

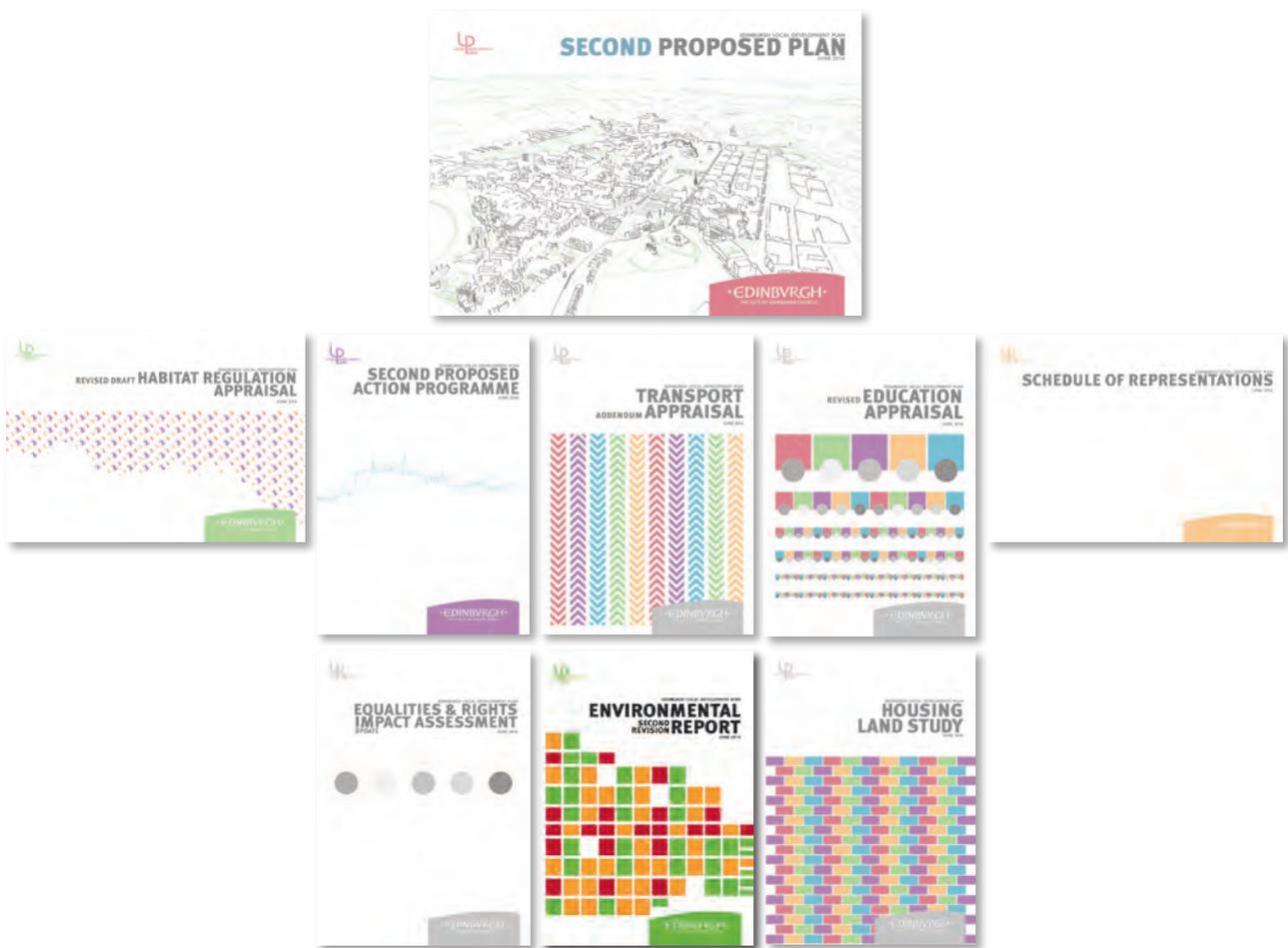
ENVIRONMENTAL

SECOND REVISION REPORT

JUNE 2014

VOLUME 2





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

The Action Programme sets out actions to deliver the Plan.

The Schedule of Representations explains how engagement informed the Plan.

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

The Transport Appraisal identifies transport actions to support the Plan.

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

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

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

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

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

Published in 2011



Published in 2013



EDINBURGH LOCAL DEVELOPMENT PLAN

ENVIRONMENTAL REPORT - SECOND REVISION

VOLUME 2



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LDP ENVIRONMENTAL REPORT

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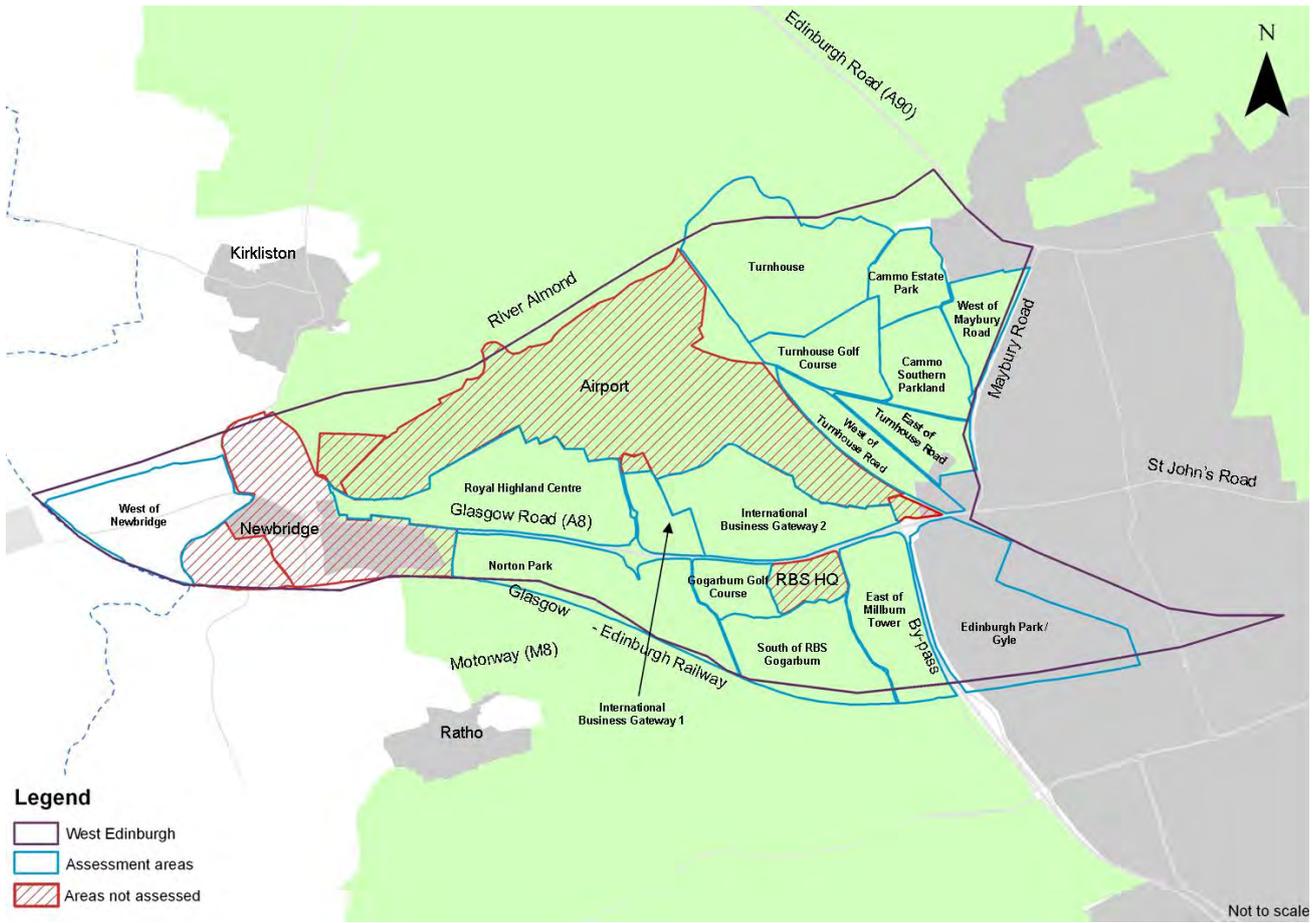
APPENDIX 5: West Edinburgh

