

HATTON MAINS MIXED USE DEVELOPMENT: LANDSCAPE AND VISUAL IMPACT ASSESSMENT

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Landscape & Visual Impact Assessment

Introduction

This chapter sets out a Landscape and Visual Impact Assessment (LVIA) of a proposed mixed use development, comprising a residential, community/education centre, employment uses and linear park, robust landscape boundary infrastructure associated with transportation and SUDs on farmland opposite Dalmahoy, south of Ratho, (herein referred to as the 'proposed development'). The scope of this report is to describe the proposed development along with the proposed mitigation and appraise the landscape and visual impacts which may arise from the development. Also provided is an overview of planning policy context in terms of landscape matters. A study area of 3 km has been used in accordance with current best practice.

The method used to undertake this assessment is based on the current Guidelines for Landscape and Visual Impact Assessment, Version 3 (produced by the Landscape Institute and the Institute of Environmental Management and Assessment 2013). A full description of methodology is included in Appendix 1 at the end of this chapter

City of Edinburgh Council (CEC) has been consulted on the scope of this assessment. The selection of viewpoints was considered at some length in consultation with CEC (see Viewpoint Selection Table, Appendix 2), and the LVIA methodology is in line with current best practice and guidelines.

Based on the 3 km study area, this assessment identifies the baseline against which the effects of the proposed development are assessed and concentrates on predicting the likely significant effects that might result. Mitigation of the Proposed Development is inherent within the design which includes open green space within the site area and robust landscape infrastructure at boundaries and to accommodate SUDs.

A comprehensive design process was undertaken and the key elements relating to landscape and visual matters are described in the Site Description and Context section of this chapter. The design process led to the built development being set back from the A71 in the western portion of the site and a strong linear park breaking up the proposed built form.

Effects on features identified as important to the landscape quality and on the landscape character of the site and its setting are assessed. Although inter-related, effects on views of the site and its setting and visual amenity are assessed separately.

Landscape effects are on the fabric, character and quality of the landscape and are concerned with:

- Landscape elements (e.g. hedgerows, trees and woodlands);
- Landscape character – regional and local distinctiveness; and
- Special interests (e.g. designations, conservation sites, cultural associations).

Visual effects on people are concerned with the changes in available views through intrusion or obstruction and whether important opportunities to enjoy views may be improved or reduced.

The objectives of the assessment are to:

- Describe and evaluate the landscape resource and visual amenity of the site and the surrounding area which is likely to be affected by the proposed development;
- Identify and assess the significance of any effects on landscape resource or visual amenity associated with the proposed development;

- Identify mitigation measures which could be implemented in order to avoid, reduce, or remedy adverse effects; and
- Describe any enhancements of the landscape resource and visual amenity incorporated into the proposals.

The findings of the LVIA are presented in the following sections:

Site Description and Context

Site Description and Context: a summary of the main features of the site and the proposed development. This section also describes the mitigation.

Planning Policy Context: a summary of the regional and local landscape related planning policies relevant to the proposed development.

Baseline Description:

A description of the landscape and visual resource of the study area conducted through desk study and site survey.

Landscape and Visual Impact Assessment

Pattern of likely visibility: an overview of the pattern of likely visibility and the main receptors with the potential to experience views of the proposed development.

Viewpoint Assessment: a detailed assessment of landscape change and visual effects predicted from representative viewpoints which have been selected in close consultation with West Lothian Council.

Landscape Effects: an assessment of effects predicted on the landscape resource, landscape character types/areas, and designated landscapes.

Visual Effects: an assessment of effects on the visual amenity from receptors that would have potential visibility of the proposed development. of people and whether important opportunities to enjoy views may be improved or reduced.

Summary and Conclusions

A summary of the landscape and visual effects of the proposed development.

Site Description and Context

As illustrated in the Site Location plan (Figure 1), the site of the Proposed Development is situated to the south of Ratho and immediately north of the Dalmahoy Hotel and grounds, and is largely agricultural in use.

The proposed site is roughly L-shaped, extending from the A71 northwards to the local ridge. The western portion of the site extends over the local ridge to the unnamed water course near Ransfield Cottages. The eastern boundary of the site is bounded by policy woodland associated with the Addistoun Estate, and the western boundary follows the field boundary from Hatton Mains farm in the south to the unnamed water course just south Ratho Mains Cottages.

