10 units and major uses greater than 5 hectares.</p> <p>Scottish Planning Policy requires the removal of existing settlements and established non conforming uses from the Green Belt. The preferred approach should protect the quality and quantity of soil. Exclusion of larger settlements and uses ensures the plan conforms to SPP requirements and will allow continued protection for the remaining green belt. Removing substantial areas of land from the Green Belt will have a significant adverse effect on the landscape setting of the city which would be exacerbated if the lower threshold set out in the reasonable alternative was implemented.</p>									
Opportunities to contribute to Central Scotland Green Network (MIR question 16)	Preferred	✓	✓	-	?	?	✓	-	✓
	Reasonable	✓	?	-	?	?	✓	-	✓
<p>Preferred option is to identify broad areas for extending the green network as part of the housing proposals in the South East and West Edinburgh. LDP would require master plans to be prepared to establish details of green network proposals as an integral component of overall development taking into account 10 goals of the CSGN. Reasonable alternative is to identify exact location of proposed green network as part</p>									

Main Issues Report - option	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8
	Biodiversity, Fauna & Flora	Population & Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
	<p>of housing proposals. LDP would identify which parts of site should be built on and which parts should contribute to the CSGN. A number of positive environmental effects. Reasonable alternative may be too prescriptive and prevent good place making. The preferred master plan led approach should ensure the new parts of the green network are successfully integrated through existing and new development into existing strategic green corridors.</p>							
Alternative use of shop units in local centres (MIR question 17)	Preferred	-	-	-	-	-	-	-
	Reasonable	-	-	-	-	-	-	-
	<p>Preferred option is to delete existing policy which restricts the change of use of existing houses to non residential uses and support the introduction of Class 4 business uses into local centres. Reasonable alternative is to continue to restrict the change of use of existing houses to non-residential uses and class 4 business uses in local centres. No significant environmental implications for any of the approaches.</p>							
ISSUE 6:								
Climate Change and Environmental Resources								
Sustainable building design (MIR question 18)	Preferred	-	-	✓	✓	-	-	-
	Reasonable	-	-	-	-	-	-	-
	<p>Preferred option is to revise the policy to state a specified and rising planning requirement for carbon reduction through the use of on site low carbon technology with a requirement for green roofs where ground SUDS are not feasible and or floorspace for a combined heat and power plant for major developments. Reasonable alternative is to amend the supporting text to indicate that development must meet the carbon reduction targets set out in the current Building Standards but not include numerical figures in LDP policy.</p>							
	<p>Both approaches will encourage the provision of low/zero carbon technologies, resulting in a positive environmental effect with regard to air and</p>							

Main Issues Report - option	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8
	Biodiversity, Fauna & Flora	Population & Human Health	Soil	Water	Air and Climatic Factors	Material Assets	Cultural Heritage	Landscape and Townscape
<i>climatic factors.</i>								
Waste management (MIR question 19)	Preferred	-	-	-	-	✓	-	-
	Reasonable 1	-	-	-	-	✓	-	-
	Reasonable 2	-	-	-	-	✓	-	-
<p>Preferred option is to revise policy on new waste management facilities to continue to support in business and industry areas but no longer require need to be demonstrated or refer to best practicable environmental option. Retain reference to waste management/energy from waste/CHP safeguard in Leith Eastern Industrial Area. Reasonable alternative 1 is same as the preferred but to identify more waste management proposals in LDP or action programme. Reasonable alternative 2 is same as the preferred option but drop safeguard in Eastern Leith due to lack of interest from the waste management industry.</p> <p>All options would actively promote the development of new waste management facilities in business and industrial areas resulting in a positive environmental effect under the SEA objective on material assets.</p>								
Other possible changes								
<p>The following issues are included in Chapter 9 of the MIR. Minor changes are proposed in relation to these issues:</p> <ul style="list-style-type: none"> - affordable housing - infrastructure safeguards - environment proposals - supermarkets - design policies - review of existing business and industry designations - landscape and natural heritage designations - implementing the Open Space Strategy - landfill <p>It is not anticipated that any of the changes set out in chapter 9 of the MIR will result in any significant environmental effects.</p>								



online - www.edinburgh.gov.uk/localdevelopmentplan

email - localdevelopmentplan@edinburgh.gov.uk

Commenting on this document

Comments on the Environmental Report should be submitted
by 3 October 2014.

Written comments can be submitted:

by email to localdevelopmentplan@edinburgh.gov.uk

or by post to the Local Development Plan Team,
Waverley Court (G3), 4 East Market Street, Edinburgh, EH8 8BG.

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ANNUAL HOUSING LAND AUDIT 2013



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Cover picture: Hawkhill Avenue (Lochend Butterfly), site ref 3964.

HOUSING LAND AUDIT 2013

Housing Land Audit 2013 is an assessment of the housing land supply in the City of Edinburgh Council area as at 31 March 2013. The audit attempts to programme expected housing completions over the audit period, 2013 to 2018 and details completions that took place over the year April 2012 to March 2013.

Sites included in the Audit are housing sites under construction, sites with planning consent, sites in adopted or finalised Local Plans and, as appropriate, other buildings and land with agreed potential for housing development. All new housing development, redevelopment, conversions and subdivisions are included but rehabilitation of existing housing is excluded. The Audit provides an estimate of future completions from this supply over the next five-year period and in the longer term. Separate Tables detail recent completions on a site-by-site basis.