All land in West Edinburgh with potential for development has been assessed. A housing site assessment has been completed for all assessment areas and consideration has been given to which parts of each assessment area are suitable for new development.

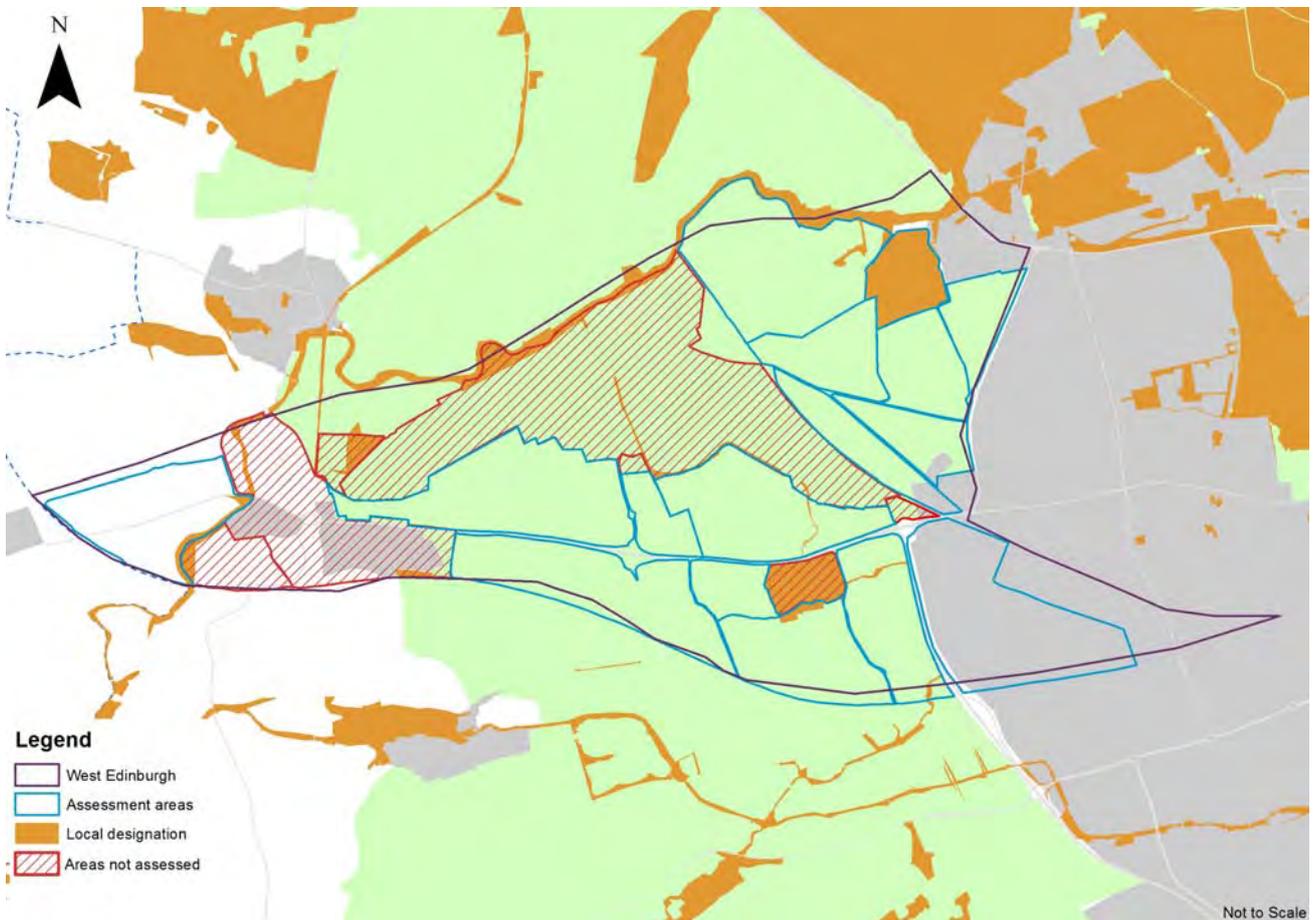
Following the publication of the Main Issues Report, these assessments have been updated having due regard to all representations received. Updates to the assessments have been added in blue for ease of reference. Following the publication of the first Proposed Plan, these assessments have been further updated having regard to all representations, with updates added in green text.

A detailed landscape assessment has informed the housing site assessments. The landscape and visual assessments describe the general characteristics, visibility and views within each SDA, reviewed by means of site assessment and desk study, to assess their potential for meeting development needs. A series of graphics covering the whole of West Edinburgh illustrate landform, woodland and visibility of the landscape, which have been considered in the general assessments for each assessment area.