There are two routes through the site: Dalmahoy Road which runs north/south and a public footpath along the top of the low ridge from Dalmahoy Road to Craw Hill. Dalmahoy Road bisects the site creating an east and a west portion of the site on either side of the road. The western part of the site is further bisected by the footpath from Dalmahoy Road to Craw Hill. The footpath is bounded to the

north by a rundown stone wall and mature tree line which forms a distinct feature which would be retained as far as possible. There is also a mature hedgerow lining much of Dalmahoy Road as it moves through the site. As much as possible of this hedge would also be retained within the design layout of the site.

The mixed-use development would consist of areas of housing; a transport hub and community/education centre near the centre of the 'village hub' which would relate directly to the A71. A strong landscape framework, which includes SUDs drainage infrastructure and transportation, as well as strong boundaries and 'linear park' to break up the built form and 'contain' the proposed development. The Landscape Masterplan (Figure 2), illustrates the layout of the Proposed Development.

The Landscape Masterplan underwent a comprehensive design process which took account of the following aspirations:

- Creating a sense of place by carefully considering the existing site features and, where possible incorporating these (e.g. the view to the Allermuir in the Pentlands; Arthur's Seat and Edinburgh Castle from key locations in the site and the existing mature hedge and mature trees);
- Ensuring that a network of green spaces connects through the proposed development linking into the existing woodlands, hedgerows and existing waterside vegetation;
- Considering the footpaths and routes used by walkers and incorporating these into the layout (namely the footpath to Craw Hill);
- Considering the drainage needs and accommodating this within a large area dedicated to SUDs in the northern part of the site;
- Allowing for parks and linear parks which link well into and around the built elements of the proposed development, which also serve to fragment the built form in views from outside the site, and
- Considering the greenbelt designation and creating definitive and robust boundaries.
- This LVIA is based on the potential impacts resulting from the combination of the elements noted above including the robust boundary planting and vegetation associated with the proposed linear parks which would break up built form and ensure no skylining of buildings.

Planning Policy Context

The development plan relevant to this application consists of the *SESPlan Strategic Development Plan* (2013), and the proposed *City of Edinburgh Local Development Plan* (2016). In the context of these plans, the planning policies relevant to the landscape and visual considerations of this application are summarised in the following sections.

SESPlan Strategic Development Plan

The Strategic Development Plan sets out a spatial strategy which recognises existing development commitments and promotes a sustainable pattern of growth. The strategy is supported by a framework for delivery which will promote and secure economic growth and the delivery of housing in the most sustainable locations; and promote the development of strategic transport and infrastructure networks to support that growth and to meet the needs of communities.

The strategic policies most relevant, in terms of landscape, to the proposed development are noted below:

Policy 11: Delivering the Green Network

This policy promotes the creation of green networks which link green spaces and elements to provide a strong green network across the Scottish Borders and Central Scotland. The policy seeks to ensure that:

“The form, function, development and long term maintenance of the Green Network should be considered as an integral component of plan-making and place-making, and should be incorporated from the outset;

Connectivity across boundaries at a variety of special scales should be secured should be secured: between master plans and their surrounding areas; between proposed new strategic development sites and existing communities and neighbourhoods; and between individual site and neighbouring proposed and existing communities;

Major developments in the SESplan area should contribute positively to the creation, maintenance and enhancement of the green network; and

Multi-functional Green Networks should be developed that optimise the potential of components of the network to deliver a range of economic, social and environmental benefits.”

Policy 12: Green Belts

This policy is in place for the following purposes:

“Maintain the identity and Edinburgh and Dunfermline and their neighbouring towns, and preventing coalescence, unless otherwise justified by the Local Development Plan strategy;

Direct planned growth to the most appropriate locations and support regeneration;

Maintain the landscape setting of these settlements; and

Provide opportunities for access to open space and the countryside.”

City of Edinburgh Local Development Plan (November 2016)

The *City of Edinburgh Local Development Plan* (LDP) provides guidance on the location of development across the rural west of Edinburgh. The LDP sets out planning policies most relevant to the protection of the historic and natural environment which directly influence the landscape and visual matters pertaining to this application. In addition, the Site area is within green Belt. The policies most relevant to this LVIA are listed below.

Policy ENV 3: Listed Buildings - Setting

“Development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.”

