

3.7

visual appraisal (2021)

Visual Appraisal

A Landscape and Visual Appraisal was undertaken in 2018/19, to establish parameters for development options on the site. It is available as a supporting document with this PPiP application.

In addition, a block model of the current proposals has been prepared to aid impact assessment (used in public consultation exercises (Figure 24)).

The findings of the landscape appraisal are also considered within this section, to demonstrate the impact of the PPiP proposals, using the following representative viewpoints (locations shown on Figure 25):

- from the South (viewpoint 4)
- from the East (Viewpoint 7)
- from the West (viewpoint 9), and
- from the North (Viewpoint 12).

In the representative views that follow, the model illustrates, in general terms, the current extent of built form by means of a solid red line outline.

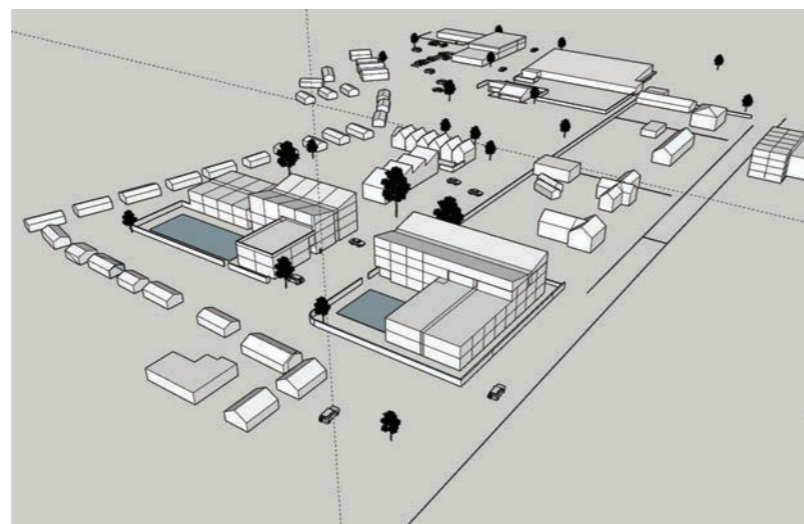


Figure 24 - PPiP Indicative 3D Block model (Sketchup)

