

Edinburgh Local Development Plan
Second Proposed Plan

Draft Habitats Regulations Appraisal Record



June 2014

Planning Committee 12 June 2014 – Background Document

Draft Habitat Regulations Appraisal Record for the Proposed Edinburgh Local Plan

1. Legislative requirement to undertake Habitats Regulation Appraisal

In Scotland the requirements of Article 6(3) of the Habitats Directive, have been transposed into The Conservation (Natural Habitats, &c.) regulations 1994, as amended. These regulations which transpose the obligations imposed by both the Birds and Habitats Directives are commonly abbreviated to the Habitats Regulations. In order to ensure compliance with the Directives, the Habitat Regulations protect internationally designated conservation sites and requires all planning authorities in Scotland to undertake a Habitats Regulations Appraisal (HRA) of a Development Plan before the plan can be adopted or submitted to Scottish Ministers. The process of Habitats Regulations Appraisal is an effective way of helping to protect European Sites and thereby fulfilling the requirements of the Directives, whilst making and implementing plans for sustainable economic growth.

In Scotland, European sites which are to be considered in the appraisal process are Special Protection Areas (SPA) classified under the Birds Directive and Special Areas of Conservation (SAC) designated under the EC Habitats Directive 1992. These form an EU-wide network of protected area known as Natura 2000. Scottish Government policy affords the same level of protection to proposed SACs and SPAs which have been approved by Scottish Ministers for formal consultation and the effects of these sites should be appraised.

Scottish Planning policy (2010) states that any development plan or development proposals which is likely to have significant effect on a Natura site and is not directly connected with or necessary to the conservation management of the site must be subject to an appropriate assessment

by the planning authority of the implications for the site's conservation objectives. Any plan or project which could have a significant effect on a Natura site can only be permitted where:

- an appropriate assessment has demonstrated that it will not adversely affect the integrity of the site, or if
- there are no alternative solutions, and
- there are imperative reasons of overriding public interest, including those of a social or economic nature

2. Compliance with the Directive and Regulations

It is a legal requirement to ensure that plans are appraised for their effects on European sites in compliance with the requirements of the Directive and Regulations. The Habitat Regulations set out a step-by-step sequence of statutory procedures to be followed. This has to be followed in the correct and particular order to comply with the requirements of the Directive. This has to be worked into a plan-making process and procedural guidance on the application of the Habitats Regulations to the development planning system in Scotland provided in Appendix 1 to planning circular 1/2009.

Scottish Government produced further guidance in July 2012 in the form of an Advice sheet No 1 *Aligning Development Planning procedures with Habitat Regulation Appraisal (HRA) requirements*. This document has been referred to during the HRA of the Proposed Edinburgh Local Development Plan.

3. Stages of the HRA process for plans

SNH's guidance sets out a series of (potentially) thirteen stages of the HRA process for plans. This should be demonstrated in a systematic manner how the plan making body has identified if any elements of the plan are likely to have significant effect on European sites, and if so, how it is then to be concluded that there would be no adverse effects of the integrity of European sites. The key stages of the HRA process undertaken to date for the proposed Edinburgh Local Plan are detailed below.

Stage 1

The first Stage of the process is to decide whether the plan is subject to HRA. In Scotland the appraisal of the effect of the land use on European sites is required by part IVA (regulations 85A of the conservation (Natural Habitats, &c.) Regulations 1994 as amended

Stage 2

European sites to be considered in the appraisal identified in consultation with SNH

Stage 3

Information gathered about the European sites using SNH sitelink and through contact with SNH staff

Stage 4

Meeting held with SNH 09/10/2012 to agree the method and scope of the appraisal. Meetings also took place with the Around the Forth Local Authorities to agree scope of general assessment for the Firth of Forth SPA.

Stage 5

Screening undertaken of all stages of the proposals allocated sites and policies in the draft pLDP for likely significant effects alone on a European Site. Meeting held on the 16/01/2013 to discuss initial screening of the draft plan. Meeting with SNH 21/02/2013 to agree scope of in-combination assessment.

4. Screening for potential effects on a European site

The purpose of this stage is to:

1. identify all aspects of the proposal where it is certain that they would have no significant effect alone or in-combination on a European site so that they can be eliminated from further consideration,
2. identify all aspects of the plan which would not be likely to have a significant effect on a European site but would be likely to have some minor residual effect and,
3. identify those aspects of the plan where it is not possible to rule out risk of significant effect on European site either alone or in-combination and thereby provide a clear scope for the parts of the plan that will require appropriate assessment.

5. European sites included in the screening process

The following sites have been included in the screening process in consultation with SNH:

Firth of Forth SPA
Forth Islands SPA
Imperial Dock Lock, Leith SPA

Berwick and North Northumberland Coast SAC
Isle of May SAC
Firth of Tay and Eden Estuary SPA
River Teith SAC

Information on the qualifying interest, conservation objectives and vulnerabilities has been compiled, using SNH's sitelink, JNCC website and reference made to the Record of Habitat Regulations Appraisal in the SESplan.

After some initial assessment of the potential effects of the plan it was considered that some of the sites initially screened in due to the potential for underwater construction activities such as piling and dredging should be screened out as none of these activities would result from proposals in this plan. This is detailed at Appendix 1 Table 1

In conclusion it was considered that the only European sites which should be screened for the likelihood of significant effects were the Firth of Forth SPA and Imperial Dock Lock, Leith SPA. This is due to connectivity between the effects of the policies and proposals of the plan and their potential to undermine the Conservation Objectives of the sites. When considering the effect of a plan or project on mobile species, the Conservation Objective elements to consider are slightly different depending on whether the interests are within or out with the Natura site. In particular:

These two Conservation objectives apply to offsite effects, as well as on site effects

- Population of the species as a viable component of the site
- Distribution of the species within site

These Conservation objectives only apply to on site effects

- Distribution and extent of habitats supporting the species
- Structure function and supporting processes of habitats supporting the species
- No significant disturbance of the species.

6. Screening Policies, proposals and allocated sites

Section 4 of SNH's Guidance for Plan- making Bodies in Scotland (version2, 2012) states some of the reasons why a particular aspect of a plan would not be likely to have a significant effect on a European site. The eight reasons shown in Table 2 below have been drawn from this guidance and used in the screening process.

Table 2 Reasons for screening out policies and proposals as having no LSE

Reason for screening 'out'	Description
a	General Policy Statement/General Criteria based policies which set out the Councils aspirations for a certain issue
b	Projects referred to in but not proposed by the plan
c	Projects and other proposals which make provision for change but have already been granted planning permission
d	Projects or proposals intended to protect the natural environment, including biodiversity, or to conserve or enhance the natural, built or historic environment, where enhancement measures will not be likely to have any negative effect on a European site
e	Policies which will not themselves lead to development or change such as design or other qualitative criteria
f	Policies or proposals which make provision for change but which could have no conceivable effect on a European site because: <ul style="list-style-type: none"> • there is no link or pathway with the qualifying interest or • any effect would be positive effect or • it would not otherwise undermine the conservation objectives of the site
g	Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site
h	Policies for which effects on any particular European site cannot be identified, because it is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur, or which sites if any may be effected

The screening stage is a series of systematic steps to ensure that those areas of the plan that pose a potential risk of significant effects to European sites are 'screened in' and subject to further appraisal. An effect that could undermine the conservation objectives would be a significant effect and the likelihood of it occurring is a case-by-case judgement, taking account of the precautionary principle and local circumstances of the site. The Waddenzee case is identified in SNH Guidance 2012 as providing the most up to date interpretation of how to assess the effect of a plan or project for likely significant effect.

The result of the screening exercise for likely significant effect, alone, for the proposed Local Development Plan's policies, proposals and site allocations is shown in Table 3 at Appendix 2 this indicates whether there is:

- a likely significant effect (red)
- a minor residual effect (orange)
- no likely significant effect (green)

on a European site as a result of its potential impacts on their qualifying interest.

7. Assessment of Likely Significant Effect

7.1 Imperial Dock Lock , Leith SPA

7.1.1 Proposals EW1d&e

Imperial Dock Lock SPA was screened in because of industrial development at EW1 d and e. EW1d&e are currently in industrial use, although in the current City of Edinburgh Local Plan the site is proposed for housing. In the pLDP it is identified as an area of general industrial, storage and business development port-related use, this is therefore no actual change of its actual current use. The previous HRA for the Edinburgh City Local Plan established the site could accommodate tall buildings subject to siting and design. Evidence has shown that bird species often follow recognisable landmarks to aid migration. In the case of shorebirds it seems likely that coastal flight paths as opposed to inland ones will be chosen. However, if buildings closest to foreshore are limited to 3 storeys there should be no significant effect on current migratory paths, and a risk of bird collision diminished. This would also apply for tall buildings for port related activity. The pLDP also requires that as proposals reach a more detailed stage, they should be assessed to ensure there are no adverse impacts on the nature conservation interest of relevant Natura 2000 sites. Therefore, proposal EW1d&e will result in no likely significant effect on the tern qualifying interest of the Imperial Dock Lock, Leith SPA as there is no actual change of use proposed.

7.2 Firth of Forth SPA

7.2.1 Proposals EW1d&e

The Firth of Forth SPA was screened in because of industrial development at EW1 d and e. EW1d&e are currently in industrial use, although in the current City of Edinburgh Local Plan the site is proposed for housing. In the pLDP it is identified as an area of general industrial, storage and business development port-related use, this is therefore no actual change of its actual current use. The previous HRA for the Edinburgh City Local Plan established the site could accommodate tall buildings subject to siting and design Evidence has shown that bird species often follow recognisable landmarks to aid migration. In the case of shorebirds it seems likely that coastal flight paths as opposed to inland ones will be chosen. However, if buildings closest to foreshore are limited to 3 storeys there should be no significant effect on current migratory paths, and a risk of bird collision diminished. This would also apply for tall buildings for port related activity. The pLDP also requires that as proposals reach a more detailed stage, they should be assessed to ensure there are no adverse impacts on the nature conservation interest of relevant Natura 2000 sites. Therefore, Proposal EW1d&e will result in no likely significant effect on the aggregation of non breeding birds, qualifying interest of the Firth of Forth SPA as there is no actual change of use proposed.