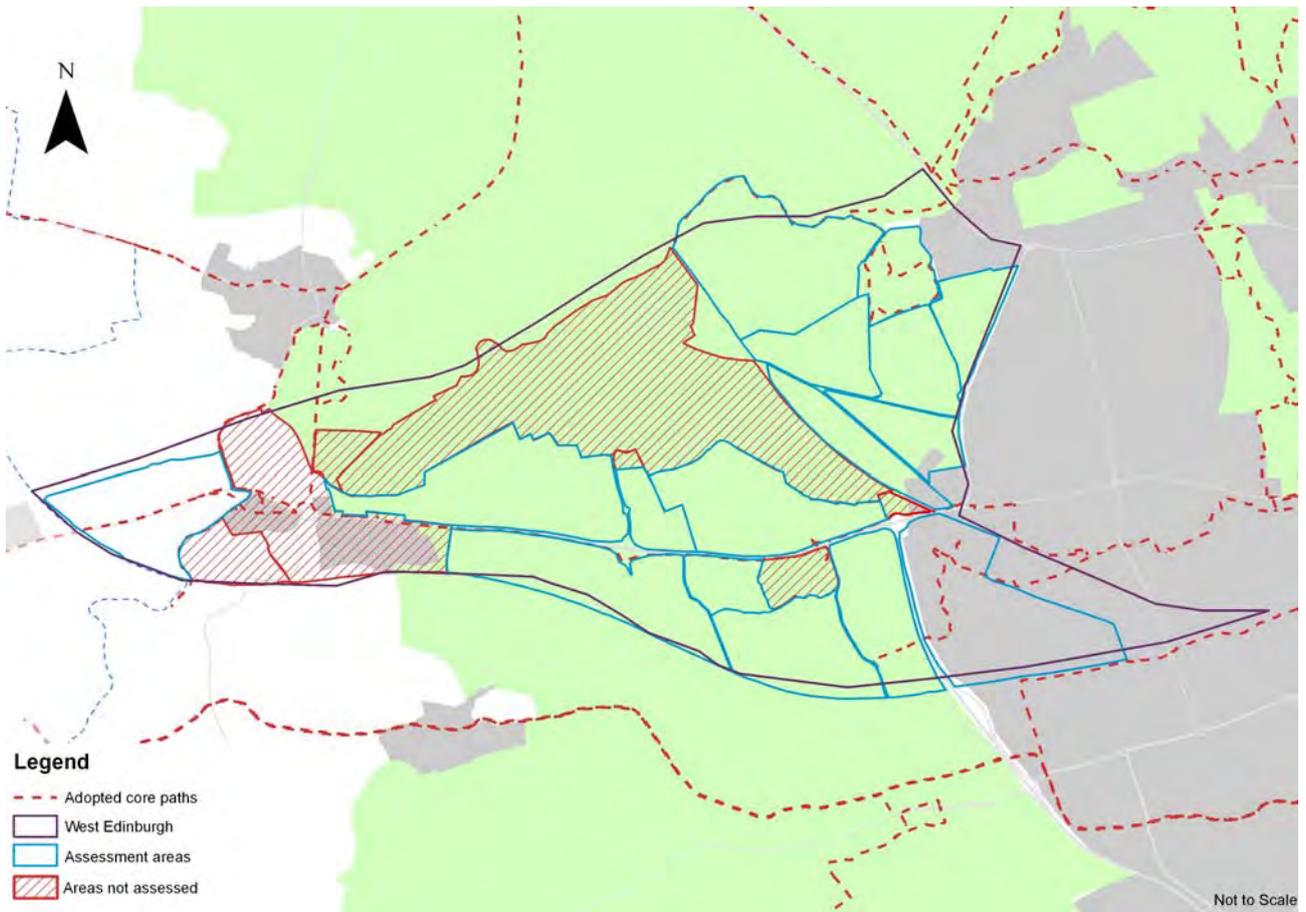
Environmental constraints have been identified and mapped and further background information collated to inform the assessments that have been undertaken. Areas considered not suitable for development at this time have not been subject to SEA at this stage. If any sites within these assessment areas are subsequently considered for inclusion in the Proposed Plan, they would be included within the revised ER.