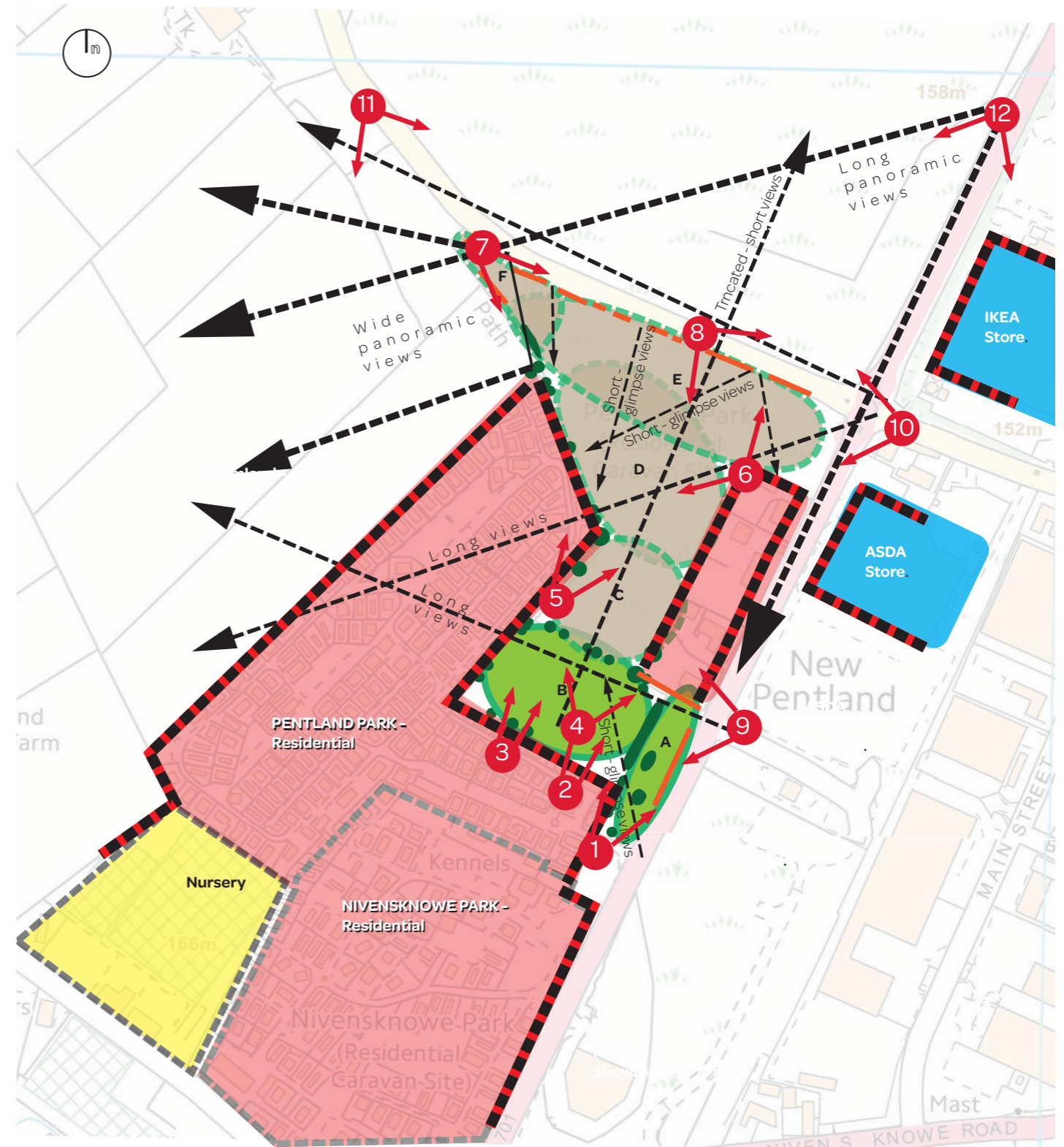


Figure 25 - VIEWPOINT LOCATIONS

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representative viewpoint - 4

Viewpoint 4

1. Landscape Character

This view is taken at the edge of the site at a height of 162.5m AOD, looking north. From this location the character of the Site is dominated by the foreground of open space and the vegetation of existing trees and shrubs to the east and the central tree belt within the site. The backdrop /skyline of the vacant/derelict land to the north is also clearly visible. Partially visible to the right of the image, are the properties along the A701.

2. Visual Impact

The outline of the proposed blocks is shown on Plate 12 reflecting the intention of the scale and massing shown at Figure 26 (masterplan Components -3). The potential impact must be considered in context. This is a very close-up view but it is in fact a view along the 'street' frontage within the proposed development which should be considered in the context of the beneficial change of land uses and character. Views from surrounding properties to the south will be adversely affected but the impact is confined largely to a limited number of properties (6 maximum).

3. Conclusion – Viewpoint 4

Due to the limited number of receptors, but considering the proximity of the proposals to the existing Park representing a beneficial change in character and quality of the view, therefore we have concluded:

The sensitivity is considered moderate and the magnitude of change high.

Overall Significance of effect: **Moderate to Minor Adverse/Minor beneficial**



Figure 26 - Indicative view - eye level (3D sketchup model)

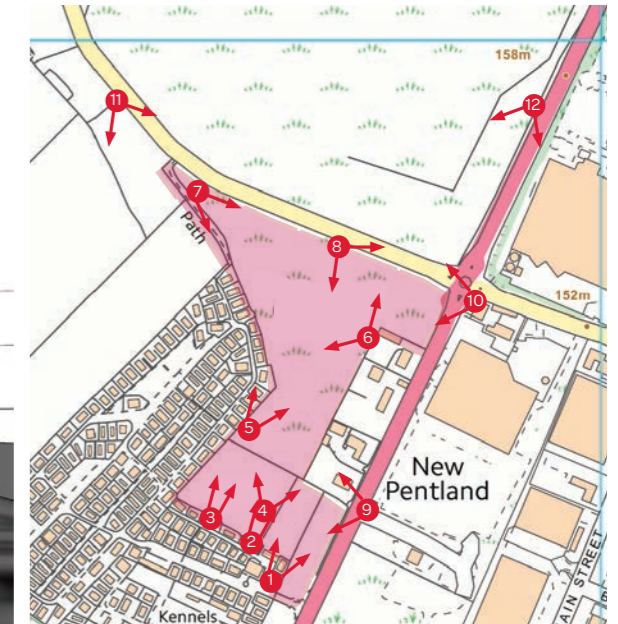


Figure 27 - Viewpoint location (thumb nail)



Plate 11- Viewpoint 4 (2018)



Plate 12 Viewpoint 4 (2018) - with red line building profile added

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representative viewpoint - 7

Viewpoint 7

1. Landscape Character

This view is taken within the site, at its western most extremity, at a height of 156m AOD, looking east into the main body of the Site. The Asda and Ikea stores can be seen in the middle distance and Pentland Road, with its intermittent native hedges, bounds the image to the left. From this location the character of the Site is dominated by ruderal grassland that covers 80 percent of the site. It has a simple low key, but largely uninteresting, landscape character enlivened only by the existing tree/low hedge cover on the edge of Pentland Residential Park (in the right of the view).