In addition to these housing site schedules, maps showing the location of each referenced site are available.

The audit comprises schedules for each housing site with four or more units. Smaller sites are not detailed individually but are included as an aggregation for each sub area. The estimates of programmed completions are prepared by the City of Edinburgh Council in consultation with Homes for Scotland, other private sector house builders, Housing Associations and public agencies.

The future build estimates shown in the Audit represent completions expected from the established land supply. However, in addition, there are a number of sources that will provide additions to the supply in the schedules including constrained sites, windfall and other development and land coming forward through Local Plans.

The housing schedule of expected development includes the following information:

Site Ref:	A unique reference number to identify the site. This number will be used in subsequent housing land audits. The reference number will be preceded by the letter 'N' if the site is being audited for the first time.
Site Name / address:	A brief description of the site location.
Developer:	The name of the developer, if known, or the name of the individual/company that applied for planning consent.

Area:	The area of the site in hectares.
Brf/Grf:	An indication of previous land use – whether the development is regarded as greenfield or brownfield.
Consent Type:	Whether the site has Full consent, outline consent or no consent.
Consent date:	The date that consent was granted
U/C:	Under Construction (Y/N) - an indication as to whether development has started
Total Dwellings:	Site capacity – the total number of units to be built on the site (some may already have been completed)
Houses:	Total number of houses on site (if known)
Flats:	Total number of flatted dwellings on site (if known)
Affordable:	Number of affordable dwellings
Completed:	Number of units on site that have already been built
Remaining:	Number of units remaining to be built
Expected completions:	Number of units programmed for development by year
Map Ref:	A reference number to locate the site location plan in the separate map document.

Enquiries regarding the housing audit process or specific details from the site schedules should be directed to:

Alistair Harvey
 Services for Communities
 City of Edinburgh Council
 Waverley Court (G3)
 4 East Market Street
 Edinburgh
 EH8 8BG