Policy Env 7: Historic Gardens and Designed Landscapes

“Development will only be permitted where there is no detrimental impact on the character or a site recorded in the Inventory of Gardens and Designed Landscapes, adverse effects on its setting or upon component features which contribute to its value. Elsewhere, adverse effects on historic landscape features should be minimised.”

Policy Env 9: Development of Sites of Archaeological Significance

This policy notes that in the case of Scheduled Monuments, Historic Environment Scotland is required to be contacted where there is potential for proposed development to affect either the monument or its setting.

Policy ENV 10: Development in the Green Belt and Countryside

Paragraph 181 of the LDP notes that:

"It is necessary to control the type and scale of development in the green belt to enable it to fulfil its important role in terms of landscape setting and countryside recreation.... However, the purpose of the green belt is not to prevent development from happening...."

Most pertinent to this assessment is paragraph 183 which notes that:

"The key test for all proposals in the green belt and Countryside areas will be to ensure that the development does not detract from the landscape quality and/or rural character of the area."

Policy Env 11: Special Landscape Area

This policy states that:

"Planning Permission will not be granted for development which would have a significant adverse impact on the special character or qualities of the Special Landscape Areas shown on the Proposals Map."

Policy Env 12: Trees

This policy notes that it is not just TPO trees that are protected, and that:

"Development will not be permitted on any other tree or woodland worthy of retention unless for good arboriculture reasons. Where such permission is granted, replacement planting of appropriate species and numbers will be required to offset the loss to amenity"

Summary of Policy Context

The policies of most relevance to landscape design and assessment are noted above and, placing these in context of the proposed development, these may be summarised as follows:

- Green Belt: since the site is located within green belt the purpose of green belt is considered and the impact of the proposed development on this purpose, in terms of LVIA, is noted in the Landscape Assessment section of this LVIA.
- The scheduled Cup and Ring markings on Tormain Hill should be carefully considered in terms of potential for impact on its setting;
- The existing mature trees within the site area should be carefully integrated into the design;
- Potential impacts on the setting of the listed buildings around the site area which may be influenced by the proposed development should be carefully assessed.

Baseline Assessment

The baseline assessment establishes the existing landscape and visual resource against which the effects of the proposed development are predicted within the 3 km study area (as agreed with West Lothian Council). It examines the existing landscape elements within the site, and landscape character, value, and susceptibility to change of each landscape receptor within the study area. Visual receptors including settlements, road and rail users, users of recreational routes and their associated susceptibility and value are also identified.

Landscape Baseline

Landscape Designations

The study area includes a number of national and local designations which include Special Landscape Areas (SLA), Garden Designed Landscape (GDL), Listed Buildings, and Scheduled Ancient Monuments. The landscape designations are illustrated in the Landscape Designations plan (Figure 3). The Scheduled Monuments and Listed Buildings are illustrated on the Historic Designations plan (Figure 5). The key features associated with each designation are described in the succeeding tables.

National Designations

There is two Garden and Designed Landscape (GDL) which falls within the study area, and several listed buildings and scheduled monuments. The general amenity of the setting of listed buildings and scheduled monuments requires to be assessed within the landscape assessment.

Gardens and Designed Landscapes (GDL)

The Hatton House GDL is situated to the south-west of the site, and the Milburn Tower GDL is located 3 km north-east of the site, on the edge of the study area. The potential for impacts arising from the proposed development on the Milburn Tower GDL is minimal given the distance and intervening tree belts and infrastructure. Therefore, the Milburn Tower GDL is not assessed further in this report. The following table documents the reasons for listing, distance and susceptibility and value allocated to the Hatton House GDL.

GDL	Description	Distance to site (approx.)	Susceptibility & Value
Hatton House	<p>The GDL is considered to be of 'outstanding' value in the Historical, Archaeological and Architectural categories. In respect of Artistic Interest, Scenic and Nature Conservation categories this GDL has 'some' value.</p> <p>The GDL is the remains of late 17th century formal gardens and designed landscape. The designed landscape has steadily been eroded over the last 200 years and much of the GDL is now farmland.</p>	0.25 km	High

Listed Buildings

Listed buildings within the 1 km of the site boundary have been considered since it is highly unlikely that the setting of a listed building would be affected at greater distances.