7.2.2 Loss of greenfield supporting habitat to Housing Sites (1, 3, 6,9, 18-37)

The Firth of Forth was screened in due the potential loss of supporting greenfield habitat to new housing allocations. It is known that a number of Firth of Forth SPA bird species spend a proportion of their time away from the coast, at inland feeding and day roosting sites. Many of these are close to the coast, and most species rarely fly more than 5km from the coast on a regular basis. Pink-footed geese are the exception to this, often flying up to 20km from the coast, or from other roosting sites, to their feeding areas.

In order to establish whether there is a likely significant effect, data was used from The British Trust for Ornithology (BTO) provided by Scottish Natural Heritage and the Edinburgh City Council Habitat Survey 2001/2. From the BTO data, species were identified which commonly used inland feeding sites. These species and their distribution around Edinburgh are set out in Table 4 below.

Table 4 The distribution of Firth of Forth SPA species which use inland feeding areas, around Edinburgh

Species	Distribution	Coincidence of bird species with new housing allocation sites
Curlew <i>Numenius arquata</i>	Wide spread coastal distribution in Edinburgh and throughout the Firth of Forth.	Potentially any sites within approx. 5km of the coast
Redshank	Wide spread but scattered coastal	Potentially any sites within approx. 5km of

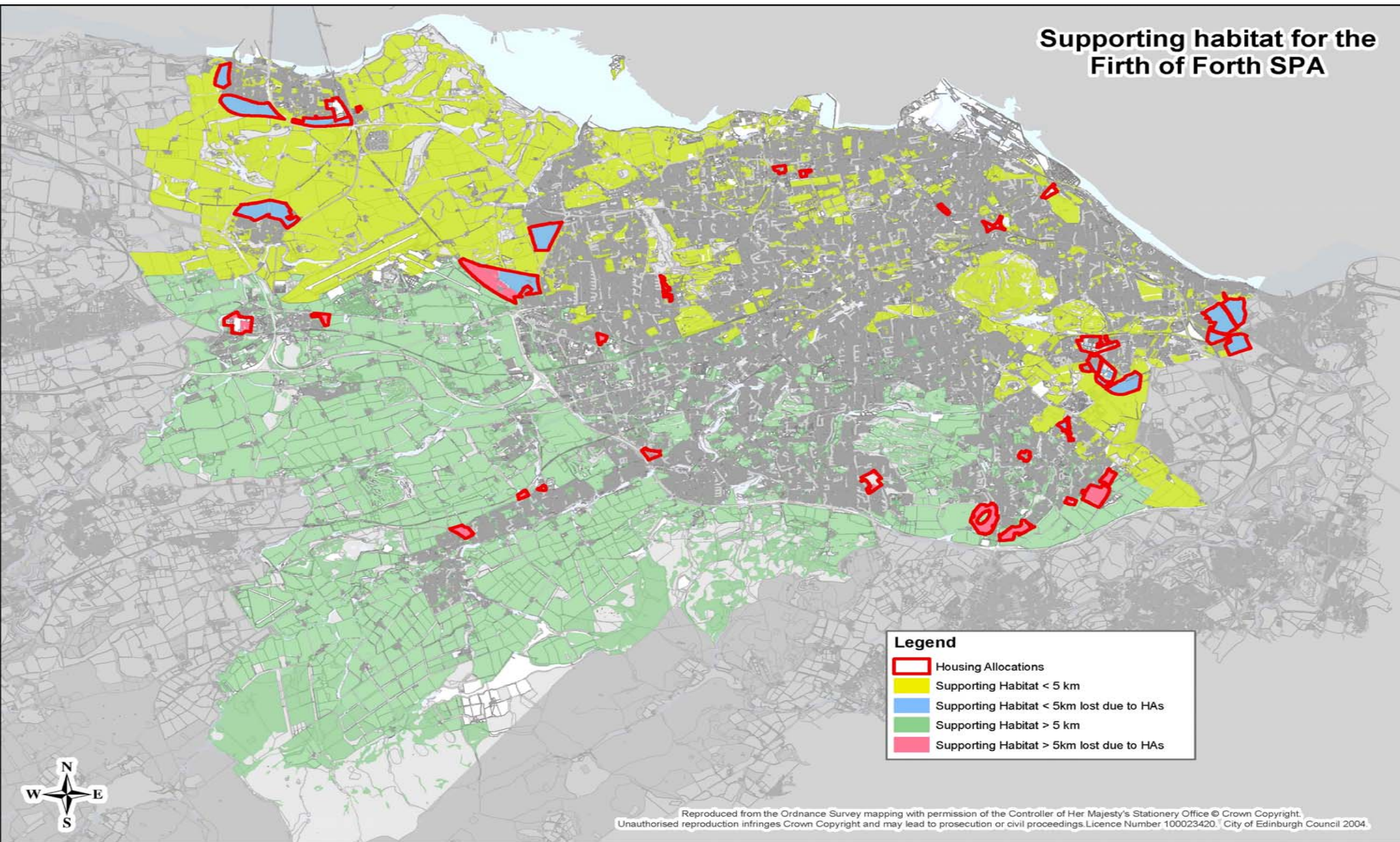
<i>Tringa totanus</i>	distribution in Edinburgh and throughout the Firth of Forth.	the coast, but redshanks only found in small numbers away from a fairly narrow coastal strip (~1km).
Oystercatcher <i>Haematopus ostralegus</i>	Wide spread coastal distribution in Edinburgh and throughout the Firth of Forth.	Potentially any sites within approx. 5km of the coast, but oystercatchers only found in small numbers away from a fairly narrow coastal strip (~1km).
Golden Plover <i>Pluvialis apricaria</i>	Edinburgh is on the periphery of distribution with majority of distribution in East Lothian.	A very small number of sites in eastern Edinburgh – golden plover distribution is largely in East Lothian.
Grey Plover <i>Pluvialis squatarola</i>	Edinburgh is on the periphery of distribution with majority of distribution in East Lothian.	A very small number of sites in eastern Edinburgh – grey plover distribution is largely in East Lothian.
Lapwing <i>Vanellus vanellus</i>	Wide spread distribution throughout the Firth of Forth with most important areas in East Lothian.	Potentially any sites within approx. 5km of the coast
Pink-footed Goose <i>Anser brachyrhynchus</i>	Majority of distribution outwith Edinburgh in East Lothian, upper Forth and Fife. Limited distribution in south rural Edinburgh.	Unlikely – pink-footed geese are widely distributed around the Forth but with a patchy distribution. Relatively few records from Edinburgh.

In order to identify which housing sites the birds may use the Edinburgh City Habitat Survey 2001/2 was interrogated for details of suitable habitat within 5km and beyond 5km of the coast. Potential supporting habitat types are derived from the Phase 1 Habitat Survey and include:

- B1.1 Acid Grassland Unimproved B1.2 Neutral Grassland Semi-improved
- B2.1 Neutral Grassland B2.2 Neutral Grassland Semi Improved
- B3.1 Calcareous Grassland B3.2 Calcareous Grassland Semi-improved
- B4 Improved Grassland B5 March/marshy Grassland B6 Poor Semi-Improved Grassland
- J1.1 Arable J1.2 Amenity Grassland J1.3 Ephemeral /short Perennial

Examination of the data established that the total area of supporting habitat within the City of Edinburgh Council area is 12,539 ha, of this 4,618ha is within 5km of coastline and 7,921ha out with 5km of coastline (Mean Low Water Mark). This data was then considered along with the locations of land allocated for housing, to determine the supporting habitat likely to be lost. The total housing land allocation is 842.5 ha; 242ha of this occurs on supporting habitat (169 ha within 5km of coastline and 73 out with 5km of coastline). This is shown in figure 2 below.

Supporting habitat for the Firth of Forth SPA



Legend


-  Housing Allocations
-  Supporting Habitat < 5 km
-  Supporting Habitat < 5km lost due to HAs
-  Supporting Habitat > 5 km
-  Supporting Habitat > 5km lost due to HAs



Table 5: New housing allocations which may affect greenfield sites with potential supporting habitat used by Firth of Forth SPA bird species.

X = Likely Presence - =absence within 5km of coastline out with 5km of coastline	Curlew	Oystercatcher	Redshank	Lapwing	Golden plover	Grey plover	Pink-footed geese
HSG 1 Queensferry 3ha	X	X	X	X	-	-	-
HSG 3 Kirkliston 44ha	X	X	X	X	-	-	-
HSG 6 South Gyle Wynd 3ha	X	X	X	X	-	-	-
HSG 9 City Park 2ha	X	X	X	X	-	-	-
HSG 18 New Green Dykes 26ha	X	X	X	X	X	-	-
HSG 19 Maybury 75 ha	X	X	X	X	-	-	-
HSG 20 Cammo	X	X	X	X	-	-	-

28ha							
HSG 21 Broomhouse 30 ha	-	-	-	-	-	-	-
HSG 22 Burdiehouse 14ha	-			-	-	-	-
HSG 23 Gilmerton Dykes Road 2ha	-	-	-	-	-	-	-
HSG 24 Gilmerton Station 20 ha	-	-	-	-	-	-	-
HSG 25 The Drum 6ha	-	-	-	-	-	-	-
HSG 26 New Craighall North 9 ha	X	X	X	X	X	X	-
HSG 27 New Craighall East 17ha	X	X	X	X	X	X	-
HSG 28 Ellens Glen	-	-	-	-	-	-	X

4ha							
HSG 29 Brunstane 48ha	-	X	-	-	X	-	x
HSG 30 Mordenvale 5ha	X	X	X	X	-	-	-
HSG 31 Curriemure End 6ha							
HSG 32 Bulliyeon Road 41.5 ha	X	X	X	-	-	-	-
HSG 33 South Sotstoun 20ha	X	X	X	-	-	-	-
HSG 34 Dalmeny 1ha	X	X	X	-	-	-	-
HSG 35 Riccarton Mains Road Currie 1 ha	-	-	-	-	-	-	-
HSG 36 Currie Hill Road	-	-	-	-	-	-	-

2.5ha							
HSG 37 Newmills Currie 8ha	-	-	-	-	-	-	-

Results - Potential loss of supporting habitat due to housing allocations

From this analysis it can be established that there will be a potential 3.0% loss of supporting habitat within the council area. This is further broken down into 5.8% of supporting habitat within 5km of coastline and 1.4% of supporting habitat out with 5km of coastline. However it should be noted that these areas and percentages represent a worst-case scenario of the entirety of each housing allocation being lost to development. The amount of supporting habitat lost is therefore small in comparison to the potential supporting habitat for the six species, identified as being likely to be present in Edinburgh. Each Housing Site represents a tiny fraction of the total resource of supporting habitat.