West Edinburgh assessment areas

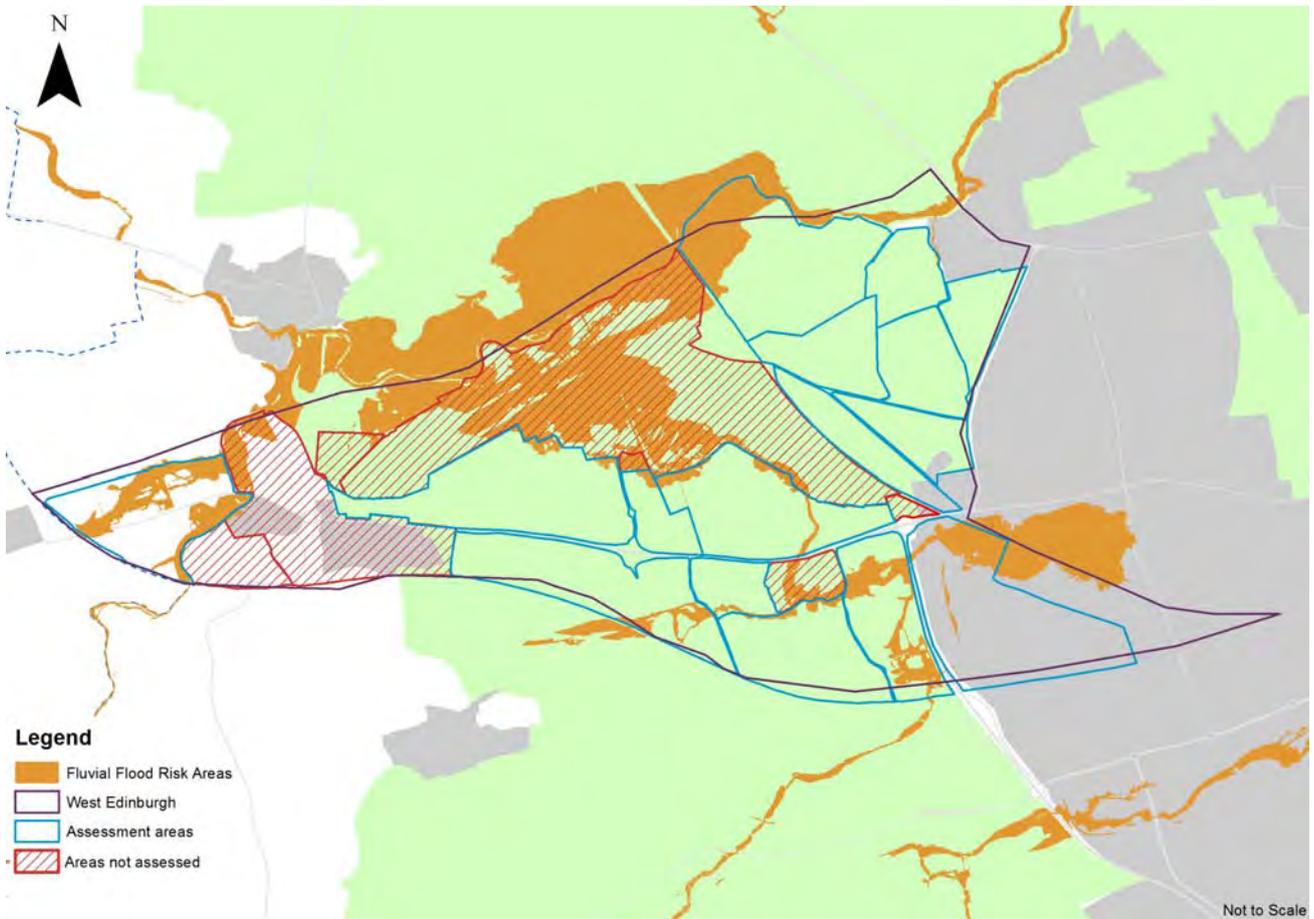


Biodiversity, Fauna and Flora

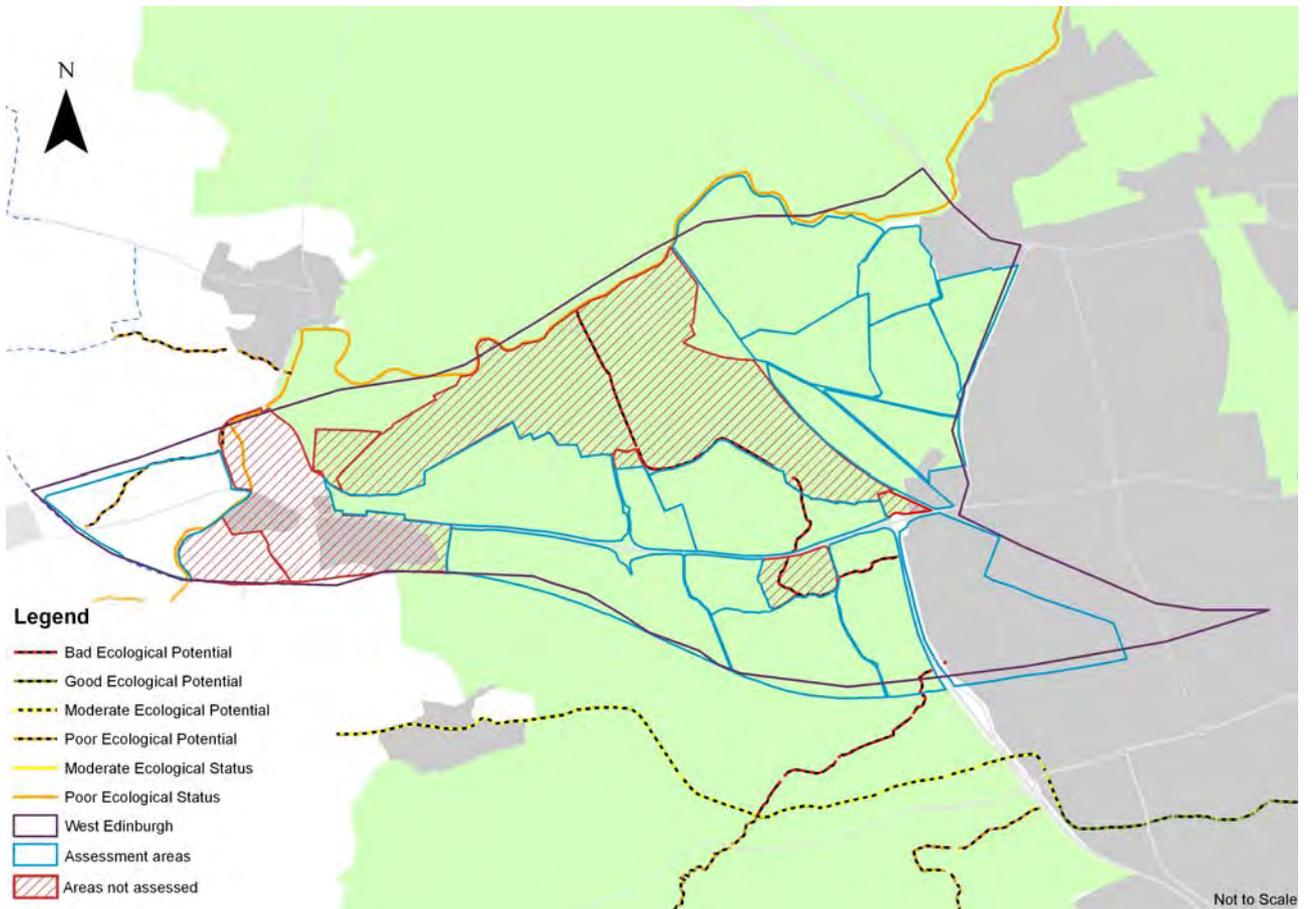


Active travel

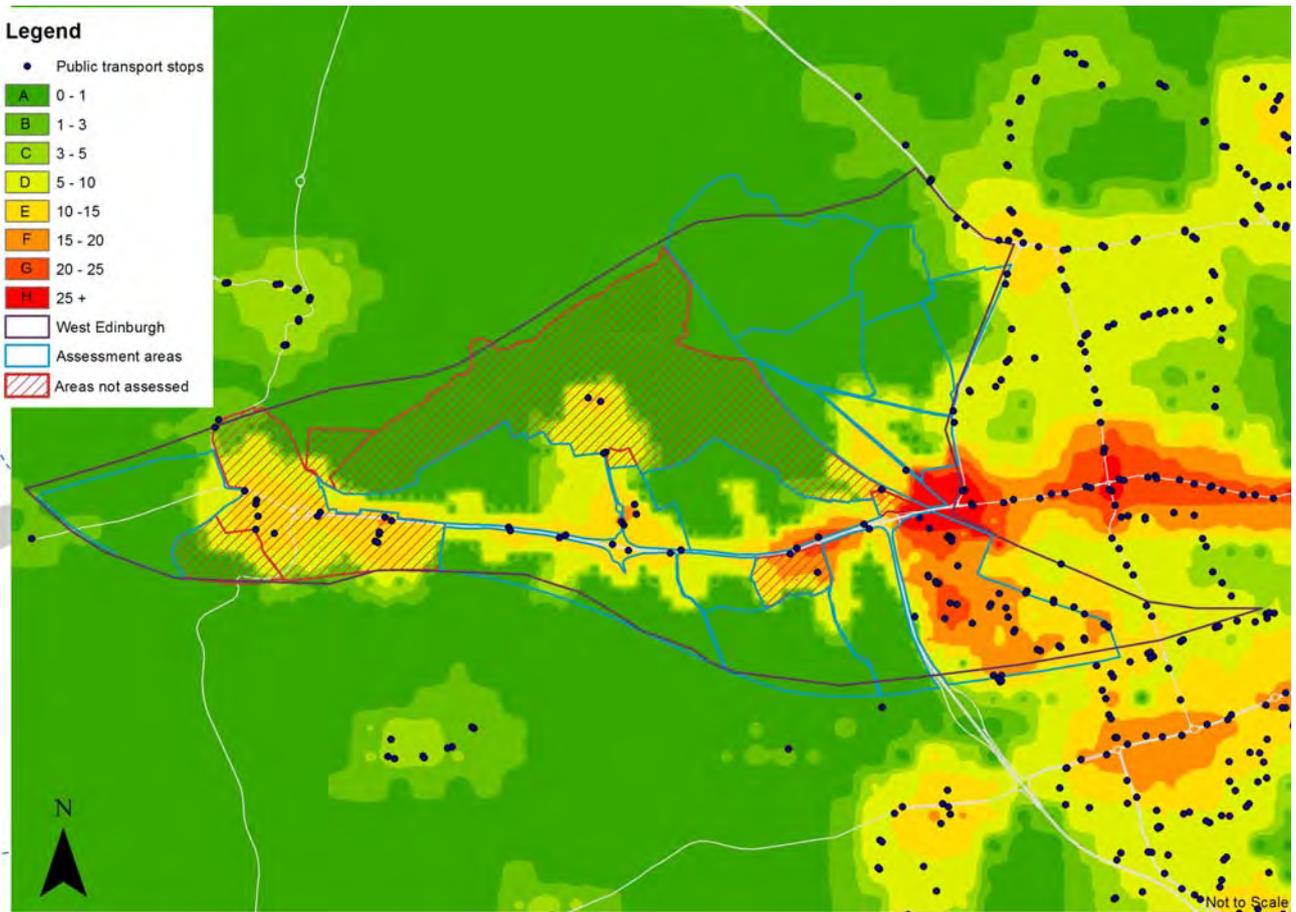
School capacity maps included in Environmental Report for Main Issues Report have been superseded by Revised Education Appraisal undertaken to support Second Proposed LDP housing sites.