Tel. 0131 469 3596

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Summary

Schedules

Housing Land Audit 2013
Schedules

Site Ref (N=New site in 2012)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent Type Date	U/C	Total Dwellings	Houses	Flats	Total affible units	Complete by 03/13	Remaining as at 04/13	Expected Completions							Map ref					
													13/14	14/15	15/16	16/17	17/18	Total 13-18	18/19		19/20	Post 2020			
Edinburgh City Local Plan Area																									
	3816	Albert Dock		0.35	B	NONE				41	0	0	9	0	41	0	21	20	0	0	41	0	0	0	1
	4505	Albion Road		0.14	B	NONE				43	0	43	0	0	43	0	0	20	23	0	43	0	0	0	2
	4909	Baberton Avenue		0.52	B	FULL	Sep-10	Y		30	0	30	0	0	30	15	15	0	0	0	30	0	0	0	3
N	5146	Baileyfield Road		0	B	FULL	Sep-12	Y		49	0	49	0	0	49	19	30	0	0	0	49	0	0	0	4
	4340	Balcarres Street		0.07	B	FULL	Nov-12			5	5	0	0	0	5	0	0	5	0	0	5	0	0	0	5
	4352	Balcarres Street		0.21	B	FULL	Mar-07	Y		39	0	39	0	0	39	0	0	19	20	0	39	0	0	0	6
	3161	Barnton Avenue West		0.09	G	NONE				5	5	0	0	0	5	0	0	0	0	5	5	0	0	0	7
	3781	Bath Road		0.02	B	FULL	Sep-12			6	0	6	0	0	6	0	0	0	6	0	6	0	0	0	8
	3206	Bath Street		0.02	B	FULL	Oct-11			6	0	6	0	0	6	0	0	0	0	0	6	0	0	0	9
	4630	Beaverbank Place		1.12	B	FULL	Feb-09			32	0	24	6	0	24	0	0	24	0	0	24	0	0	0	10
N	5139	Beaverhall Road		0	B	FULL	Jan-13			80	5	75	0	0	80	28	31	21	0	0	80	0	0	0	11
	4234	Belford Road		0.07	B	FULL	May-11			20	0	20	0	0	20	0	0	10	10	0	20	0	0	0	12
	4631	Bellenden Gardens		0.24	B	FULL	Aug-08			7	1	6	0	0	7	0	0	0	0	0	7	0	7	0	13
	4635	Broughton Street Lane		0.09	B	FULL	Sep-08			11	11	0	0	0	11	0	0	0	0	0	11	0	0	11	14
	4402	Brunstane Road South		0.34	B	FULL	Apr-09	Y		10	10	0	0	1	9	0	9	0	0	0	9	0	0	0	15
N	5192	Buckstone Grove		0	B	FULL	Jan-13	Y		5	5	0	0	0	5	5	0	0	0	0	5	0	0	0	16
	5133	Burdiehouse Road		19.6	G	OUT	Feb-12			122	0	0	29	0	122	8	26	25	26	27	112	10	0	0	17
	4917	Calder Road		4.35	B	OUT	Aug-10			320	69	251	160	0	320	0	0	0	50	50	100	50	50	120	18
	P42	Craigcrook Road		9.86	G	FULL	Jan-05	Y		269	202	67	0	238	31	10	14	7	0	0	31	0	0	0	19
	4536	Craighall Road		0.02	B	FULL	Feb-12			6	0	6	0	0	6	0	6	0	0	0	6	0	0	0	20
	3667	Cramond Road North		14.06	B	FULL	Mar-06	Y		155	87	68	0	139	16	0	0	16	0	0	16	0	0	0	21
	5134	Derghorn Loan (Polo Fields)		7.3	G	OUT	Sep-11			75	0	0	18	0	75	0	0	25	25	25	75	0	0	0	22
	3771	Devon Place		0.52	B	FULL	Jun-12	Y		25	7	18	0	0	25	0	25	0	0	0	25	0	0	0	23
	4655	Drum Brae South		0.17	B	FULL	Mar-12			16	0	16	0	0	16	0	2	14	0	0	16	0	0	0	24
	4365	Duke Street		0.56	B	FULL	Dec-12			53	0	53	0	0	53	0	0	0	30	23	53	0	0	0	25
	5023	East Silvermills Lane		0.08	B	FULL	Oct-10			5	0	5	0	0	5	0	0	0	5	0	5	0	0	0	26
	4939	Easter Road		0.02	B	FULL	Mar-11	Y		6	0	6	0	0	6	0	6	0	0	0	6	0	0	0	27
N	5175	Ellersly Road		0	B	FULL	Jan-13	Y		51	19	32	0	0	51	0	25	26	0	0	51	0	0	0	28
	3100	Ferry Road		0.08	B	FULL	Nov-08			5	5	0	0	0	5	0	0	0	0	0	5	0	0	0	29
	3349	Gilmerton Road		0.09	B	FULL	Jun-09	Y		7	0	7	0	0	7	7	0	0	0	0	7	0	0	0	30
	4841	Gracemount Drive		3.11	B	FULL	Jun-11	Y		116	46	70	116	22	94	25	25	25	19	0	94	0	0	0	31
	4510	Granton Square		0.26	B	FULL	Jun-08	Y		51	3	48	48	24	27	0	12	15	0	0	27	0	0	0	32
	4668	Great Junction Street		0.17	B	FULL	Dec-12	Y		32	0	32	32	0	32	16	16	0	0	0	32	0	0	0	33
	4728	Groathill Road South		0.13	B	FULL	Jan-09			11	5	6	0	0	11	0	0	0	0	0	0	11	0	0	34
	4797	Gylemuir Road		0.02	B	FULL	Sep-12	Y		11	11	0	0	0	11	11	0	0	0	0	11	0	0	0	35
N	5160	Hill Street		0	B	FULL	Sep-12	Y		5	1	4	0	0	5	5	0	0	0	0	5	0	0	0	36
	4959	Hillpark Avenue		0.83	G	FULL	Aug-10	Y		8	8	0	0	2	6	3	3	0	0	0	6	0	0	0	37
	4777	Hillside Crescent		0.01	B	FULL	Apr-09			34	0	34	7	0	34	0	0	0	0	0	0	17	17	0	38
	4677	Inglis Green Road		0.33	B	FULL	Feb-09			51	0	51	12	0	51	0	0	0	0	0	0	25	26	0	39
N	5142	Little Road		0	B	FULL	Dec-12	Y		32	0	32	0	0	32	0	16	16	0	0	32	0	0	0	40
	5025	Longstone Road		0.15	B	FULL	May-11			9	0	9	0	0	9	0	0	9	0	0	9	0	0	0	41
	5112	Magdalene Drive		0.31	B	FULL	Feb-12	Y		23	11	12	0	0	23	0	11	12	0	0	23	0	0	0	42
	3056.2	Marchfield Park Lane		0.07	B	FULL	Jan-10			11	11	0	0	0	11	0	0	5	6	0	11	0	0	0	43
	5034	Marchmont Crescent		0.16	B	FULL	Aug-11	Y		15	0	15	0	0	15	15	0	0	0	0	15	0	0	0	44
	4545	Market Street		0.34	B	FULL	Dec-11	Y		11	0	11	0	0	11	11	0	0	0	0	11	0	0	0	45
	4783	Moredunvale Place		0	B	FULL	Jun-09			6	0	6	0	0	6	0	0	6	0	0	6	0	0	0	46
N	5197	Muirhouse Avenue		0	B	FULL	Feb-13	Y		202	52	150	202	0	202	58	36	36	36	36	202	0	0	0	47
N	5136	Newhaven Road		0	B	FULL	Aug-12	Y		130	0	130	0	0	130	0	25	25	40	40	130	0	0	0	48
N	5147	Niddrie House Park		0	B	FULL	Jun-12	Y		28	16	12	0	0	28	14	14	0	0	0	28	0	0	0	49