As discussed in section 5, the conservation objectives in relation to this off site feature are the maintenance of the population of the species as a viable component of the site, the distribution of the species within the site which relate to the structure, function and supporting processes of habitats supporting the species. These clearly link to the loss of supporting habitat to housing development and was identified in Appendix 1, Table 1, as having a potential likely significant effect. Further, having established that the percentage loss of habitat is minor and bird usage of the habitat, from BTO data, is not considered to be significant, it can be concluded that there will be no likely significant effect on the structure, function and supporting process of supporting habitat.

Conclusion – Minor Residual Effect

It is important to acknowledge that a number of housing allocations do occur on land that is potentially supporting habitat for some qualifying features of the Firth of Forth SPA. Because of the relatively small size of each housing site in relation to the total supporting habitat resource no likely significant effect is concluded in each case. However, each site may represent a very small loss of supporting habitat. A minor residual effect is therefore concluded for each of these new housing allocations within 5km of the coast and one of the sites out with 5km of the coast these include HSG, 1,3,6,9,18,- 37.

8. The in-combination test

The screening process identified that a number of sites allocated for housing, will result in loss of supporting habitat and therefore have a minor residual effect. The effect of new housing as part of the pLDP has been assessed against the relevant conservation objectives for offsite effects:

- population of the species as a viable component of the site
- distribution of the species within site

Elements of the plan that have individually been assessed as having minor residual effect should also be assessed for their 'in combination effect' with other projects, proposals and plans to consider any cumulative effect. Even if all the Housing Sites with minor residual effects were built, the total loss of greenfield supporting habitat is not considered to represent an adverse effect on the integrity of the Firth of Forth SPA as it will not affect the population viabilities or overall distribution of the bird species identified. There will however be a cumulative minor residual effect on the Firth of Forth SPA due to a small loss of greenfield supporting habitat.

Each LDP in the seven Local Authority Areas surrounding the Firth of Forth could also result in similar losses of greenfield supporting habitat, probably mostly on a small scale as has been assessed in Edinburgh. However, it is not currently possible to extend the in-combination to other plans and policies around the Firth of Forth due to lack of comparable Habitats Regulations Assessments (some of which are currently in preparation).

The Scottish Government, SNH and the local authorities around the Firth of Forth have recognised that this is an issue which needs further and ongoing assessment. A working group has been established which will enable the gathering and comparison of future plans and data to ensure that this supporting habitat is considered, and data is available to ensure robust assessment as part of future plans and projects. However currently it is generally accepted that the habitat types are still sufficiently widespread around the Firth of Forth local authority areas to support the species identified.

With the current data available and the stages of other local authority plans around the Forth of Forth it is reasonable to conclude that as the habitat which support these species are still widespread around the Firth of Forth local authorities areas, the conclusion of the habitat regulation appraisal for the pLDP is that although some minor residual effects have been identified, there will be no adverse effect on the integrity of the Firth of Forth SPA due to loss of supporting greenfield habitat.

Appendix 1 – Table 1 Natura Sites Considered in the Screening Process

Natura Site	Qualifying feature	Conservation Objectives	Potential impacts	Screening for potential Likely Significant Effect
Firth of Forth SPA	Aggregations of non-breeding birds	<ul style="list-style-type: none"> • Population of species as a viable component of site • Distribution of species within site • Distribution of the extent of habitat supporting the species • Structure, function and supporting processes of habitats supporting the species • No significant disturbance of species 	<ul style="list-style-type: none"> • Habitat loss - coastal. • Habitat loss - greenfield. • Construction disturbance. • Operational disturbance. 	<ul style="list-style-type: none"> • No LSE – no development directly affecting coastal habitats. • Potential LSE • Potential LSE • Potential LSE
Imperial Dock Lock, Leith SPA	Common tern (breeding)	<ul style="list-style-type: none"> • Population of the species as a variable component of the site • Distribution of species within the site • Distribution and 	<ul style="list-style-type: none"> • Various construction disturbances. • Blocking of flight lines by tall buildings adjacent to SPA. • Disturbance to feeding areas 	<ul style="list-style-type: none"> • Potential LSE – potential for local construction disturbance and for tall buildings in dock redevelopment. • No LSE – no projects likely to cause significant underwater noise are proposed.

		<p>extent of habitats supporting the species</p> <ul style="list-style-type: none"> • Structure, function and supporting processes of the habitats supporting the species • No significant disturbance of the species. 	<p>through underwater noise from coastal construction projects involving heavy piling, etc which could affect prey species and the habitats of their prey species.</p>	
Sites with No LSE but screened in initially				
Forth Islands SPA	Aggregations of breeding birds	<ul style="list-style-type: none"> • Disturbance to feeding areas through underwater noise from coastal construction projects involving heavy piling, etc. 		<ul style="list-style-type: none"> • No LSE – no projects likely to cause significant underwater noise are proposed
Isle of May SAC	Grey seal	<ul style="list-style-type: none"> • Disturbance through underwater noise from coastal construction projects involving heavy piling, etc which could affect the QI, their prey species, and the habitats of their prey species. 		No LSE – no projects likely to cause significant underwater noise are proposed.
	Reefs	<ul style="list-style-type: none"> • No connectivity 		No LSE
Firth of Tay & Eden Estuary SAC	Common (harbour) seal	<ul style="list-style-type: none"> • Disturbance through underwater noise from 		No LSE – no projects likely to cause significant underwater noise are

		coastal construction projects involving heavy piling, etc which could affect the QI, their prey species, and the habitats of their prey species.		proposed.
	Intertidal mud & sandflats	<ul style="list-style-type: none"> No connectivity 		No LSE
	Subtidal sandbanks	<ul style="list-style-type: none"> No connectivity 		No LSE
	Estuaries (including sub-features)	<ul style="list-style-type: none"> No connectivity 		No LSE
Berwickshire and North Northumberland Coast SAC	Grey seal	<ul style="list-style-type: none"> Disturbance through underwater noise from coastal construction projects involving heavy piling, etc which could affect the QI, their prey species, and the habitats of their prey species. 		No LSE – no projects likely to cause significant underwater noise are proposed.
	Intertidal mudflats and sandflats	<ul style="list-style-type: none"> No connectivity 		No LSE
	Reefs	<ul style="list-style-type: none"> No connectivity 		No LSE
	Sea caves	<ul style="list-style-type: none"> No connectivity 		No LSE
	Shallow inlets and bays	<ul style="list-style-type: none"> No connectivity 		No LSE
River Teith SAC	Atlantic salmon	<ul style="list-style-type: none"> Disruption of migration through underwater noise from coastal construction projects involving heavy piling, 		No LSE – no projects likely to cause significant underwater noise are proposed.

		etc.		
	Sea lamprey	<ul style="list-style-type: none"> • Disruption of migration through underwater noise from coastal construction projects involving heavy piling, etc. 		No LSE – no projects likely to cause significant underwater noise are proposed.
	River lamprey	<ul style="list-style-type: none"> • Disruption of migration through underwater noise from coastal construction projects involving heavy piling, etc. 		No LSE – no projects likely to cause significant underwater noise are proposed.
	Brook lamprey	<ul style="list-style-type: none"> • No connectivity - doesn't migrate through the Forth. 		No LSE
Moray Firth SAC	Bottlenose dolphin	<ul style="list-style-type: none"> • Disturbance through underwater noise from coastal construction projects involving heavy piling, etc which could affect the QI, their prey species, and the habitats of their prey species. 		No LSE – no projects likely to cause significant underwater noise are proposed.

Appendix 2 Table 3

Proposal/policy and description	Likely significant	Screened 'in' as having a	Reason
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	effect Minor Residual No Likely Significant Effect	LSE, or 'out' as having a minor residual effect (MRE) or no effect	
Screening proposals for likely significant effects alone			
Part 1 – Section 2 Aims of the Strategy			
<p>The LDP aims to</p> <ol style="list-style-type: none"> 1.Support the Growth of the city economy 2. help increase the number and improve the quality of new homes being built in Edinburgh 3. help ensure that the citizens of Edinburgh can get around easily by sustainable transport modes and can access jobs and services by these means 4. help create strong, sustainable communities, enabling all residents to enjoy a high quality of life. <p>Growth is directed in four Strategic Development Areas: major redevelopment opportunities in the City Centre, continuing regeneration of the Edinburgh Waterfront, urban expansion served by new tram and rail infrastructure at West Edinburgh and housing and business development on a range of sites in South East Edinburgh</p>		Out	Reason (a) General policy statement which sets out the aspirations for the City of Edinburgh.
Part 1 - Section 2 A Plan to Protect and Enhance the Environment			
<p>This section sets out the ways in which the natural and built environmental assets of the city as well as the natural resources will be cared</p>		Out	Reason (a) General policy statement which sets out the aspirations for the City of Edinburgh.

protected and enhanced future generations.			
Reference: GS1 Name: Dalry Community park Proposal: Extensions and enhancement of public park Opportunity to enhance and extend an existing park to meet existing deficiencies in provision and as part of public open space requirements associated with the redevelopment of Fountainbridge.		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site. Reason (d) This proposal is intended to enhance the natural environment and will not be likely to have a significant effect on a European site.
Reference: GS2 Name: Leith Western Harbour Central Park Proposal: Provision of 5.2 hectare public park		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site. Reason (d) This proposal is intended to enhance the natural environment and will not be likely to have a significant effect on a European site.
Reference: GS3 Name: Leith Links Seaward Extension Proposal: Sports pitches, allotments and other recreational uses laid out in a linear green space. Linked to housing		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site. Reason (d) This proposal is intended to enhance the natural environment and will not be likely to have a significant effect on a European site.