2. Visual Impact

The outline of the proposed development blocks is shown on Plate 14, reflecting the intended scale and massing of the proposals (shown at Figure 28 - Masterplan Components -3). The dashed red line indicates the single storey (first phase) of the veterinary surgery. Also shown is the Community hub building, sitting a little higher than the Vets, and a glimpse of the Retirement units to the south. The major mitigating factor in this view (and generally from the west (north west)) is that a large detention pond is proposed - part of the SuDS regime - sitting in the foreground accompanied by significant areas of new edge planting of native trees and shrubs.

3. Conclusion – Viewpoint 7

This view is only possible from within the site, as the main views from the west are largely screened by the geometry of Pentland Road and its mature hedgerows, Therefore, due to the limited range of receptors and area of site visible we have concluded that:

visual sensitivity is considered minor and the magnitude of change major.

Significance of effect : Major beneficial"

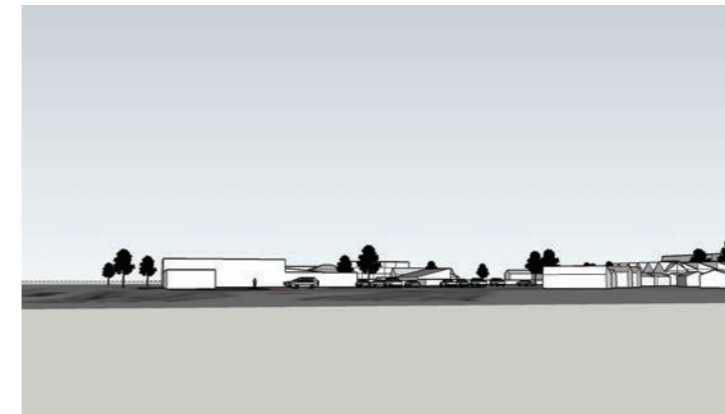


Figure 28 Indicative view - eye level (3D sketchup model)

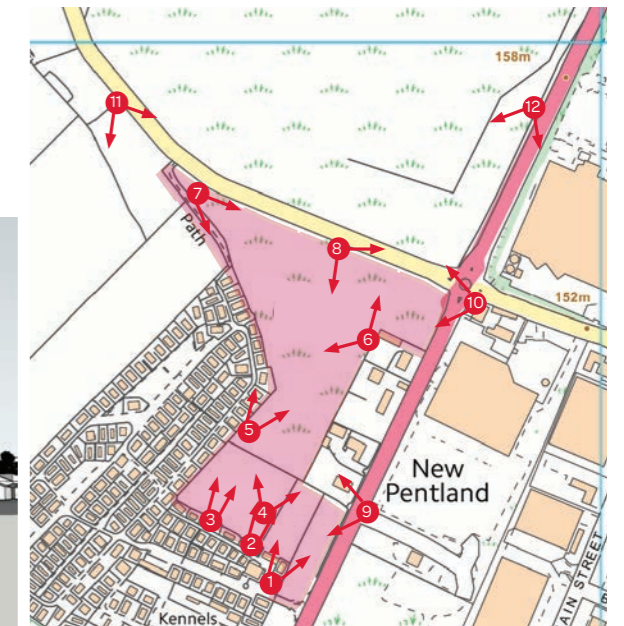


Figure 29 - Viewpoint location (thumb nail)



Plate 13- Viewpoint 7 (2018)



Plate 14- Viewpoint 7 (2018) - with red line building profile added

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representative viewpoint - 9

Viewpoint 9

1. Landscape Character

This view is taken off the A701 from the entrance/exit to the Asda super store, at a distance of <0.1 km and a height of 160m AOD, looking west into the Site. From this location the character of the Site is dominated by the foreground of residential/light commercial uses along A701 to the left and existing vegetation both at the edge of the site (right of view) and within the site' and the backdrop of the Pentland Hills is also a contributor the landscape character here. It is a mixed landscape character on both sides of the A701, with low rise residential but dominated by the presence of large 'box like' commercial/retail units and car parking.