Housing Land Audit 2013
Schedules

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													13/14	14/15	15/16	16/17	17/18	Total 13-18	18/19		19/20	Post 2020	
4707	Old Dalkeith Road	J McCusker.	0.07	B	FULL	Jun-10	5	4	1	0	0	5	0	0	5	0	0	0	5	0	0	0	50
4782	Oxgangs Drive	Dunedin Canmore Housing Association.	0.07	B	FULL	Aug-09	Y	68	22	46	68	31	37	37	0	0	0	0	37	0	0	0	51
4996	Pennywell Road	CEC	10.22	B	OUT	Sep-10	436	157	341	201	0	436	0	34	50	50	50	184	50	50	152	52	
N 5159	Pennywell Road	City Of Edinburgh Council.	0	B	OUT	Aug-12	290	159	131	145	0	290	0	0	40	50	50	140	50	50	50	53	
3603	Pilton Drive	Taylor Wimpey	7.15	B	FULL	Jul-04	Y	655	97	558	0	596	59	29	30	0	0	59	0	0	0	54	
4710	Pitsligo Road	Queensberry/Cruden	1.87	B	FULL	May-08	81	24	57	0	0	81	0	0	25	28	28	81	0	0	0	55	
4998	Poplar Lane	Port of Leith HA	0.41	B	FULL	Oct-10	Y	98	0	98	98	0	98	48	50	0	0	98	0	0	0	56	
5102	Queensferry Road	Mr Webster	0.29	B	FULL	Nov-12	6	6	0	0	0	6	0	6	0	0	0	6	0	0	0	57	
4355	Queensferry Road	Barnton Properties Ltd.	0.64	B	FULL	Nov-12	9	0	9	0	0	9	0	0	9	0	0	9	0	0	0	58	
5090	Redhall House Drive	Miller Homes Ltd Scotland East Region.	0.85	B	FULL	Feb-12	Y	8	8	0	0	0	8	8	0	0	0	8	0	0	0	59	
4506	Robertson Avenue	J Smart + Co (Contractors) Plc	0.49	B	FULL	Jun-07	Y	86	4	82	22	0	86	40	46	0	0	86	0	0	0	60	
N 5215	Rutland Square	Mr Nic Wood	0	B	FULL	Nov-12	Y	5	0	5	0	0	5	5	0	0	0	5	0	0	0	61	
5011	Shandwick Place	Mr Diresta	0.06	B	FULL	Nov-10	11	0	11	0	0	11	0	0	0	0	0	0	11	0	0	0	62
5010	Shandwick Place	Deramore Property Group.	0.07	B	FULL	Jun-10	11	0	11	0	0	11	0	0	0	0	0	0	11	0	0	0	63
N 5143	South Oswald Road	Barnado's.	0	B	FULL	May-12	10	0	10	0	0	10	0	0	0	10	0	10	0	0	0	64	
4323	South Trinity Road	CALA Management Ltd (Ms Gillian Tait)	2.74	B	FULL	Sep-11	Y	81	68	13	20	24	57	25	32	0	0	57	0	0	0	65	
4473	Spylaw Road	Heritors Prime Property (Scotland) Ltd	0.09	B	FULL	Jun-12	11	0	11	0	0	11	0	0	0	11	0	11	0	0	0	66	
4729	St Andrew Square	Golden Squares Limited (Mr James Litt	0.04	B	FULL	Sep-08	7	0	7	0	0	7	0	0	0	0	0	0	7	0	0	0	67
4528	St Andrew Square	ING Real Estate Investment Management	0.39	B	FULL	Oct-12	6	0	6	0	0	6	0	0	0	6	0	6	0	0	0	68	
4731	St Mark's Lane	Wm Morrison (Portobello).	0.09	B	FULL	Oct-08	7	7	0	0	0	7	0	0	0	0	0	0	0	7	0	0	69
4191	West Mill Road	Change Homes (West Mill Road) Ltd + Ca	0.2	B	FULL	Aug-12	7	7	0	0	0	7	0	0	0	7	0	7	0	0	0	70	
N 3566B	West Pilton Road Phases 3 and 4	Capital City Homes	0	B	FULL	Jul-12	Y	93	20	73	93	0	93	23	35	35	0	93	0	0	0	71	
5030	Windsor Place	CPD.	0.1	B	FULL	Jul-11	Y	23	0	23	23	0	23	11	12	0	0	23	0	0	0	72	
4744	Woodhall Millbrae	Millbrae Developments Ltd And Mr & Mrs	0.31	B	FULL	Apr-08	Y	10	10	0	0	8	2	2	0	0	0	2	0	0	0	73	
4745	Woodhall Road	W + A Forsyth.	0.36	B	FULL	Oct-08	5	0	5	0	0	5	0	0	0	0	0	0	0	5	0	0	74