There are several listed buildings near to the site along the A71 corridor and two listed farmhouses within 1 km of the site. Some of these are within the grounds of the Dalmahoy Hotel that would have no intervisibility with the site and proposed development. The Addistoun Dovecote, an A listed building is also within 1 km but being located within the Addistoun grounds, intervisibility with the site area is prevented by the mature policy woodland. The listed buildings within policy landscapes with no intervisibility with the site area are scoped out of this assessment as there could no conceivable impact.

Figure 6 illustrates the listed buildings within the study area, and the following table provides a brief description of the listing, distance and susceptibility and value allocated to the listed buildings within 1 km of the site that are assessed.

Listed Building and Category	Description	Distance to site (approx.)	Susceptibility & Value
C Category 3.5 Dalmahoy St, St Mary's Episcopal Rectory, Church Hall and Rectory Cottage (off A71)	This collection of 3 buildings are single storey and set out in an L-shape configuration. These buildings were designed by John Henderson and are listed for their architectural quality.	At the boundary of the southern edge of the site.	High
B Category Dalmahoy Estate, North Entrance	These listed gatepiers and boundary wall at the northern access of Dalmahoy are thought to be designed by William Adam around 1725.	0.05 km	High
C Category Dalmahoy Estate, North Lodge	This single storey building was designed by Dunn and Findlay and dates back to late 19 th century.	0.06 km	High
B Listed Easter Hatton Mains Fairview Cottages and Gates	This is an early 19 th century pair of single storey rectangular plan cottages with rubble walls from southern end of the cottages. The wall terminates in a circular ashlar pier with domed cap.	0.1 km	High
C Listed Easter Hatton with Boundary Wall and Gates	This late 19 th century 2 storey farmhouse has a rectangular plan with rear projections. The house has numerous architecturally important features and the boundary wall and gate are also listed.	0.12 km	High
A Listed Hatton Estate East Avenue Gates	Dating to 1700 this pair of gatepiers are very ornate with the Lauderdale shield on one pier and the arms of the fifth Earl's Countess on the other.	0.35 km	High
C Listed Ransfield Farm and Gatepiers	This listing is for an early 19 th century, 2 storey farmhouse and gatepiers at the southern entrance.	0.30 km	High

Listed Building and Category	Description	Distance to site (approx.)	Susceptibility & Value
B Listed Ratho Mains Farmhouse with Boundary Wall and Steadings	This is an early 19 th century 2 storey farmhouse with steading and a listed outer wall.	0.35 km	High

Scheduled Monuments (SM's)

Scheduled Monuments within 1 km of the site area are considered in this assessment as the setting of SMs at a greater distance are unlikely to be influenced by the proposed development. There are two SMs within 1 km of the site (Figure 5). These are described in the table below.

Scheduled Monument	Description	Distance to site	Susceptibility & Value
Tormain Hill, cup and ring marked rocks	This is a prehistoric ritual and funerary: cup and ring marks and similar rock art on the summit of Tormain Hill.	0.9 km	High
Union Canal, Fountainbridge to River Avon	This listing includes the entire stretch of the canal including the water and banks of either side, the two path and all distance markers and kicking stones.	1 km	High

Local Designations

Special Landscape Areas (SLA's)

There are two SLAs within the study area. The Ratho Hills SLA is immediately west of the proposed site area, and the Gogar SLA is situated around 1.5 km north east of the site as illustrated on Figure 3. These areas are described in the following table.

Landscape designation	Description	Distance to site	Susceptibility & Value
Ratho Hills SLA	The Statement of Significance (Review of Local Landscape Designations, City of Edinburgh Council, 2010) notes the following: <i>"The naturalised corridor of the Union Canal, and the remnant parkland on the slopes in the north of the character area at Ratho Hall and Craig Park, provide a wooded backdrop and enclosure to Ratho village."</i>	0 km	High to Medium (since the designation is local and not national)