2. Visual Impact

The outline of the proposed development blocks is shown on Plate 14, reflecting the intended scale and massing of the proposals (shown at Figure 30 - Masterplan Components -3). The 3 storey facade of the 'assisted living/care units' is dominant in scale, but as this is to maximise the building line concept, it is considered appropriate in this instance. Its impact on the longer distance views of the Pentland's is partial but is not significant in general terms along this fragmented eastern edge.

3. Conclusion - Viewpoint 9

The site is largely hidden from view behind residential/light commercial properties along the A701. The eastern edge of the site is partially screened by hedgerows. Due to the varied nature of receptors along the A701 and limited visibility of the site, we have concluded that:

the visual sensitivity is considered moderate and the magnitude of change moderate.

Significance of effect : Moderate Adverse"

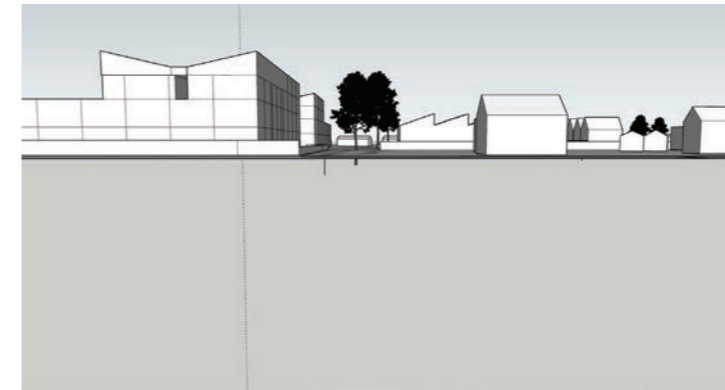


Figure 30 - Indicative view - eye level (3D sketchup model)

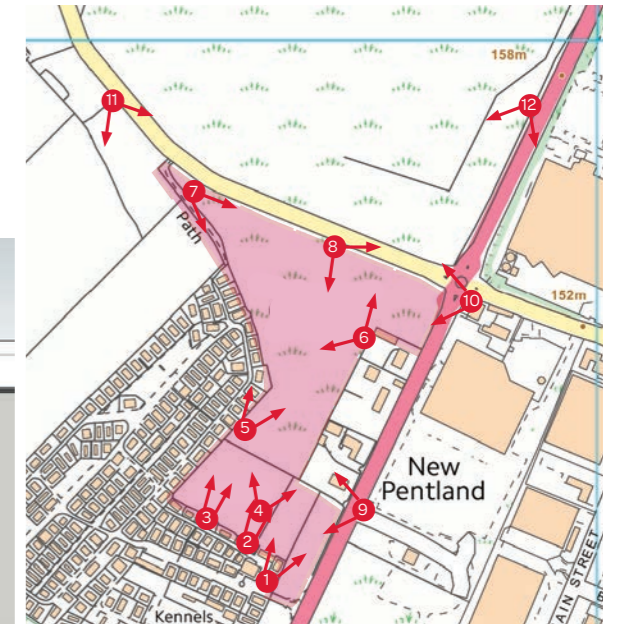


Figure 31 - Viewpoint location (thumb nail)



Plate 13- Viewpoint 9 (2018)



Plate 14- Viewpoint 9 (2018) - with red line building profile added

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representative viewpoint - 12

Viewpoint 12

1. Landscape Character

This view is taken from the footpath alongside the A701 at its high point on this rising stretch of trunk road. At a distance of <0.25km and a height of 160m AOD, looking south into the Site. From this location the character of the Site is dominated by the backdrop of the Pentland Hills and the massing of the Ikea and Asda stores, which dominate the left of the view. The site appears a narrow 'grassy' strip in the middle distance. The western part of the site (lower at 156.0m AOD) is screened from view by the rising ground to the north (max height 161.00 AOD) of the proposal site. The existing tree cover within the site and along the western edge abutting the Pentland Residential park are also significant.

2. Visual Impact

The outline of the proposed development blocks is shown on Figure??, opposite, reflecting the intended scale and massing of the proposals (also illustrated at Figure ??? - Masterplan Components -3). From the road (side) the site is a fleeting glimpse, a narrow indistinguishable area of grassland set against a dominate landscape of the Pentland Hills and lower slopes; even at the lower junction level (A701/Pentland Road) only the extreme north east part of the site is easily seen.