5075	Woodhall Terrace	WTD Edinburgh Ltd + Dundas Estates + D	0.21	B	FULL	Feb-12	Y	11	7	4	0	0	11	11	0	0	0	11	0	0	0	75	
4747	York Place	NorBar Developments LLP (Mr George No	0.08	B	FULL	Mar-09	5	0	5	0	0	5	0	0	0	0	0	0	0	5	0	0	76
<i>Edinburgh City Local Plan Sites</i>																							
4338.2	CA3: Fountainbridge	Fountain North Limited.	0.9	B	FULL	Aug-07	Y	181	0	181	0	108	73	30	43	0	0	73	0	0	0	77	
4900	CA3: Fountainbridge (South)	LTSB (Fountainbridge1) Ltd. And LTSB (5.74	B	OUT	Sep-11	300	0	300	75	0	300	0	0	0	0	50	50	50	150	0	78	
4516	CA3: West Tollcross	M + M Lochrin Ltd.	0.76	B	FULL	Jul-12	Y	107	0	107	20	20	87	0	0	0	25	25	50	25	12	0	79
3957	CA4: Quartermile	Southside Capital Ltd.	6.24	B	FULL	Mar-08	Y	1,069	0	1,069	171	438	631	100	100	75	75	75	425	75	75	56	80
4894	WAC 1c: Salamander Place	Teague Developments Ltp	5.98	B	FULL	Dec-11	Y	781	15	766	195	0	781	25	25	50	50	200	50	50	481	81	
3544A	HSG2: Chesser Avenue - FRUIT M	Ediston Properties Ltd + West Register	3.58	B	OUT	Jan-12	130	39	91	0	0	130	0	0	0	25	25	50	25	25	30	82	
3758.3	HSG3: Hyvot Terrace	D.C.H.A.	0.24	B	FULL	Feb-10	Y	102	18	84	102	86	16	16	0	0	0	16	0	0	0	83	
3965	HSG4: Albion Road	Eastgate Developments Limited.	2.72	B	NONE		199	35	164	100	0	199	0	0	0	50	50	100	50	49	0	84	
4624	HSG4: Albion Road	Places For People.	0.71	B	FULL	Oct-11	Y	126	0	126	126	15	111	25	25	30	31	0	111	0	0	0	85
3964	HSG4: Hawkhill Avenue	The Lochend Butterfly Project Ltd.	2.74	B	FULL	Nov-04	Y	266	0	266	48	121	145	25	30	30	30	145	0	0	0	86	
3753	HSG5: New Greendykes	Persimmon Homes.	22.51	G	FULL	Oct-12	762	430	251	91	0	762	22	27	50	50	50	199	100	100	363	87	
3754	HSG6: Greendykes	Craigmillar JVC	15.58	B	NONE		841			218	0	841	0	0	0	0	0	0	50	50	741	88	
3754.2	HSG6: Greendykes Road	PARC Craigmillar.	0.6	B	FULL	Sep-11	57	11	46	10	0	57	0	27	30	0	0	57	0	0	0	89	
3756	HSG7: Niddrie Mains	Craigmillar JVC	25.85	B	OUT	Jun-12	300	80	220	75	0	300	0	0	0	50	50	100	50	50	100	90	
3756.4	HSG7: Niddrie Mains Road	Parc, EDI Group	1.25	B	FULL	May-08	Y	110	26	84	17	25	85	40	45	0	0	85	0	0	0	91	
4249	HSG 10: Clermiston Campus	Persimmon Homes (East Scotland).	9.14	B	FULL	Feb-10	Y	323	113	210	106	219	104	50	46	8	0	104	0	0	0	92	
4508	HSG11: Telford College (North)	Miller Homes Ltd.	3.94	B	FULL	Jun-07	Y	329	0	329	0	46	283	25	40	40	40	185	40	40	18	93	
4332	HSG12: Telford College (South)	The Miller Group Ltd.	4.42	B	FULL	Mar-09	Y	351	54	297	0	220	131	50	50	31	0	131	0	0	0	94	
4898	HSG17: South Gyle Wynd	Link	0.31	G	NONE		180	0	0	45	0	180	0	0	0	0	0	0	45	45	90	95	
4812	HSG19: City Park	Link	0.19	G	NONE		204	0	204	204	0	204	0	0	68	68	68	204	0	0	0	96	
4899	HSG20: Fairmilehead Water Treat	CALA / Barratt	1.03	B	FULL	Dec-12	275	175	100	73	0	275	40	72	85	27	28	252	23	0	0	97	