<p>Reference: GS4 Name: South East Wedge Parkland Proposal: Parkland, open space and structured planting.</p>		Out	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site. Reason (d) This policy is intended to enhance the natural environment and will not be likely to have a significant effect on a European site.</p>
<p>Reference: GS5 Name: Niddrie Burn Parkland Proposal: New park.</p>		Out	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site. Reason (d) This policy is intended to enhance the natural environment and will not be likely to have a significant effect on a European site.</p>
<p>Reference: GS6 Name: IBG Open Space Proposal: Three areas of Parkland -1) along A8 corridor 2)central parkland and 3) archaeological park</p>		Out	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site. Reason (d) This policy is intended to enhance the natural environment and will not be likely to have a significant effect on a European site.</p>
<p>Reference: GS7 Name: Gogar Burn Proposal: Diversion of Gogar Burn</p>		Out	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site. Reason (d) This policy is intended to enhance the natural environment and will not be likely to have a significant effect on a European site.</p>

<p>Reference: GS8 Name: Inverleith Depot Proposal: Conversion of Service depot into green space</p>		Out	<p>Reason (d) This proposal is intended to enhance the natural environment and will not be likely to have a significant effect on a European site.</p>
<p>Reference: GS9 Name: Broomhills Park Proposal: New large park in housing-led development site</p>		Out	<p>Reason (d) This policy is intended to enhance the natural environment and will not be likely to have a significant effect on a European site.</p> <p>Linked to HSG 21 this could mitigate for the loss of some of the site to housing</p>
<p>Reference: GS10 Name: Curriemuirend Proposal: Open space enhancement</p>		Out	<p>Reason (d) This policy is intended to enhance the natural environment and will not be likely to have a significant effect on a European site.</p> <p>Linked to HSG 29 this could mitigate for the loss of some of the site to housing.</p>
<p>Part 1 - Section 3 A plan to provide Jobs, Homes and Services in the right Locations</p>			
<p>Reference: HSG 1 Location: Springfield, Queensferry Site Area 13 hectares Estimated total capacity: 150 The site lies on the western edge of the town between existing housing at Springfield and the line of the replacement Forth Crossing. Proposals should include playing fields, changing facilities and amenity open space. Opportunity to create a link road from Boness Road to Society Road should be investigated.</p>		Minor residual iln	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.</p> <p>(see Section 7 for In-combination Assessment)</p>

<p>Reference: HSG 2</p> <p>Location: Agilent, South Queensferry</p> <p>Site area: 14 hectares</p> <p>Estimated total capacity: 400</p> <p>Planning permission granted for a housing-led mixed use development on the site of former Agilent plant.</p>		Out	<p>Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p> <p>Reason (c) Projects which make provision for change but which already have planning permission.</p>
<p>Reference: HSG 3</p> <p>Location: North Kirkliston</p> <p>Site area: 44 hectares</p> <p>Estimated total capacity 680 (503*)</p> <p>Site identified in previous local plan to meet strategic housing need. Planning permission granted and development underway.</p>		Minor residual In	<p>Reason (c) Projects which make provision for change but which already have planning permission.</p> <p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site. (see Section 7 for In-combination Assessment)</p>
<p>Reference: HSG 4</p> <p>Location: West Newbridge</p> <p>Site area: 20 Hectares</p> <p>Estimated total capacity: 500</p> <p>Opportunity for housing-led regeneration in heart of Newbridge. Environmental concerns such as the proximity of the site to industrial uses and impact of aircraft noise must be addressed through a comprehensive master plan for the whole site. Proposals should accord with the West Edinburgh Strategic Design Framework.</p>		Out	<p>Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p> <p>No suitable habitat</p>
<p>Reference: HSG 5</p> <p>Location: Hillwood Road, Ratho Station</p>		Out	<p>Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no</p>

<p>Site area: 5 Hectares Estimated total capacity: 50-100 Opportunity for housing development and community facilities (either provided on site or elsewhere in Ratho Station). Proposals should accord with the West Edinburgh Strategic Design Framework.</p>			<p>link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p> <p>Wooded area no suitable habitat</p>
<p>Reference: HSG 6 Location: South Gyle Wynd Site area: 3 hectares Estimated total capacity: 180 Housing opportunity on site adjacent to Forrester's and St Augustine's High Schools.</p>		<p>Minor residual In</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site. Playing fields (see Section 7 for In-combination Assessment)</p>
<p>Reference: HSG 7 Location: Edinburgh Zoo Site area: 4 hectares Estimated total capacity: 80 Land on the western edge of the zoo which is no longer required for zoo purposes. Opportunity for high quality housing development within a mature landscape setting.</p>		<p>Out</p>	<p>Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p> <p>No suitable habitat ruled out in EGLP HRA</p>
<p>Reference: HSG 8 Location: Telford College (North Campus) Site area: 3 hectares Estimated total capacity: 300 (284*) Redevelopment of former college site. Planning permission granted and development underway.</p>		<p>Out</p>	<p>Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p> <p>Reason (c) Projects which make provision for change but which already have planning permission.</p>

			No suitable habitat
<p>Reference: HSG 9</p> <p>Location: City Park Site area: 2 hectares Estimated total capacity: 200</p> <p>A Statement of Urban Design Principles has been prepared by the Council to guide housing development.</p>		Minor residual In	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site. (see Section 7 for In-combination Assessment)</p>
<p>Reference: HSG 10</p> <p>Location: Fairmilehead Water Treatment Works Site area: 11 hectares Estimated total capacity: 275 Planning permission granted for the redevelopment of the former Scottish Water treatment works. The existing tanks have been decommissioned to make the site suitable for housing use.</p>		Out	<p>Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p> <p>Reason (c) Projects which make provision for change but which already have planning permission.</p>
<p>Reference: HSG 11</p> <p>Location: Shrub Place Site area: 2 hectares Estimated total capacity: 400 Redevelopment of former transport depot and Masonic hall. A Statement of Urban Design Principles has been prepared by the Council to guide development.</p>		Out	<p>Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p>

<p>Reference: HSG 12 Lochend Butterfly Site area: 5 hectares Estimated total capacity: 556 (484*) Major redevelopment opportunity on land located in the east of the city. Planning permission granted and development underway.</p>		Out	<p>Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site. Reason (c) Projects which make provision for change but which already have planning permission.</p>
<p>Reference: HSG 13 Location: Eastern General Hospital Site area: 4 Hectares Estimated total capacity. 270 (206*) Redevelopment on former hospital site. Proposals to retain three existing buildings (two of which are listed). Planning permission granted for housing including 64 affordable units and a care home. The affordable housing is complete and comprises a mix of tenures.</p>		Out	<p>Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site. Reason (c) Projects which make provision for change but which already have planning permission.</p>
<p>Reference: HSG 14 Location: Niddrie Mains Site area: 21 Estimated total capacity : 900-1100 (700-900*) This proposal forms part of the wider regeneration of Craigmillar led by PARC. Development which has already taken place includes housing, two new primary schools, a new neighbourhood office and public library and refurbishment of the White House. Future housing proposals should accord with the</p>		Out	<p>Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site. Reason (c) Projects which make provision for change but which already have planning permission.</p>

<p>Craigmillar Urban Design Framework.</p>			
<p>Reference: HSG 15 Location: Greendykes Road Site area: 3 hectares Estimated total capacity: 145 The site is expected to become available for housing once a decision is made on the future of Castlebrae High School. Proposals should accord with the Craigmillar Urban Design Framework</p>		<p>Out</p>	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p> <p>No suitable habitat</p>
<p>Reference: HSG 16 Location: Thistle Foundation Site area: 8 hectares Estimated total capacity:170 (136*) Redevelopment opportunity in heart of Craigmillar. Planning permission granted and development underway.</p>		<p>Out</p>	<p>Reason (c) Projects which make provision for change but which already have planning permission. Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site</p>
<p>Reference: HSG 17 Location: Greendykes Site area: 12 hectares Estimated total capacity: 900-1000 (808-1000*) A vacant site within an established residential area. Its redevelopment forms part of the wider regeneration of Craigmillar. Planning permission granted on part of the site and development underway.</p>		<p>Out</p>	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site Reason (c) Projects which make provision for change but which already have planning permission.</p>

<p>Reference: HSG 18</p> <p>Location: New Greendykes Site area: 26 hectares Estimated total capacity: 1000 Longstanding proposal for new housing on greenfield land to south of Greendykes. Outline planning permission granted in 2010 for 1000 houses. The proposal includes a mix of unit sizes and types, 200 of which are affordable.</p>		<p>Minor residual In</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.</p> <p>Reason (c) Projects which make provision for change but which already have planning permission.</p> <p>(see Section 7 for In-combination Assessment)</p>
<p>City Centre</p>			
<p>Reference: CC 2</p> <p>Location: New Street Site area: 3 hectares Estimated total capacity: 250 Housing as part of a major mixed use redevelopment opportunity. Proposals should accord with the New Street Development Principles (Table 10 of LDP).</p>		<p>Out</p>	<p>Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site</p>
<p>Reference: CC 3</p> <p>Location: Fountainbridge Site area: 37 hectares Estimated total capacity: 1200 (1036*) Housing as part of mixed use redevelopment of former brewery site. Development underway with nearly 200 new homes provided. Proposals should accord with the Fountainbridge Development Principles (Table 10 of LDP).</p>		<p>Out</p>	<p>Reason (c) Projects which make provision for change but which already have planning permission.</p> <p>Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site</p>
<p>Reference: CC 4</p> <p>Location: Quatermile</p>		<p>Out</p>	<p>Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no</p>