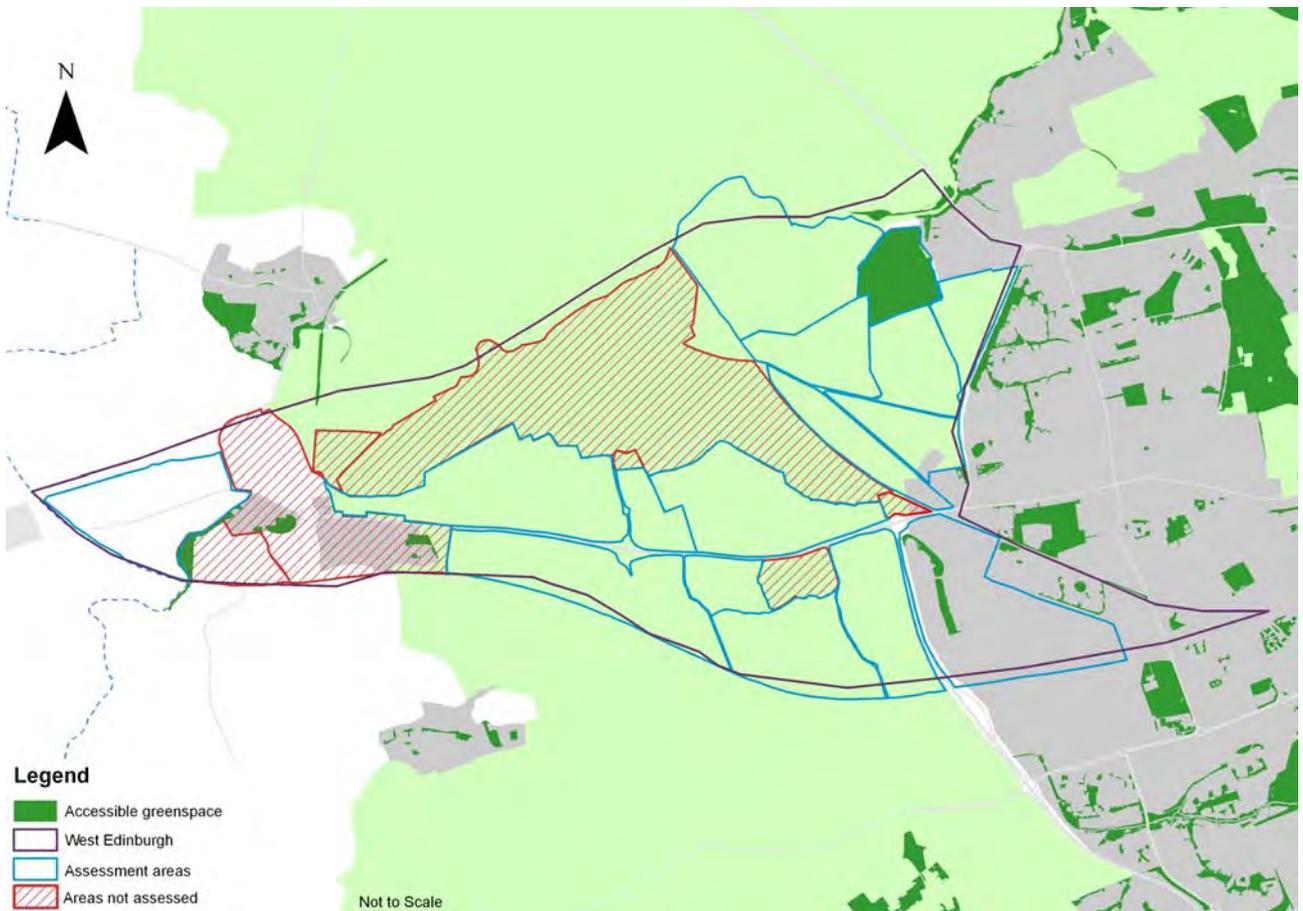
Fluvial Flood Risk Areas (updated using SEPA mapping, January 2014)