3. Conclusion – Viewpoint 12

Due to the varied receptors, the glimpsed views, and considering the limited (narrow) area of site and how indistinguishable it is against its backdrop, we have concluded:

the visual sensitivity is considered moderate and the magnitude of change minor.

Significance of effect : Minor Adverse/neutral

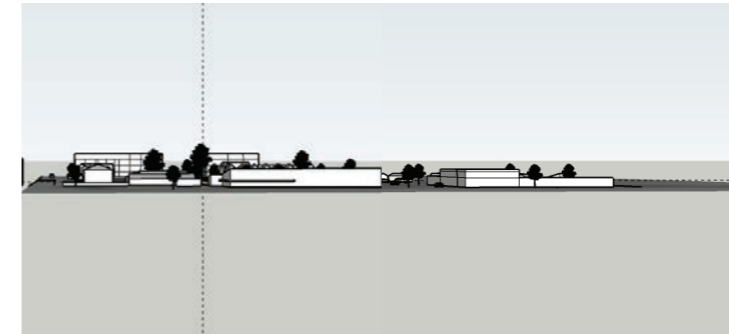


Figure 31 - Indicative view - eye level (3D sketchup model)

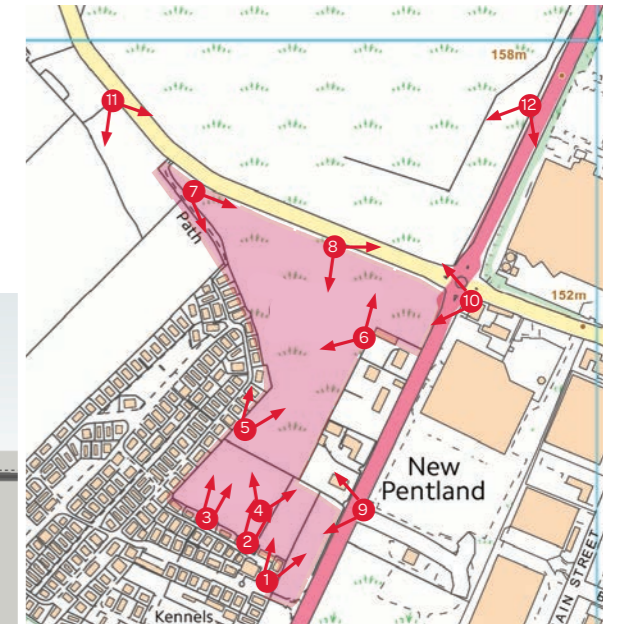


Figure 33 - Viewpoint location (thumb nail)



Plate 15- Viewpoint 12 (2018)



Plate 16- Viewpoint 12 (2018) - with red line building profile added

3.7

visual appraisal - conclusion

The landscape and visual appraisal (2019) concluded overall and in general LVIA terms that development can be absorbed into the proposal site. This requires appropriate siting, massing and orientation of new buildings and focused areas of new planting to screen and/or absorb the proposed development.

The foregoing representative viewpoints (2,7,9 and 12 from the original appraisal) have been revisited for the purposes of the Design and Access Statement, in order to re-appraise the landscape and visual impact of the current proposals (2021 - post public participation), with suitable LVIA conclusions given.

Our view remains still, that the site is capable of absorbing suitably scaled and proportioned development. New development, that with an enveloping and integrated landscape framework, can be seen as positive change, helping to consolidate and positively redefine the current disparate urban character of New Pentland.



3.8

public participation

Stakeholder consultation

Public consultation events were held on the 10th February and 9th March 2021 - both on line events, in accordance with Covid regulations in force at that time. The online web site promoting the New Pentland Masterplan - new-pentland.com went live in early February and received some 2,500 views before the first public event took place. In addition to the digital event, physical exhibition boards were erected on site for the duration of the public consultation process and beyond. Indeed, both the website and exhibition panels will remain available to the public for the lifetime of the project.

The issues that most concerned on line participants were:

- Privacy issues for residents at Pentland Park bounding the proposed development site.
- Construction related impacts for residents within Pentland Park bounding the masterplan site.
- Loss of Park amenity space.
- Impact on schools and healthcare facilities.
- Potential for site contamination.
- Impact of mine workings within the site.
- Reduced funding at Pentland Park as a result of finance spent on the masterplan initiative.