<p>Site area: 8 hectares Estimated total capacity: 1000 (627*) Regeneration of the historic Edinburgh Royal Infirmary site creating a sustainable, mixed-use urban community. Nearly 400 homes already built. Further details provided in Table 10 of the pLDP</p>			<p>link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site Reason (c) Projects which make provision for change but which already have planning permission.</p>
Edinburgh Waterfront			
<p>Reference: EW 1a Location: Leith Waterfront (Western Harbour) Site area: 49 hectares Estimated total capacity: 3000 (2000*) Major housing-led mixed use regeneration opportunity on land to west of Ocean Terminal shopping centre next to recently built flatted development. Proposals should accord with the Leith Waterfront Development Principles (Table 11 of LDP).</p>		<p>Out</p>	<p>Reason (c) Projects which make provision for change but which already have planning permission.</p> <p>27 November 2002 - outline planning permission was granted at Western Harbour for mixed use development including residential, commercial, retail and public amenity development, public open space provision and associated reclamation, access, service and landscaping arrangements (as amended), (01/03229/OUT).</p> <p>8 September 2004 - the Development Quality Sub-Committee approved the Western Harbour detailed Design Brief, referred to as the Robert Adam Master Plan.</p>
<p>Reference: EW 1b Central Leith Waterfront Location: Site area: 61 hectares Estimated total capacity 5600 The mixed use regeneration of Central Leith Waterfront will provide a significant number of new homes. Proposals should accord with the</p>		<p>Out</p>	<p>Reason (c) Projects which make provision for change but which already have planning permission.</p> <p>This area is the subject of an outline planning permission 08/04232/OUT Edinburgh Harbour. This application was also subject to an appropriate assessment (Appropriate Assessment for Edinburgh Harbour March 2009 (amended</p>

<p>Leith Waterfront Development Principles (Table 11 of pLDP) Area of commercial- and housing-led mixed use development sites in various ownerships. The Leith Docks Development Framework (2005) establishes a street layout which coordinates developments and sets building heights which make the most of the area's accessibility and urban character. A public realm improvement scheme has been designed for Bernard Street. The potential for public realm improvements on Commercial Street and extension of recent improvements of southern section of The Shore northwards has been identified.</p>			<p>Version) September 2009. The appropriate assessment concluded that the proposed development would not adversely affect the integrity of the Firth of Forth SPA or Imperial Dock Lock SPA.</p>
<p>Reference: EW 1c Name: Leith Waterfront (Salamander Place) Site area: 13 hectares Estimated total capacity: 1500 Housing-led mixed use development on sites in various ownerships. Housing shown in the Salamander Place Development Brief (2007) is under construction. There is now also an opportunity for housing to east of the Leith Links Seaward Extension (Proposal GS 3). This land was identified for industry in the previous local plan and the development brief, but is no longer needed due to the</p>		<p>Out</p>	<p>Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p> <p>Reason (c) Projects which make provision for change but which already have planning permission.</p>

<p>increase in industrial land elsewhere in Leith Waterfront.</p>			
<p>Reference: EW 2a Name: Forth Quarter Site area: 45 hectares Estimated total capacity: 1800 (1073*) Housing-led mixed use development on land primarily owned by National Grid. An approved masterplan has been partly implemented, with several housing blocks, a major office development, a college and a new large park. A proposed new Local Centre to meet the convenience shopping needs of local residents and workers has been delivered in the form of a large foodstore. Additional housing capacity is now available on land formerly designated as part of a strategic business centre.</p>		<p>Out</p>	<p>Reason (c) Projects which make provision for change but which already have planning permission.</p>
<p>Reference: EW 2b Name: Central Development Area Site area: 41 hectares Estimated total capacity: 2050 (1800*) Housing –led mixed use development on land assembled by a joint venture company. Some housing development has been completed along a new avenue in accordance with an approved master plan. Additional Housing capacity is now available on land formerly designated as part of</p>		<p>Out</p>	<p>Reason (c) Projects which make provision for change but which already have planning permission.</p>

strategic business centre.			
<p>Reference: EW 2c</p> <p>Name: Granton Harbour</p> <p>Site area: 38 hectares</p> <p>Estimated total capacity: 3400 (3114*)</p> <p>Housing –led mixed use development on land owned by Forth Ports plc and others. Some housing development has been completed in accordance with an approved master plan</p>		Out	<p>Reason (c) Projects which make provision for change but which already have planning permission</p>
<p>Reference: EW 2d</p> <p>Name: North Shore</p> <p>Site area: 16 hectares</p> <p>Estimated total capacity: 850</p> <p>Area identified for housing-led mixed use development in an approved masterplan. However, the slower pace of development in the waterfront means that the North Shore area is unlikely to be available for residential development within the first half of this LDP period. Temporary consents for light industrial development would allow productive use of this area and address the small business needs targeted by Policy Emp 9 without prejudicing residential amenity in new development to the south.</p>		Out	<p>Reason (c) Projects which make provision for change but which already have planning permission.</p>
New Housing sites			
Sites in West Edinburgh			

<p>Reference: HSG 19</p> <p>Location: Maybury</p> <p>Site area: 75 hectares</p> <p>Estimated total capacity: 1000-1250</p> <p>Proposal for housing-led development on land to the north and south of Turnhouse Road. Development must accord with the Maybury and Cammo site brief (Table 12 of pLDP).</p>		<p>Minor residual In</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site. (see Section 7 for In-combination Assessment)</p>
<p>Reference: HSG 20</p> <p>Location: Cammo</p> <p>Site area: 28 hectares</p> <p>Estimated total capacity: 500 -700</p> <p>New housing site on land to the west of Maybury Road. Development must accord with the Maybury and Cammo site brief (Table12).</p>		<p>Minor residual In</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site. (see Section 7 for In-combination Assessment)</p>
<p>Reference: Policy Emp 6</p> <p>Location: IBG</p> <p>Site area: N/A</p> <p>Estimated number of houses 300-400</p> <p>Housing as a component of business-led mixed use proposals in the IBG will contribute to place making and sustainable development objectives.</p>		<p>Minor residual In</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site. (see Section 7 for In-combination Assessment)</p>

<p>Housing proposals should form an integrated component of a business-led master plan. Housing only proposals would undermine the main purpose of the IBG and are therefore not acceptable. Proposals must accord with Policy Emp6 and the IBG Development Principles (Table 12 of pLDP).</p>			
<p>Reference: Policy DtS 5 Location: Edinburgh Park/South Gyle Site area: N/A Estimated number of houses 450 700 Policy DtS 5 supports the introduction of housing and other uses into an area currently dominated by employment uses. This new approach represents the first step in changing the character of the Edinburgh Park/ South Gyle area in line with place making and sustainable development objectives. Proposals must accord with the Edinburgh Park and South Gyle Development Principles (Table 12 of pLDP).</p>		Out	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p>
<p>Sites in South Edinburgh</p>			
<p>Reference: HSG 21 Location: Broomhouse Site area 25 hectares</p>		Minor residual In	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore ‘minor residual’ in nature or so restricted or</p>

<p>Estimated total capacity: 475-665</p> <p>A site to the West of Burdiehouse Road, incorporating a public park (proposal GS 9). Development must accord with the Broomhills and Burdiehouse site brief (Table 13 of pLDP).</p>			<p>remote from the site that they would not undermine the conservation objectives for the site. (see Section 7 for In-combination Assessment)</p>
<p>Reference: HSG 22</p> <p>Location: Burdiehouse</p> <p>Site area: 13</p> <p>Estimated total capacity: 250-350</p> <p>Planning permission in principle was granted for housing on the eastern part of the site in 2012. This proposal incorporates additional land to north and east. Development must accord with the Broomhills and Burdiehouse site brief (Table 13 of pLDP).</p>		<p>Minor residual In</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site. (see Section 7 for In-combination Assessment)</p>
<p>Reference: HSG 23</p> <p>Location: Gilmerton Dykes Road</p> <p>Site area: 2 hectares</p> <p>Estimated total capacity: 50-70</p> <p>Small site located to the south of Gilmerton Dykes Road. Development must accord with the Gilmerton site brief (Table 13 of pLDP).</p>		<p>Minor residual</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site. (see Section 7 for In-combination Assessment)</p>

<p>Reference: HSG 24</p> <p>Location: Gilmerton Station Road Site area: 20 hectares Estimated total capacity: 450-600 Proposals for housing-led development on land to the north of Gilmerton Station Road. Development must accord with the Gilmerton site brief (Table 13 of pLDP).</p>		<p>Minor residual</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore ‘minor residual’ in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site. (see Section 7 for In-combination Assessment)</p>
<p>Reference: HSG 25</p> <p>Location: The Drum Site area: 6 hectares Estimated total capacity: 125-175 Housing proposal on land to the north of Drum Street Development must accord with the Gilmerton site brief (Table 13 of pLDP).</p>		<p>Minor residual In</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore ‘minor residual’ in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site. (see Section 7 for In-combination Assessment)</p>
<p>Reference: HSG 26</p> <p>Location: Newcraighall North Site area: 9 hectares Estimated total capacity: 225-315 Planning permission was granted for 160 houses on the site in 2012. The site may provide the opportunity for a greater number of houses. Development must accord with the Newcraighall site brief (Table 13 of pLDP).</p>		<p>Minor residual In</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore ‘minor residual’ in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site. Reason (c) Projects which make provision for change but which already have planning permission. (see Section 7 for In-combination Assessment)</p>