**Housing Land Audit 2013
Schedules**

Site Ref (N=New site in 2012)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent Type	U/C Date	Total Dwellings	Houses	Flats	Total affdble units	Complete by 03/13	Remaining as at 04/13	Expected Completions							Map ref				
													13/14	14/15	15/16	16/17	17/18	Total 13-18	18/19		19/20	Post 2020		
<i>Edinburgh Western Harbour</i>																								
3424.7	Lindsay Road	Port of Leith HA	0.75	B	FULL	Aug-10	Y	111	0	111	111	36	75	35	40	0	0	0	75	0	0	0	98	
3424	Western Harbour	Forth Properties Limited.	17.6	B	OUT	Jul-02	Y	1,409	0	1,409	304	0	1,409	0	0	0	0	0	0	0	50	50	1,309	99
<i>Waterfront Edinburgh</i>																								
3733A.1	Granton Park Avenue	Buredi + Waterfront Edinburgh Ltd.	1.37	B	FULL	Sep-05	Y	95	14	81	26	14	81	0	0	40	41	0	81	0	0	0	100	
3733A.4	Granton Park Avenue	Places For People Developments	0.36	B	FULL	Mar-08	Y	56	10	46	8	19	37	37	0	0	0	0	37	0	0	0	101	
3733A	Waterfront - WEL - Central Dev Ar	Various	7.1	B	OUT	Jul-03	Y	1,604	0	1,604	235	0	1,604	0	0	0	0	0	0	0	50	1,554	102	
<i>Granton Harbour</i>																								
3744.5	Granton Harbour - Plot 28	GSF Homes Ltd.	2.14	B	FULL	Mar-06	Y	120	0	120	0	80	40	40	0	0	0	0	40	0	0	0	103	
3744	Granton Harbour	Various	20	B	OUT	Jun-03	Y	2,626	0	2,626	510	0	2,626	0	0	0	0	0	0	0	50	2,576	104	
<i>Forth Quarter</i>																								
3105	West Shore Road - Forth Quarter	Secondsite Property	19.6	B	OUT	Oct-03	Y	1,037			125	0	1,037	0	0	0	0	0	0	0	0	0	1,037	105
<i>Edinburgh LDP Sites</i>																								
N 5245	DTS 5 Edinburgh Park	LDP Site	0	G	NONE			575	0	0	144	0	575	0	0	25	50	50	125	75	75	300	106	
N 5246	HSG 19: Maybury	Taylor Wimpey	0	G	NONE			1,200	0	0	300	0	1,200	0	0	50	75	100	225	150	150	675	107	
N 5248	HSG 21: Broomhills	Barratt Homes	0	G	NONE			510	0	0	128	0	510	0	0	30	50	50	130	50	50	280	108	
N 5249	HSG 22: Burdiehouse	LDP Site	0	G	NONE			178	0	0	45	0	178	0	25	25	50	50	150	28	0	0	109	
N 5250	HSG 23: Gilmerton Dykes Road	Cruden	0	G	NONE			60	0	0	15	0	60	0	30	30	0	0	60	0	0	0	110	
N 5251	HSG 24: Gilmerton Station Road	Mac & Mic	0	G	NONE			420	0	0	105	0	420	0	0	20	50	50	120	100	100	100	111	
N 5252	HSG 25: The Drum	LDP Site	0	G	NONE			150	0	0	37	0	150	0	0	0	25	50	75	50	25	0	112	
N 5253	HSG 26: Newcraighall North	LDP Site	0	G	NONE			180	0	0	45	0	180	25	25	30	50	50	180	0	0	0	113	
N 5254	HSG 27: Newcraighall East	LDP Site	0	G	NONE			330	0	0	83	0	330	0	25	25	50	50	150	50	50	80	114	
N 5257	HSG 30: Moredunvale Road	LDP Site	0	G	NONE			50	0	0	13	0	50	0	0	0	0	25	25	25	0	0	115	
<i>Small Sites</i>								269				1	268	54	53	54	53	54	268			0		
Total for Edinburgh City Local Plan Area								22,308			5,219	2,533	19,767	1,128	1,341	1,371	1,473	1,404	6,717	1,414	1,363	10,273		
Rural West Edinburgh Local Plan Area																								
4532	Blinkbonny Road	Mr Musto	0.23	B	FULL	Jan-13	Y	5	5	0	0	4	1	1	0	0	0	0	1	0	0	0	116	
3668	Freelands Farm	J Muir + Sons.	0.55	B	FULL	Nov-02	Y	5	5	0	0	2	3	1	2	0	0	0	3	0	0	0	117	
4519	Hermiston	Premier Property Group.	0.04	B	FULL	Jul-07	Y	8	8	0	0	4	4	4	0	0	0	0	4	0	0	0	118	
4969	Lanark Road West	W T Contractors Ltd.	0.4	B	FULL	Aug-10	Y	5	5	0	0	0	5	0	0	5	0	0	5	0	0	0	119	
3106	Lanark Road West	Viewpoint Housing Association	0.36	B	FULL	Oct-09	Y	32	0	32	32	0	32	32	0	0	0	0	32	0	0	0	120	
5026	Meadowfield Road	West Craigs Ltd.	0.88	B	FULL	May-11	Y	8	8	0	0	0	8	0	0	8	0	0	8	0	0	0	121	
4723	Scotstoun Avenue	Agilent Technologies UK Ltd.	5.67	B	OUT	May-12	Y	450	225	225	0	0	450	0	0	25	50	50	125	50	50	225	122	
<i>Rurale West Edinburgh Local Plan Sites</i>																								
3745.2	RWELP HSP 1: Queensferry Road	Walker Group (Scotland) Ltd.	0.16	G	FULL	Dec-09	Y	83	83	0	0	42	41	25	16	0	0	0	41	0	0	0	123	
3745.1	RWELP HSP 1: Queensferry Road	Barratt East Scotland.	0.96	G	FULL	Aug-12	Y	220	166	54	81	108	112	62	39	11	0	0	112	0	0	0	124	
3745.4	RWELP HSP 1: Queensferry Road	Walker Group	2.17	G	FULL	Sep-10	Y	70	70	0	0	0	70	0	10	25	25	10	70	0	0	0	125	
3745.5	RWELP HSP 1: Queensferry Road	Barratt East Scotland.	3.62	G	FULL	May-11	Y	40	40	0	0	0	40	0	0	20	20	0	40	0	0	0	126	
N 3745.6	RWELP HSP 1: Queensferry Road	Walker Group		G	FULL	Sep-12	Y	125	44	81	81	0	125	0	0	31	50	15	96	29	0	0	127	
3746	RWELP HSP 3: Kirkliston Distillery	LP site	3.61	B	FULL	Feb-07	Y	106	89	17	15	0	106	0	20	30	30	26	106	0	0	0	128	
4327	RWELP HSP 7: Freelands Road	Cala Management Ltd.	10.75	G	FULL	Jul-10	Y	133	114	19	19	75	58	29	29	0	0	0	58	0	0	0	129	