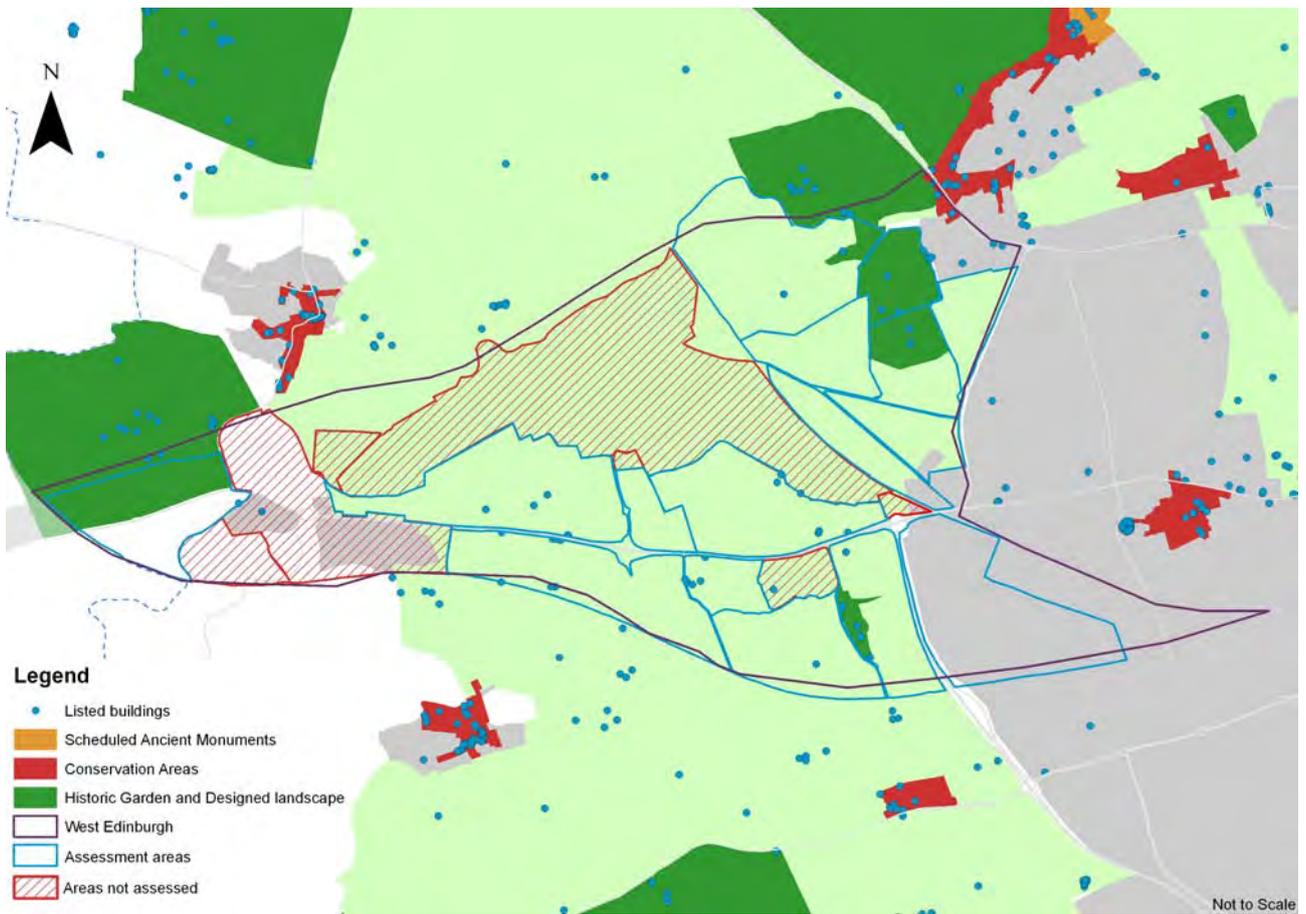
Quality of the Water Environment



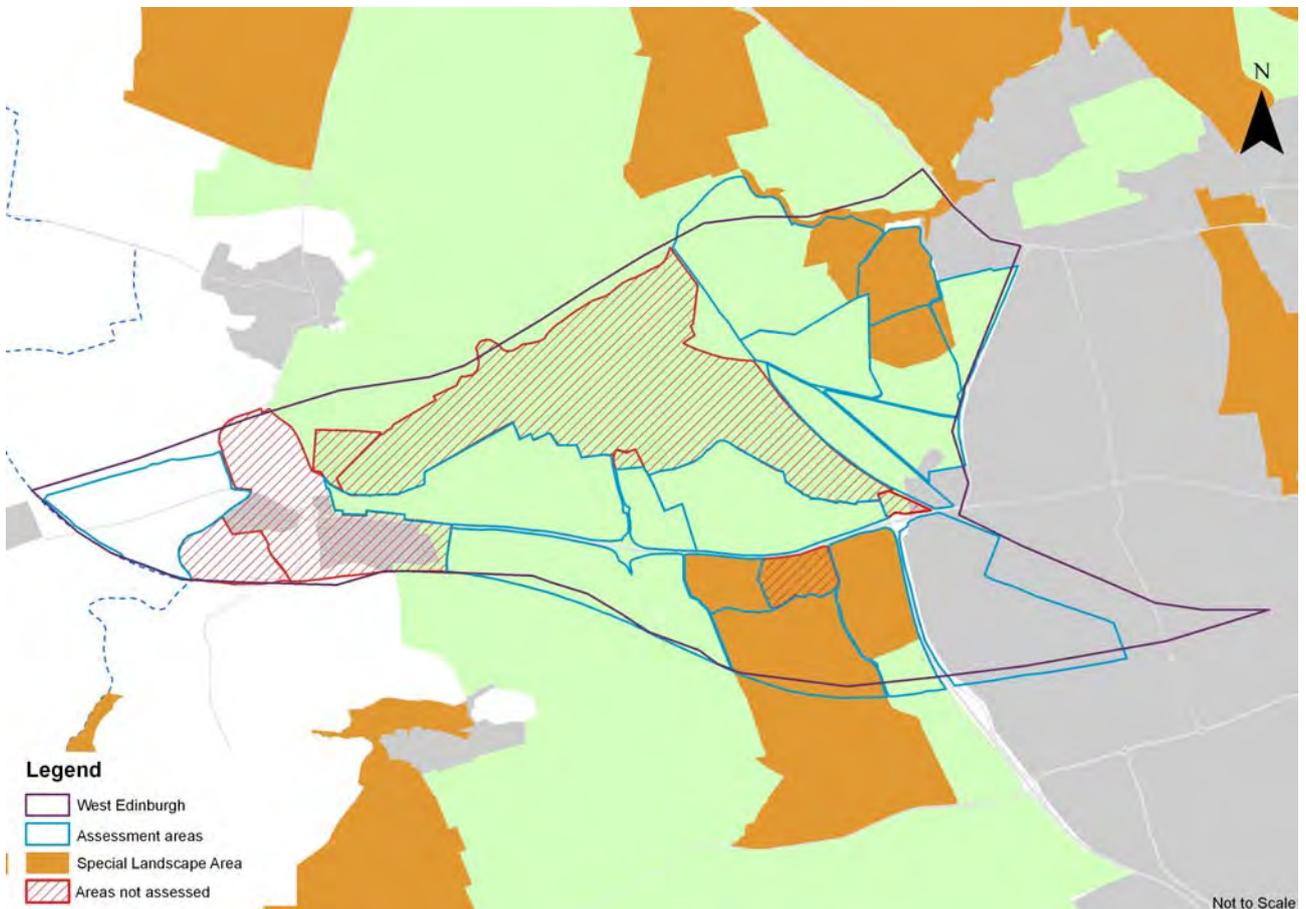
Public transport accessibility levels (banding adjusted from first Proposed Plan assessment)



Accessible greenspace



Cultural Heritage



Local Landscape designations

West Edinburgh - General landscape characteristics, visibility and views

The West Edinburgh Strategic Development Area (SDA) is bounded by the City Bypass (A720) and Maybury Road (A902) to the East and River Almond to the North. To the south it is defined by the main Edinburgh to Glasgow railway line and the Council's administrative boundary to the west.