<p>Reference: HSG 27</p> <p>Location: Newcraighall East</p> <p>Site area: 17 hectares</p> <p>Estimated total capacity: 275-385</p> <p>Planning permission was granted for housing on the majority of the site in 2012. This site is larger with a higher estimated capacity. Development must accord with the Newcraighall site brief (Table 13).</p>		<p>Minor residual In</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.</p> <p>Reason (c) Projects which make provision for change but which already have planning permission.</p> <p>(see Section 7 for In-combination Assessment)</p>
<p>Other New Housing Proposals</p>			
<p>Reference: HSG 28</p> <p>Name: Ellen's Glen Road</p> <p>Site area: 4 hectares</p> <p>Estimated number of houses : 220 - 260</p> <p>Housing proposal incorporating land currently occupied by the Blood Transfusion Centre of Liberton Hospital and an area of semi-natural open space adjacent to Malbet Wynd.</p> <p>Proposals must accord with the Ellen's Glen Road Site Brief</p>		<p>Minor residual In</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.</p> <p>(see Section 7 for In-combination Assessment)</p>

<p>Reference: HSG 29 Name: Brunstane Site Area: 48 hectares Estimated total capacity: 950 - 1,330</p>		<p>Minor residual In</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.</p> <p>(see Section 7 for In-combination Assessment)</p>
<p>Reference: HSG 30 Location: Moredunvale Road Site area: 5 hectares Estimated total capacity: 50</p> <p>Proposal for housing development and open space improvements. Proposals must accord with Moredunvale Development Principles</p>		<p>Minor residual In</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.</p> <p>(see Section 7 for In-combination Assessment)</p>
<p>Reference: HSG 31 Location: Curriemuirend Site area: 6 hectares Estimated total capacity: 100</p> <p>Proposal for housing and allotments with opportunity to improve the quality of green space at Clovenstone Drive (Proposal GS10). Proposals must accord with the Curriemuirend Development Principles (page 76)</p>		<p>Minor residual In</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.</p> <p>(see Section 7 for In-combination Assessment)</p>

<p>Reference: HSG 32 Name : Builyeon Road, Queensferry Site Area: 41.5 hectares Estimated total capacity: 700 - 980</p> <p>Proposal for housing-led development on land to the south of Builyeon Road. Development must accord with the Queensferry site brief.</p>		<p>Minor residual In</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.</p> <p>(see Section 7 for In-combination Assessment)</p>
<p>Reference: HSG 33 Name : South Scotstoun, Queensferry Site Area: 20 hectares Estimated total capacity: 365 – 510</p> <p>Proposal for housing development on land to the north of the A90. Development must accord with the Queensferry site brief.</p>		<p>Minor residual In</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.</p> <p>(see Section 7 for In-combination Assessment)</p>
<p>Reference: HSG 34 Name : Dalmeny Site Area: 1 hectare Estimated total capacity: 12 -18</p> <p>Proposal for small housing development on land to the west of Bankhead Road. Development must accord with the Dalmeny Development Principles.</p>		<p>Minor residual In</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.</p> <p>(see Section 7 for In-combination Assessment)</p>

<p>Reference: HSG 35 Location: Riccarton Mains Road Site area: 1 hectares Estimated total capacity: 50</p> <p>Well contained site on the edge of Currie, located to the west of Riccarton Mains Road. Opportunity to provide additional housing on land within walking distance of schools and local services.</p>		Out	<p>Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p>
<p>Reference: HSG 36</p> <p>Name : Curriehill Road, Currie Site Area: 2.5 hectares Estimated total capacity: 50 – 70</p> <p>Housing proposal on land to the west of Curriehill Road. Development must accord with the Currie Site Brief.</p>		Minor residual In	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore ‘minor residual’ in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.</p> <p>(see Section 7 for In-combination Assessment)</p>

<p>Reference: HSG 37 Name : Newmills, Balerno Site Area: 8 hectares Estimated total capacity: 175 – 245</p> <p>Proposal for housing development on land to the west of Newmills Road. Development must accord with the Currie and Balerno Site Brief.</p>		<p>Minor residual In</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.</p> <p>(see Section 7 for In-combination Assessment)</p>
Schools proposals			
Existing School Proposals			
<p>Reference: SCH 1 Name: Portobello High School Site area:7.4 hectares</p>		<p>Minor Residual In</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.</p> <p>Reason (c) Projects which make provision for change but which already have planning permission.</p> <p>(see Section 7 for In-combination Assessment)</p>
<p>Reference: SCH 2 Name: High School Craigmillar Site area: Not yet determined</p>		<p>Out</p>	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site</p>
<p>Reference: SCH 3 Name: New Greendykes</p>		<p>Minor Residual In</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or</p>

Site area: Not yet determined			remote from the site that they would not undermine the conservation objectives for the site. Linked to HSG5 (see Section 7 for In-combination Assessment)
Reference: SCH 4 Name: North of Waterfront Avenue Granton Site area: 1.2 hectares		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.
Reference: SCH 5 Name: Western Harbour, Leith Site area: 1.1 hectares		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.
New School Proposals			
Reference: SCH 6 Name: Maybury Site area: Not yet determined		Minor Residual	Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site. Associated with Housing growth West Edinburgh HSG19 (see Section 7 for In-combination Assessment)
Reference: SCH 7 Name: Gilmerton		Minor Residual	Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or

<p>Site area: Not yet determined</p>			<p>remote from the site that they would not undermine the conservation objectives for the site. Associated with Housing growth South East Edinburgh HSG 23,24 & 25 (see Section 7 for in-combination assessment)</p>
<p>Reference: SCH 8 Name: Broomhills Site area: Not yet determined</p>		<p>Minor Residual</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site. Associated with Housing growth South East Edinburgh HSG 21 & 22 (see Section 7 for in-combination assessment)</p>
<p>Reference: SCH 9 Name: Brunstane Site area: Not yet determined</p>		<p>Minor Residual</p>	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site. Associated with Housing growth South East Edinburgh HSG 23 & 24 (see Section 7 for in-combination assessment)</p>
<p>Reference: SCH10 Name: Queensferry Site area: Not yet determined</p>			<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.</p>

			Associated with Housing growth in Queensferry HSG 1,2,32 & 33 (see Section 7 for in-combination assessment)
Shopping Proposals			
Reference: S1 Name: Niddrie Mains Road, Craigmillar Proposed Use: Redevelopment and enhancement of local centre		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.
Reference: S2 Name: Granton Waterfront Proposed Use: Creation of a new local centre		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site. The approved master plan proposes a new local centre in the Granton Harbour area as part of the overall regeneration of the area. The location of this centre is shown on the Proposal map.
Reference: S3 Name: Leith Waterfront – Western Harbour Proposed Use: Creation of a new local centre		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site. The approved master plan and framework propose a new local centre as part of the overall regeneration of the area. This has been part implemented by a superstore at Sandpiper Drive.

<p>Reference: S3 Name: Fountainbridge Proposed Use: Creation of a new local centre</p>		Out	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p>
Transport proposals and safeguards Public Transport			
<p>Reference: T1 Name: Edinburgh Tram</p>		Out	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p>
<p>Reference: T2 Name: Edinburgh Glasgow Improvement Project safeguard</p>		Out	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p>
<p>Reference: T3 Name: Rail Halts at Portobello, Peirshill and Meadowbank</p>		Out	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p>
<p>Reference: T4 Name: Rail Halts on the south Suburban Rail Line</p>		Out	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site</p>
<p>Reference: T5 Name: Orbital bus Route</p>		Out	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site</p>

<p>Reference: T6 Name: Greendykes Public Transport Link</p>		Out	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site</p>
<p>Reference: T7 Name: Newcraighall to QMUC public transport link</p>		Out	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site</p>
Active Travel			
<p>Reference: T8 Name: Various off road cycle/footpath links</p>		Out	<p>Reason (a) General proposal which sets out the aspirations for the City of Edinburgh. The proposals map shows proposed and potential footpath links. One change from the Edinburgh City Local Development Plan is the diversion of an area footpath within Leith Docks. The footpath is to be diverted away from the foreshore edge of the docks to an inland route in order to avoid the secure port area. This will have a potentially beneficial effect by removing potential disturbance away from the foreshore. The policy also includes the requirement to assess any new section for impact on European sites such as a short section at Joppa (see proposals map). The proposed coastal footpath and cycle link at Joppa will only be supported if there are no adverse impacts on the nature conservation interests of the Firth of Forth Special Protection Area (see Policy Env13)</p>
Road Access and Capacity			
<p>Reference: T9 Name: Eastfield Road and dumbells junction</p>		Out	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the</p>

			site
Reference: T10 Name: Gogar link Road		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site
Reference: T11 Name: A8 additional junction		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site
Reference: T12 Name: Improvements to Newbridge Roundabout		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site
Reference: T13 Name: Improvements to Gogar Roundabout		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site,
Reference: T14 Name: Sheriffhall Junction Upgrade		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site

<p>Reference: T15 Name: New Street in Leith Docks</p>		Out	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p>
<p>Reference: T16 Name: West of Fort Kinnarid road to The Wisp</p>		Out	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p>
<p>Reference: T17 Name: Maybury Junction</p>		Out	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p>
<p>Reference: T18 Name: Craigs Road Junction</p>		Out	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p>
<p>Reference: T19 Name: Barnton Junction</p>		Out	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p>
<p>Reference: T20 Name: Gilmerton Crossroads</p>		Out	<p>Reason (f)These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p>

Reference: T21 Name: Burdiehouse Junction		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.
Part 1 - Section 4 A Plan That Can Deliver			
Dts1 & Dts2			Reason (a) General statement which sets out the aspirations for the City of Edinburgh in terms of infrastructure provision.
Part 1 - Section 5 A Plan for All Parts of the City This section of the plan sets out the main proposals, anticipated changes and key investments opportunities in each of the four Strategic development Areas. It also explains what the plan means for other parts of the city, smaller settlements and the countryside.			
City Centre Proposals			
Reference: CC1 Location; St James Quarter		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.
Reference: CC2 Location: New Street		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.
Reference: CC3 Location: Fountainbridge		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.