Housing Land Audit 2013
Schedules

Site Ref (N=New site in 2012)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent Type Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 03/13	Remaining as at 04/13	Expected Completions							Map ref					
													13/14	14/15	15/16	16/17	17/18	Total 13-18	18/19		19/20	Post 2020			
<i>Edinburgh LDP Sites</i>																									
N 5244	Emp 6 IBG	LDP Site	0	G	NONE		350	0	0	88	0	350	0	0	0	50	50	100	50	100	100	130			
N 5247	HSG 20: Cammo	LDP Site	0	G	NONE		600	0	0	150	0	600	0	0	0	50	50	100	50	50	400	131			
N 5255	HSG 28: Riccarton Mains Road	LDP Site	0	G	NONE		50	0	0	13	0	50	0	0	25	25	0	50	0	0	0	132			
N 5256	HSG 29: Curriemuirend	LDP Site	0	G	NONE		100	0	0	25	0	100	0	0	0	0	25	25	25	25	25	133			
	Small Sites						29					29	5	6	6	6	6	29							
Total For Rural West Edinburgh Local Plan Area							2,419			504	235	2,184	159	122	186	306	232	1,005	204	225	750				
Total For City of Edinburgh							24,727			5,723	2,768	21,951	1,287	1,463	1,557	1,779	1,636	7,722	1,618	1,588	11,023				

Completions

Housing Land Audit 2013
Completions - City of Edinburgh

All Tenures

Site Ref (C= Site completed during 2012/13)	Site Name	Brf/ Grf	Total Dwellings	Houses	Flats	Total affordable units	Completions			Remaining at Apr-13	Expected Completions					Total 13-18	18/19	19/20	Post 2020	
							To Mar-12	12-13	To Mar-13		13/14	14/15	15/16	16/17	17/18					
Edinburgh City local plan area																				
	4402	Brunstane Road South	B	10	10	0	0	0	1	1	9	0	9	0	0	0	9	0	0	0
C	4786	Bughtlin Market	B	77	41	36	18	49	28	77	0									
	4338.2	CA3: Fountainbridge	B	181	0	181	0	68	40	108	73	30	43	0	0	0	73	0	0	0
	3957	CA4: Quartermile	B	1,069	0	1,069	171	373	65	438	631	100	100	75	75	75	425	75	75	56
C	4918	Canning Street	B	10	0	10	0	0	10	10	0									
C	4919	Canongate	B	5	0	5	0	0	5	5	0									
C	4546	Colinton Road	B	11	11	0	0	10	1	11	0									
C	4359	Dean Park Street	B	24	2	22	0	0	24	24	0									
C	5028	Dinmont Drive	B	21	0	21	5	0	21	21	0									
C	4800	Gorgie Road	B	109	0	109	109	0	109	109	0									
	4841	Gracemount Drive	B	116	46	70	116	9	13	22	94	25	25	25	19	0	94	0	0	0
C	4841.1	Gracemount Drive	B	99	6	93	99	47	52	99	0									
C	4629	Grange Loan	B	7	7	0	0	0	7	7	0									
	3744.5	Granton Harbour - Plot 28	B	120	0	120	0	60	20	80	40	40	0	0	0	0	40	0	0	0
	3733A.4	Granton Park Avenue	B	56	10	46	8	0	19	19	37	37	0	0	0	0	37	0	0	0
	4959	Hillpark Avenue	G	8	8	0	0	0	2	2	6	3	3	0	0	0	6	0	0	0
C	3741	HSG 1: Craigs Road	B	277	69	208	40	192	85	277	0									
	4249	HSG 10: Clermiston Campus	B	323	113	210	106	173	46	219	104	50	48	8	0	0	104	0	0	0
	4508	HSG11: Telford College (North)	B	329	0	329	0	16	30	46	283	25	40	40	40	40	185	40	40	18
	4332	HSG12: Telford College (South)	B	351	54	297	0	213	7	220	131	50	50	31	0	0	131	0	0	0
	3758.3	HSG3: Hyvot Terrace	B	102	18	84	102	48	38	86	16	16	0	0	0	0	16	0	0	0
	4624	HSG4: Albion Road	B	126	0	126	126	0	15	15	111	25	25	30	31	0	111	0	0	0
	3964	HSG4: Hawkhill Avenue	B	266	0	266	48	91	30	121	145	25	30	30	30	30	145	0	0	0
	3756.4	HSG7: Niddrie Mains Road	B	110	26	84	17	0	25	25	85	40	45	0	0	0	85	0	0	0
C	3756.6	HSG7: Wauchope Terrace	B	58	20	38	30	0	58	58	0									
C	5098	Lauriston Park	B	5	0	5	0	0	5	5	0									
	3424.7	Lindsay Road	B	111	0	111	111	0	36	36	75	35	40	0	0	0	75	0	0	0
C	3109	Mcdonald Road	B	6	0	6	0	0	6	6	0									
C	5043	Melville Street	B	7	0	7	0	0	7	7	0									
	4782	Oxgangs Drive	B	68	22	46	68	0	31	31	37	37	0	0	0	0	37	0	0	0
C	5002	Queen Street	B	5	0	5	0	0	5	5	0									
	4323	South Trinity Road	B	81	68	13	20	0	24	24	57	25	32	0	0	0	57	0	0	0
C	5024	Whitehouse Loan	B	20	6	14	0	0	20	20	0									
	4744	Woodhall Millbrae	B	10	10	0	0	3	5	8	2	2	0	0	0	0	2	0	0	0