The area lies close to the coastal plain, in the lower basin of the River Almond. Landform is flat and low-lying, rising gradually further inland to the south. To the east, a localised ridge runs north-south across Lennie Hill, Cammo and West Craigs.

Land cover comprises broad areas of arable farmland set amongst a wider wooded framework associated with former country house estates. Residential settlement is limited to dispersed farmsteads and cottages.

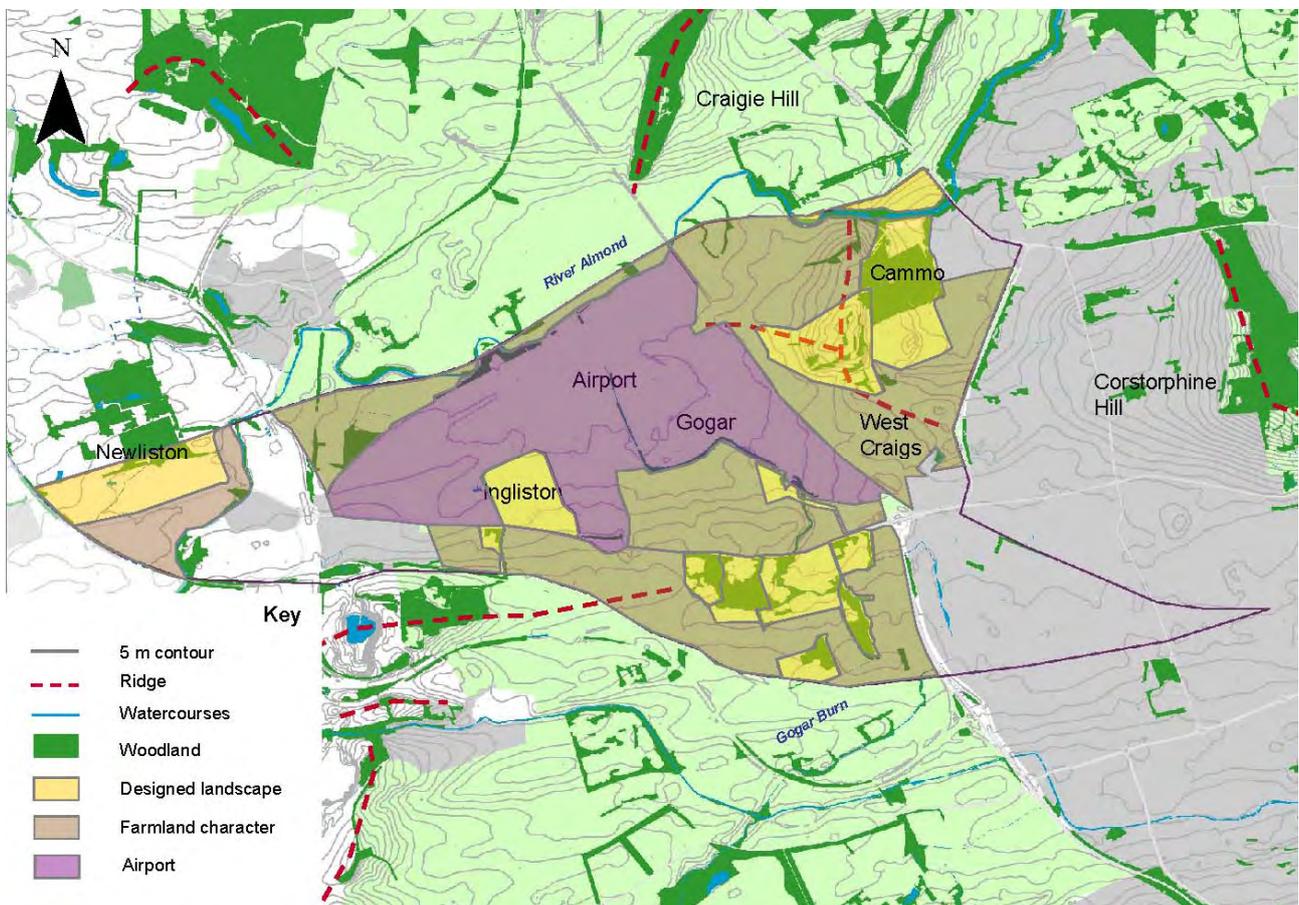
To the south of the wooded banks of the Almond, much of the area is influenced by the open character of the airport's open runways, terminals and related infrastructure and commercial uses.

Landscape change is evident in terms of RBS headquarters at Gogar, the new tram route and business gateway to the east of the Airport and upgrading of the Royal Highland Showground at Ingliston.