<p>Reference: CC4 Location: Quartermile</p>		Out	<p>Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p>
<p>Edinburgh Waterfront Development Principles</p>			
<p>Leith Waterfront</p>			
<p>Reference: EW 1a Location: Leith Western Harbour Description: Housing-led mixed use development with an approved masterplan. Around a third of the estimated maximum housing capacity has been implemented.</p>		Out	<p>Reason (c) Projects which make provision for change but which already have planning permission.</p>
<p>Reference: EW 1b Location: Leith Central Waterfront Description: Area of commercial- and housing-led mixed use development sites in various ownerships. The Leith Docks Development Framework (2005) establishes a street layout which coordinates developments and sets building heights which make the most of the area's accessibility and urban character. A public realm improvement scheme has been designed for Bernard Street. The potential for public realm improvements on Commercial Street and extension of recent improvements of southern section of The Shore northwards has been identified.</p>			<p>Reason (c) Projects which make provision for change but which already have planning permission.</p> <p>Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site. The principle of development has been approved for this area Edinburgh Harbour Outline Application 08/04232/OUT. An appropriate assessment was carried out in respect of this application (Appropriate Assessment for Edinburgh Harbour March 2009 (amended Version) September 2009. The appropriate assessment concluded that the proposed development would not adversely affect the integrity of the Firth of Forth SPA or Imperial Dock Lock SPA.</p>

<p>Reference: EW 1c Location: East of Salamander Place Description: Housing-led mixed use development on sites in various ownerships. Housing shown in the Salamander Place Development Brief (2007) is under construction. There is now also an opportunity for housing to east of the Leith Links Seaward Extension (Proposal GS 3). This land was identified for industry in the previous local plan and the development brief, but is no longer needed due to the increase in industrial land elsewhere in Leith Waterfront.</p>		<p>Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site</p>
<p>Reference: EW 1d and e Location: Seafield (EW 1d) and Northern and Eastern Docks (EW 1e) Description: Area of general industrial, storage and business development and port-related uses. Identified in this plan as a Special Economic Area. Identified nationally as an Enterprise Area, which has implications for tax and a speedier development management process. There is potential for new deep water berth(s) outside the current port lock gates. In order to provide a flexible context for renewable industry-related developments, this LDP does not set detailed layout or design principles.</p>		<p>Within the development principles of this area wording has been included ensure there are no adverse impacts on the nature conservation interests of the Firth of Forth Special Protection Area or other relevant Natura 2000 sites. Policy Env 13 is also applicable.</p> <p>There is potential for a new deep water berth(s) outside the current port lock gates (this would require a Marine Licence and Harbour Revision Order rather than planning consent).</p>
<p>Granton Waterfront</p>		

<p>Reference: EW 2a Location: Forth Quarter Description: Housing-led mixed use development on land primarily owned by National Grid. An approved masterplan has been partly implemented, with several housing blocks, a major office development, a college and a new large park. A proposed new Local Centre to meet the convenience shopping needs of local residents and workers has been delivered in the form of a large foodstore. Additional housing capacity is now available on land formerly designated as part of a strategic business centre.</p>		Out	<p>Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.</p> <p>Reason (c) Projects which make provision for change but which already have planning permission.</p>
<p>Reference: EW 2b Location: Central Development Area Description: Housing-led mixed use development on land assembled by a joint-venture regeneration company. Some housing development has been completed along a new avenue in accordance with an approved master plan. Additional housing capacity is now available on land formerly designated as part of a strategic business centre.</p>		Out	<p>Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site</p>
<p>Reference: EW 2c Location: Granton Harbour Description: Housing-led mixed use development on land owned by Forth Ports plc and others. Some housing development has been completed in accordance with an approved</p>		Out	<p>Reason (c) Projects which make provision for change but which already have planning permission.</p>

master plan.			
<p>Reference: EW 2d Location: North Shore Description: Area identified for housing-led mixed use development in an approved masterplan. However, the slower pace of development in the waterfront means that the North Shore area is unlikely to be available for residential development within the first half of this LDP period. Temporary consents for light industrial development would allow productive use of this area and address the small business needs targeted by Policy Emp 9 without prejudicing residential amenity in new development to the south.</p>		Out	<p>Reason (c) Projects which make provision for change but which already have planning permission.</p>
West Edinburgh Site Briefs and Development Briefs			
<p>Marbury and Cammo Brief s</p>		Minor residual In	<p>Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.</p>

International Business Gateway Development principles		Minor residual In	Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.
Edinburgh park and South Gyle Development principles		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.
South East Site Briefs and Development Principles			
BioQuarter		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.
Broomhills and Burdiehouse Site Briefs		Minor residual In	Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.
Gilmerton Dykes Road (HSG23)		Minor residual In	Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.

Gilmerton Station Road (HSG24)		Minor residual In	Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.
The Drum (HSG25)		Minor residual In	Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.
Newcraighall North (HSG26)		Minor residual In	Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.
Newcraighall North (HSG27)		Minor residual In	Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.

Curriemuirend (HSG 29)		Minor residual In	Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.
Moredunvale (HSG30)		Minor residual In	Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.
Screening the policies for likely significant effect alone			
Part 2 – Section 1 Delivering The Strategy			
Policy DtS1 Developer Contributions		Out	Reason (e) This policy will not itself lead to development or change as is a criteria based policy concerning developer contributions
Policy DtS2 Retrospective Developer Contributions		Out	Reason (e) This policy will not itself lead to development or change as is a criteria based policy concerning retrospective developer contributions
Policy DtS3 City Centre		Out	Reason (e) This policy which will not itself lead to development or change as is a criteria based policy concerning development in the City Centre
Policy DtS4 Edinburgh Waterfront		Out	Reason (e) This policy which will not itself lead to development or change as is a criteria based policy concerning development in the Edinburgh waterfront. It relates to proposal Ew1d and e which include wording to ensure there are no adverse impacts on the nature conservation interests of the Firth of Forth Special Protection Area or other relevant Natura 2000 sites.

Policy DtS5 Edinburgh Park/South Gyle		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.
Part 2 – Section 2 Design Principles for New Development			
Policy Des 1 Design Quality and Context		Out	Reason (a) This is a design related policy and will not itself lead to development or change.
Policy Des2 Co-ordinating Development		Out	Reason (a) This is a design related policy and will not itself lead to development or change.
Policy Des 3 Development Design – incorporating and Enhancing Existing and Potential Features		Out	Reason (a) This is a design related policy and will not itself lead to development or change.
Policy Des 4 Development Design – Impact on Setting		Out	Reason (a) This is a design related policy and will not itself lead to development or change.
Policy Des 5 Development Design – Amenity		Out	Reason (a) This is a design related policy and will not itself lead to development or change.
Policy Des 6 Sustainable Buildings		Out	Reason (a) This is a design related policy and will not itself lead to development or change.
Policy Des 7 Layout Design		Out	Reason (a) This is a design related policy and will not itself lead to development or change.
Policy Des 8 Public Realm and Landscape Design		Out	Reason (a) This is a design related policy and will not itself lead to development or change.
Policy Des 9 Urban Edge Development		Out	Reason (a) This is a design related policy and will not itself lead to development or change.
Policy Des 10 Waterside Developments		Out	Reason (a) This is a design related policy and will not itself lead to development or change.
Policy Des 11 Tall Buildings - Skyline and Key Views		Out	Reason (a) This is a design related policy and will not itself lead to development or change.

Policy Des 12 Alterations and Extensions		Out	Reason (a) This is a design related policy and will not itself lead to development or change.
Policy Des 13 Shop fronts		Out	Reason (a) This is a design related policy and will not itself lead to development or change.
Part 2 – Section 3 Caring for the Environment			
Policy Env 1 Old and New Towns World Heritage Site		Out	Reason (d) This policy is intended to protect the historic environment and will not be likely to have a significant effect on a European site.
Policy Env 2 Listed Building –Demolition		Out	Reason (d) This policy is intended to protect the historic environment and will not be likely to have a significant effect on a European site.
Policy Env 3 Listed Building – Setting		Out	Reason (d) This policy is intended to protect the historic environment and will not be likely to have a significant effect on a European site.
Policy Env 4 Listed Building – Alterations and Extensions		Out	Reason (d) This policy is intended to protect the historic environment and will not be likely to have a significant effect on a European site.
Policy Env 5 Conservation Areas – Demolition of Buildings		Out	Reason (d) This policy is intended to protect the historic environment and will not be likely to have a significant effect on a European site.
Policy Env 6 Conservation Areas - Development		Out	Reason (d) This policy is intended to protect the historic environment and will not be likely to have a significant effect on a European site.
Policy Env 7 Historic Gardens and Designed Landscapes		Out	Reason (d) This policy is intended to protect the natural environment and historic environment, and will not be likely to have a significant effect on a European site.
Policy Env 8 Protection of Important Remains		Out	Reason (d) This policy is intended to protect the historic environment and will not be likely to have a significant effect on a European site.
Policy Env 9 Development of Sites of Archaeological Significance		Out	Reason (d) This policy is intended to protect the historic environment and will not be likely to have a significant

			effect on a European site.
Policy Env 10 Development in the Greenbelt and Countryside		Out	Reason (d) This policy is intended to protect the natural environment and will not be likely to have a significant effect on a European site.
Policy Env 11 Special Landscape Areas		Out	Reason (d) This policy is intended to protect the natural environment and will not be likely to have a significant effect on a European site.
Policy Env 12 Trees		Out	Reason (d) This policy is intended to protect the natural environment and will not be likely to have a significant effect on a European site.
Policy Env 13 Sites of International Importance		Out	Reason (d) This policy is intended to protect the natural environment and will not be likely to have a significant effect on a European site.
Policy Env 14 Sites of National Importance		Out	Reason (d) This policy is intended to protect the natural environment and will not be likely to have a significant effect on a European site.
Policy Env 15 Sites of Local Importance		Out	Reason (d) This policy is intended to protect the natural environment and will not be likely to have a significant effect on a European site.
Policy Env 16 Species Protection		Out	Reason (d) This policy is intended to protect the natural environment and will not be likely to have a significant effect on a European site.
Policy Env 17 Pentland Hills Regional Park		Out	Reason (d) This policy is intended to protect the natural environment and will not be likely to have a significant effect on a European site.
Policy Env 18 Openspace Protection		Out	Reason (a) General Policy statement/General criteria based policy which sets out the Councils aspirations for the protection of open space.
Policy Env 19 Playing Fields Protection		Out	Reason (a) General Policy statement/General criteria based policy which sets out the Councils aspirations for the protection of playing fields.