Constrained Sites

City of Edinburgh Constrained Sites

Site Ref	Site Name	Developer (Owner)	Area (ha)	Last Consent, if any Type	Date	Total Dwellings Remaining	Summary of constraint(s)
4503	Burdiehouse Road	BJ Hendry	0.16	FULL	Nov-07	15	Consent Expired
3752	Burdiehouse Street	Lp Site	1.51			50	Lp site. No consent
4638	CA2: Calton Road (Caltongate)	Mountgrange (Caltongate) Ltd.	0.18	FULL	Oct-08	36	Developer in administration
4699	CA2: East Market Street (Caltongate)	Mountgrange (Caltongate) Limited.	0.3	FULL	Oct-08	8	Developer in administration
3825	CA2: New Street (Caltongate)	Mountgrange (Caltongate) Limited.	0.78	FULL	Oct-08	164	Developer in administration
4338	CA3: Fountainbridge	Fountain North Ltd + Scottish Newcastle	2.25	OUT	Dec-06	400	Lp site. No consent
4339	Coburg Street	Mills Multon.	0.06	FULL	Nov-06	23	Consent Expired
4544	Ellersly Road	Private	0.66	FULL	Nov-07	13	Still functioning Hotel
3744.2	Granton Harbour	Gregor Shore PLC.	0.56	FULL	Jul-05	160	Developer in administration
3744.6	Granton Harbour - Plot 29	Hart Estates Ltd.	0.57	FULL	Oct-05	36	Not viable in current climate
3744.3	Granton Harbour - Plot 3	David Wilson Homes.	0.98	FULL	Jul-05	131	Not viable in current climate
3744.4	Granton Harbour - Plot 31	Applecross Properties.	1.52	FULL	Dec-05	97	Developer in administration
4513	Great Junction Street	Mr Barratt.	0.12	FULL	Oct-07	28	Consent expired
4509	HSG13: Eastern General Hospital	NHS Lothian & Dunedin Canmore Housing	5.46	OUT	Apr-07	210	Phase 1 finished, remainder being marketed
4897	HSG16: Edinburgh Zoo		0.4			80	Lp site. No activity
4773	HSG18: Shrub Place Lane	BL Developments Ltd.	2.08	FULL	Aug-08	410	Applicant in administration.
4157	HSG8: Castlebrae	LP site	34			145	Lp site. No consent
3677	Jeffrey Street	Capital Land (holdings Ltd).	0.39	FULL	Aug-07	53	Consent Expired
4171	Liberton Road	Eastern Properties (Scotland) Ltd.	0.56	FULL	Jun-05	28	Consent Expired
5027	London Road	Caledonian Trust plc.	0.91	OUT	Sep-11	150	Site in use as offices
4526	Milton Road East	Jewel And Esk Valley College.	1.12			53	Site has no consent. No recent activity
3623	Ocean Drive	Wimpey City	4.33	FULL	Jul-02	193	Consent Expired
4572	Palmerston Place	Mr Paton	0.02	FULL	May-07	5	Consent Expired
4793	St. James Centre	Henderson Global Investors.	0.49			250	No Consent - no activity
4819	Tennant Street	Silverfields LLP.	0.14	OUT	Jul-09	96	Consent Expired
3755	HSG9: Thistle Foundation	Edinvar	7.8			136	Local plan site. No consent.
4514	Tower Place	Malmaison Holdings Ltd.	0.52	FULL	May-07	16	Consent Expired
4893	WAC 1b: Leith Docs	Forth Ports	183			18,000	Alternative use of land being investigated
3733B	Waterfront - WEL - North Shore	Various	9.5			850	Not viable in current climate
3733A.5	Waterfront Avenue: Upper Strand	Upper Strand Developments Ltd + Waterf	0.49	FULL	Jun-07	64	Consent Expired
4502	West Coates	Donaldsons College + Cala Evans Restor	7.42	FULL	Jul-07	137	Development not viable, site being marketed
3585	West Granton Road	The Thomas Mitchell Group.	0.07	FULL	Apr-10	8	Developer in administration
4792	West Harbour Road	Waterfront Edinburgh Limited.	0.1	OUT	Apr-09	42	Consent Expired
3105.5	West Shore Road	Kenmore Homes Group.	0.28	FULL	Aug-07	38	Developer in administration
3424.1	Western Harbour - Platinum Point	Gregor Shore Plc.	4.29	FULL	Apr-04	226	Company in administration
3424.6	Western Harbour View	A B Leith Ltd	1.81	FULL	Feb-08	258	Consent Expired
	Small Sites					90	
4942	Ferrymuir	Forth Bridges Business Park Developmen	3.91	OUT	Sep-10	130	Not marketable
1000	RWELP HSG 1: Kinleith Mills	Treetops Development Company.	2.88	FULL	Mar-04	157	Company in administration
3760	RWELP HSG 2: Springfield	Lp Site	11.97			150	Lp site. No consent
3761	RWELP HSG 3: Baird Road	Lp Site	0.3			6	Lp site. No consent
3762	RWELP HSG 5: Stewart Terrace	Lp Site	4.66			117	Lp site. No consent
1837	RWELP HSG 6: Port Edgar	Private	8.59			300	Lp site. No consent
3763	RWELP HSG 7: Society Road	Lp Site	1.76			50	Lp site. No consent
3533	RWELP HSP 4: Newbridge Nursery	Kinleith Industrial Estates Ltd.	1.25	OUT	Sep-06	25	Lp site. No consent
3747	RWELP HSP 5: Hillwood Rd	Lp Site	2.06			50	Lp site. No consent
3750	RWELP HSP 6: Craigpark Quarry	Craigpark Partnership.	7.54	FULL	Aug-06	117	Lp site. No consent
5132	RWELP HSP 8: Continental Tyres	Lp Site	24.87			500	Lp site, no consent
	Small Sites					10	
	Total units on constrained sites					24,311	