Where possible the concerns of local people and responders to the on line questionnaire, have been addressed within the new indicative masterplan proposals. At every point in the development of the masterplan we have endeavoured to address the concerns of local residents, and create a scheme that will strengthen the identity of, and local pride, in New Pentland.

The Applicant and the consultant team have also engaged with MLC, including a detailed response to their formal pre application process, and have adapted and refined the indicative masterplan and its proposals accordingly.

New Pentland Masterplan, Straiton - Mixed use development proposal
Public Exhibition

Introduction

This innovative and exciting plan is set to transform an area of unused and fallow farmland, creating jobs, boosting the local economy, handling new shopping and leisure opportunities, creating green space and a children's play area and providing much needed affordable housing.

We have put together a detailed and comprehensive plan that will bring immediate and long-lasting benefits to the area. We are now keen to consult with the local community and receive feedback on our proposals as part of an ongoing engagement process.

The proposed site comprises an unused area of land at New Pentland near to Straiton commercial centre and adjacent to the junction of the A701 and Pentland Road. Pentland Park Marine Ltd wants to re-purpose the site so that it can make an effective contribution to the local economy and in doing so, bring forward positive impacts for the surrounding community.

This is an opportunity not previously considered by Midlothian Council. It has emerged as a result of sustained and established demand for new local retail developments and other mixed-use commercial and residential interest in this particular location.

Moreover, the current economic crisis created by COVID-19 has heightened the need to deliver positive local economic development and job opportunities through development. But New Pentland will offer more than just commercial development. The proposals will also deliver new amenity green space and tree planting, health facilities, a children's play park and other community facilities as well as a range of new homes for the elderly.

This is an exciting opportunity, which can be maximised to deliver a quality development that improves local amenity, delivers economic development and jobs and in doing so achieves the aspirations for this strategic growth corridor.

WELCOME

A720 - Edinburgh City Bypass
EDINBURGH - Bursicourts
STRAITON
LOAN HEAD
BILSTON
New Pentland

Areas shown on the plan - in shades of pink - are proposed land at New Pentland near to Straiton commercial centre and adjacent to the junction of the A701 and Pentland Road. Pentland Park Marine Ltd wants to re-purpose the site so that it can make an effective contribution to the local economy and in doing so, bring forward positive impacts for the surrounding community.

New Pentland Development
Community Consultation Website & Digital Exhibition
@ new-pentland.com

NEW PENTLAND
Community Consultation # 2 - Website & Digital Exhibition
@ new-pentland.com

Due to the ongoing Coronavirus pandemic and social-distancing measures, the Scottish Government has issued guidance encouraging developers to use online or digital methods of engagement whilst public gatherings are prohibited.

Where?

- Visit our dedicated website @ new-pentland.com
- All the information will be available to view at: **The Site Manager's Office, Pentland (Residential) Park, Loanhead, Midlothian, EH26 9PS.**
- Copies of the exhibition materials can be obtained by contacting - email: info@new-pentland.com or call: 0131 473 3200

When?

- The website @ new-pentland.com is already live
- A live and interactive, on-line public exhibition will be held on **10th February between 3pm-8pm**

Why?

- To provide you with information about the emerging development proposals and seek your input and ideas for the site, informing the basis of our future planning application for the land at New Pentland.

Due to the ongoing Coronavirus pandemic and social-distancing measures, the Scottish Government has issued guidance encouraging developers to use online or digital methods of engagement whilst public gatherings are prohibited.

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- Copies of the exhibition materials can be obtained by contacting - email: info@new-pentland.com or call: 0131 473 3200

When?

- A second live and interactive, on-line public exhibition will be held on **Tuesday 9th March between 2pm-7pm**

Why?

- To seek your further input and ideas for the site, informing the basis of our future planning application for the land at New Pentland.

Figure 35,36,37 - top to bottom: Exhibition boards Board 1; Middle - flyer for Initial online event; econd online event flyer

NEW PENTLAND

Proposal Exhibition FAQ

A brand new opportunity in Midlothian's Strategic Growth Corridor.

The live Q&A sessions have ended. You can still send us your feedback and ask questions using the contact information on this website.

The Exhibition
Our virtual tour of the proposals will take you through the opportunities, proposed layout, and benefits of the Masterplan.

Your Feedback
We welcome your comments on the exhibition proposals and would be grateful if you could fill out our feedback form.

Your Questions
A summary of feedback received from the first live session, and our responses to the questions raised.

Figure 38 - Screen grab from website - @new_pentland.com