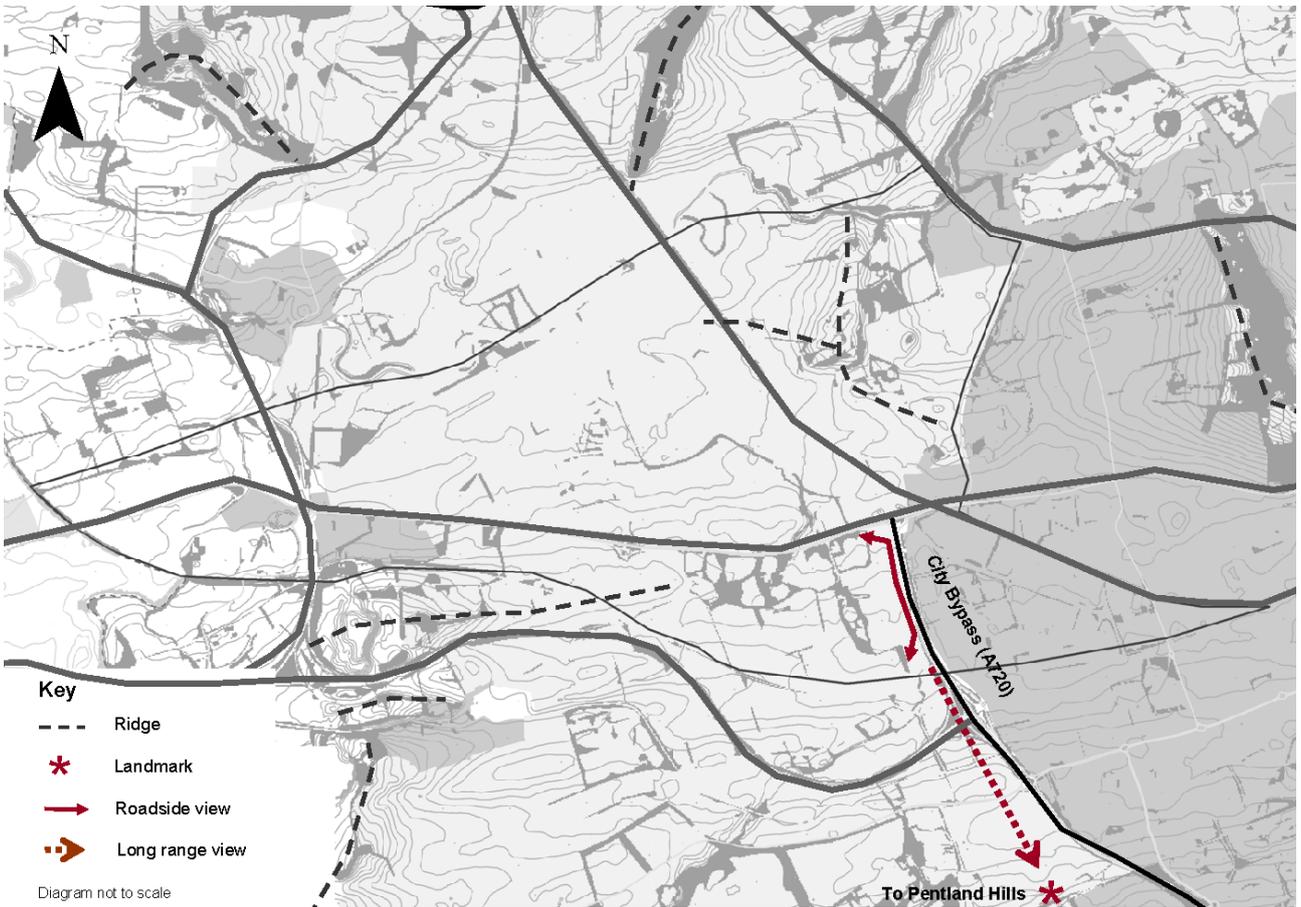
The area forms the city's setting from a western aspect, primarily from the A8 and Edinburgh - Glasgow and Edinburgh-Fife railway lines, with new views anticipated from the tram line. Lennie Hill and West Craigs to the northeast screen the area in views from Queensferry Road (A90).

Corstorphine Hill and Arthur's Seat form landmark features in eastward views, whilst to the south and east views towards the city are backdropped by the Pentland Hills. To the north, hills within Fife are visible on the skyline beyond Edinburgh's wooded coastal margin.

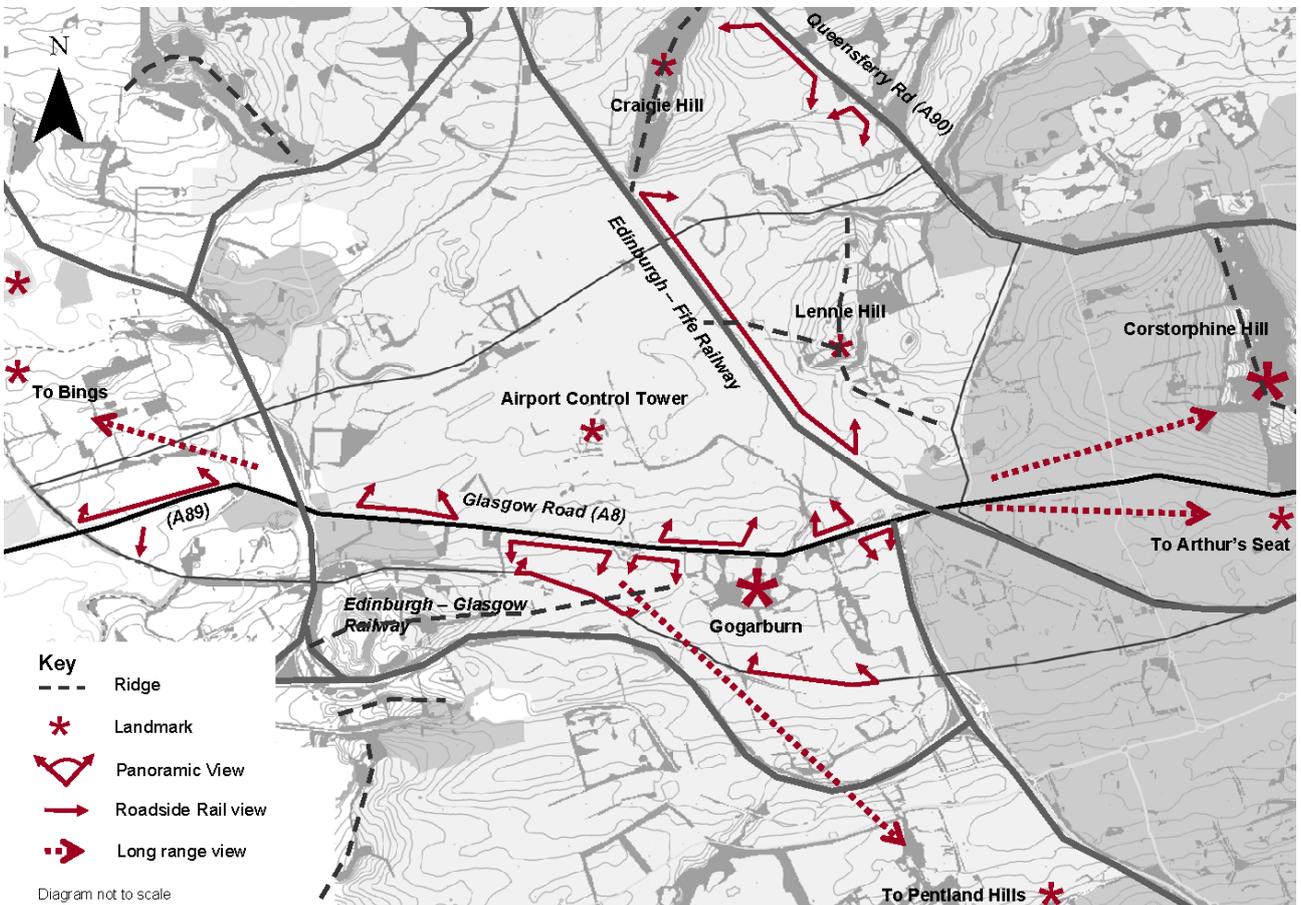
Site specific evaluation of the potential impact of development upon landscape and views within the West Edinburgh SDA is set out in the following assessments and summarised in the accompanying Environmental Report, volume 1.



Landscape Characteristics



Views from City Bypass



Views from main routes leading into City Centre