Policy Env 20 Open Space in New Development		Out	Reason (e) This policy will not in its self lead to development but positive change in relation to open space and green networks.
Policy Env 21 Flood Protection		Out	Reason (a) General Policy Statement/General criteria based policy which sets out the Councils aspirations for the flood protection.
Policy Env 22 Pollution and Air, Water and Soil Quality		Out	Reason (a) General Policy Statement/General criteria based policy which sets out the Councils aspirations for the protection of natural resource.
Part 2 - Section 4 Employment and Economic Development			
Policy Emp 1 Office Development		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.
Policy Emp2 Edinburgh BioQuarter		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.
Policy Emp3 Riccarton University Campus and Business Park		Out	Reason (f) These proposals could have no conceivable effect on the European sites identified because there is no link or pathway with the qualifying interests and the proposals would not otherwise undermine the conservation objectives of the site.
Policy Emp4 Edinburgh Airport		Out	Part of this proposal includes a second runway which was included as part of the finalised Rural West Edinburgh Local Plan Alteration (approved 25 Feb 2010). A Habitat Regulations Appraisal for the Rural West Alteration concluded that the proposed development (second runway) will have no adverse affect on the integrity of the Firth of Forth SPA.

Policy Emp 5 Royal Highland Centre		Out	Reason (f) Policies or proposals which make provision for change but which could have no conceivable effect on a European site because there is no link or pathway with the qualifying interest.
Policy Emp 6 International Business Gateway		Minor residual effect	Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the conservation objectives for the site.
Policy Emp7 RBS Headquarters Gogarburn		Out	Reason (f) Policies or proposals which make provision for change but which could have no conceivable effect on a European site because there is no link or pathway with the qualifying interest.
Policy Emp 8 Business and Industry Areas		Out	Reason (a) General Policy Statement/General criteria based policy which sets out the Councils aspirations for the employment sites and premises.
Policy Emp 9 Employment sites and Premises		Out	Reason (a) General Policy Statement/General criteria based policy which sets out the Councils aspirations for the employment sites and premises.
Policy Emp 10 Hotel Development		Out	Reason (a) General Policy Statement/General criteria based policy which sets out the Councils aspirations for the employment sites and premises.
Part 2 – Section 5 Housing and Community facilities			
Policy Hou 1 Housing Development		Minor Residual In	Reason (g) Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects would be insignificant and therefore 'minor residual' in nature or so restricted or remote from the site that they would not undermine the

			<p>conservation objectives for the site.</p> <p>Some housing sites were identified as having minor residual effect on the conservation objectives of the Firth of Forth SPA as a result of the loss of suitable habitat to support the 7 identified species and also disturbance as a result of any development. Sites identified HSG 1,3,6, 9,18,19,20, IBG, 21, 22,23,24,25,26,27,28,29,30. This issue discussed further in section 7 In-combination Assessment.</p>
Policy Hou 2 Mixed Housing		Out	Reason (e) This policy is about the design of housing mix and character. This is policy which sets out a qualitative criteria approach to support housing mix and will not itself lead to development or change.
Policy Hou 3 Private Green Space in Housing Development		Out	Reason (a) This policy criteria based concerning the provision of private green space within housing develop and will not itself lead to development or change.
Policy Hou 4 Housing Density		Out	Reason (a) This is a criteria based policy concerning housing density and will not itself lead to development or change.
Policy Hou 5 Conversion to Housing		Out	Reason (e) This is a criteria based policy concerning housing density and will not itself lead to development or change.
Policy Hou 6 Affordable Housing		Out	Reason (a) General policy statement which sets out the Councils aspirations for affordable housing.
Policy Hou 7 Inappropriate use in Residential Areas		Out	Reason (e) This policy criteria based concerning inappropriate uses in residential areas and will not itself lead to development or change.
Policy Hou 8 Student Accommodation		Out	Reason (h) This is a policy for which effects on any

			European site cannot be identified because it is too general and it is not known where, when or how the proposal may be implemented or where effects may occur.
Policy Hou 9 Sites for Gypsies, Travellers and Travelling Showpeople		Out	Reason (h) This is a policy for which effects on any European site cannot be identified because it is too general and it is not known where, when or how the proposal may be implemented or where effects may occur.
Hou 10 Community facilities		Out	Reason (a) General policy statement which sets out the Councils aspirations for a provision of community facilities.
Part 2 Section 6 Shopping and Leisure			
Policy Ret 1 City Centre Retail Core		Out	Reason (f) Policies or proposals which make provision for change but which could have no conceivable effect on a European site because there is no link or pathway with the qualifying interest.
Policy Ret 2 Town Centre		Out	Reason (f) Policies or proposals which make provision for change but which could have no conceivable effect on a European site because there is no link or pathway with the qualifying interest.
Policy Ret 3 Commercial Centre		Out	Reason (f) Policies or proposals which make provision for change but which could have no conceivable effect on a European site because there is no link or pathway with the qualifying interest.
Policy Ret 4 Local Centre		Out	Reason (f) Policies or proposals which make provision for change but which could have no conceivable effect on a European site because there is no link or pathway with the qualifying interest.
Policy Ret 5 Out-of-Centre Development			This policy is guided by Scottish Planning Policy and supports a sequential test for the location of new retail developments not already identified in the LDP. This policy is screened out for Reason (e) as will not itself lead to development. Reason(h) this policy for which any effects on any

			particular European site cannot be identified because it is too general and it is not known where when or how the proposal may be implemented or where effects may occur
Policy Ret 6 Entertainment and Leisure Developments – Preferred locations		Out	Reason (f) Policies or proposals which make provision for change but which could have no conceivable effect on a European site because there is no link or pathway with the qualifying interest.
Policy Ret 7 Entertainment and Leisure Developments – Other Locations			Reason (h) this policy for which effects on any particular European site cannot be identified because it is too general and it is not known where, when or how the proposal may be implemented or where effects may occur.
Policy Ret 8 Alternative Use of shop Units in Defined Centres		Out	Reason (e) This is a criteria based policy concerning alternative Use of shop units in defined centres and will not itself lead to development or change.
Policy Ret 9 Alternative Use of shop Units in Other Locations		Out	Reason (e) This is a criteria based policy concerning alternative Use of shop units in other centres and will not itself lead to development or change.
Policy Ret 10 Food and Drink Establishments		Out	Reason (e) This is a criteria based policy concerning food and drink establishments and will not itself lead to development or change.
Part 2 – section 7 Transport			
Policy Tra 1 Location of Major Developments		Out	Reason (a) This policy will not its self lead to development or change as it relates to criteria for sitting major developments in the City or close to transport infrastructure.
Policy Tra 2 Private Car Parking		Out	Reason (e) This policy will not its self lead to development or change as it relates to car parking standards in the city.
Policy Tra 3 Private Cycle Parking		Out	Reason (e) This is policy will not its self lead to development or change as it relates to cycle parking standards in the city.
Policy Tra 4 Design of off Street Car and		Out	Reason (e) This policy will not its self lead to development

Cycle parking			or change as it relates to car parking standards in the city
Policy Tra 5 City Centre Public Parking		Out	Reason (e) This policy will not its self lead to development or change as it relates to car parking standards in the city.
Policy Tra6 Park and Ride .		Out	Reason (a) General policy statement which sets out the Councils aspirations for a park and ride provision.
Policy Tra 7 Public Transport Proposals Safeguards		Out	Reason (e) This policy will not its self lead to development or change as it relates to car parking standards in the city.
Policy Tra 8 Cycle and Footpath Network		Out	Reason (a) This is a criteria based policy which sets out the Councils aspirations for cycle and footpath network.
Policy Tra 9 New and Existing Roads		Out	Reason (a) General policy statement/General criteria based policy which sets out the Councils aspirations for new and existing roads.
Policy Tra 10 Rail Freight		Out	Reason (a) General policy statement which sets out the Councils aspirations for a park and ride provision.
Policy Tra 11 Edinburgh Airpath Public Safety Zones		out	Reason (a) General policy statement which sets out the Councils aspirations for retention of viable freight transfer provision at existing locations at Seafield and Portobello.
Part 2 – Section 8 Resources and Services			
Policy RS 1 Sustainable Energy		Out	Reason (h) this policy for which any effects on any particular European site cannot be identified because it is too general and it is not known where when or how the proposal may be implemented or where effects may occur.
Policy RS2 Safeguarding of Existing Waste Management Facilities		Out	Reason (a) General policy statement/General criteria based policy which sets out the Councils aspirations for retention of viable freight transfer provision at existing

			locations at Seafield and Portobello.
Policy RS3 Provision of New Waste Management Facilities		Out	Reason (f) as it makes provision for change but could have no conceivable effect on a European site because there is no link or pathway with the qualifying interest and it would not otherwise undermine the conservation objectives on the site. There is a proposal for a new waste management facility at Seafield Industrial Site which is adjacent to the Firth of Forth SPA. However it is separated from the edge of the SPA by other industrial developments which act as a buffer and for this reason the site can be screened out.
Policy RS4 Waste Disposal Sites		Out	Reason (a) General criteria based policy which sets out the Councils aspirations for limiting provision of new waste disposal sites.
Policy RS 5 Minerals		Out	Reason (f) Policies or proposals which make provision for change but which could have no conceivable effect on a European site because there is no link or pathway with the qualifying interest and it would not otherwise undermine the conservation objectives on the site.
Policy RS 6 Water and Drainage		Out	Reason (a) General policy statement which sets out the Councils requirements for levels of water and sewage supply for new developments.
PolicyRS7 Telecommunications		Out	Reason (a) General criteria based policy which sets out the Councils aspirations provision of telecommunications.