Landscape designation	Description	Distance to site	Susceptibility & Value
	<p><i>“The distinctive pattern of trees on the ridgeline provides a local landmark.”</i></p> <p><i>“The southern side slopes of the ridge are laid out with woodland blocks and form part of the setting to Hatton House and designed landscape”</i></p> <p><i>“The ridge-top path running southwards from Ratho to Tormain (147 m AOD) and Craw hill offers extensive, elevated views across a foreground of farmland and woodland towards Arthur’s Seat and the city’s skyline in the east, the Firth of Forth, Fie and the Cleish Hills and Ochils to the north, the Almond valley to the west and the Pentland Hills in the south.”</i></p>		
Gogar SLA	<p>The Statement of Significance (Review of Local Landscape Designations, City of Edinburgh Council, 2010) notes the special qualities of which the following is most pertinent to this assessment:</p> <p><i>“To the north and east of the cSLA, the grounds of Gogar Mount, Hanley, Gogarburn, Gogar Park and Millburn Tower form a wooded backdrop to the west of the city, coalescing to screen views from the major routes of the A8 and city by-pass. This contributes to a sense of separation and contrast between the city, airport and settlements to the west.”</i></p>	1.25 km	High to Medium

Landscape Character Areas

The landscape character of the site and surrounding area was first categorised and defined in the “Lothians Landscape Assessment” (SNH 1998) as illustrated in Figure 4. More recently in the local landscape character has been categorised in the “Edinburgh Landscape Character Assessment” (published by CEC in 2010) and the “West Lothian Landscape Character Assessment” (published by West Lothian Council in 2014) to update the landscape character classification (refer to Figure 4). These more recent landscape character assessments have been used to inform the landscape baseline since it is the more recent and up to date document.

The site area falls within the “Rolling Farmlands” Landscape Character Type (LCT), and within this larger area, the “Ratho Farmland” landscape character area (LCA). This and the other LCAs found within the study area are described in the following table. The text and description are taken directly

from the Edinburgh Landscape Character Assessment in order to establish a level of consistency. The baseline landscape character has informed the ‘susceptibility and value’ rating allocated to each of the landscape character areas.

LCT	Landscape character and features	Susceptibility & Value
<p>Rolling Farmland - Ratho Farmland LCT</p>	<p>The Proposed Development is located within the Ratho Farmland LCA. As the title suggests this LCA is in arable use and it extends over a relatively large area from the hills to the west, Gogarburn to the east, the main railway line to the north and Dalmahoy to the south. The topography is undulating with an overall rise of approximately 40 metres across the area from north to south.</p> <p>The ‘Landscape Assessment’ section of the description notes the following:</p> <ul style="list-style-type: none"> • In terms of rarity/uniqueness Ratho farmland does not have any features that are rare or unique within the Lothians or Edinburgh; • In terms of Scenic Quality, the character is described as <i>“rolling to flat arable fields with hedgerows, policy woodland and tree lines which accentuate the landform. This is a large open landscape with open views”</i>. • The assessment reports that there is no sense of wildness within this LCA due to the proximity of transport routes and urban areas. • Prominence is noted at being Medium due to <i>“the presence of important transport routes which pass through the area.”</i> • In respect of ‘visibility’ the assessment notes that <i>“parts of this landscape are visible from the M8 and local roads”</i>. <p>(Page 220/221, Edinburgh Landscape Character Assessment, CEC, 2010)</p>	<p>Medium</p> <p>The landscape of this LCA is relatively large in scale and the activity of man is pronounced with active land management ongoing.</p>
<p>Policy landscape- Dalmahoy LCA</p>	<p>The LCA covers the entire Dalmahoy Estate, the majority of which lies south of the A71. Although policy woodland informs the overall character of this area, there are several land uses within the area, including: golf course; modern hotel with car park; and livestock grazing. There are several listed buildings within the Estate including Dalmahoy House which is category B listed; The stable block remains and St Mary’s Episcopal Church, also B listed. The landscape itself is a designed landscape though not inventory listed.</p> <p>The ‘Landscape Assessment’ section of the description notes the following:</p>	<p>Medium</p> <p>This LCT is heavily influenced by existing country club and associated development. It is not considered to be prominent within either Edinburgh or the Lothians.</p>

LCT	Landscape character and features	Susceptibility & Value
	<ul style="list-style-type: none"> • In terms of rarity/uniqueness the assessment asserts that <i>“the component and quality of Dalmahoy do not make it rare or unique within Edinburgh”</i>. Neither is it considered rare or unique within the wider context of the Lothians. • In terms of Scenic Quality, the character is described as <i>“policy landscape which has been significantly influenced by development as a country club. The landscape is fragmented and new development features have diminished the integrity of the designed landscape although woodlands, specimen trees and remnant parkland have some scenic qualities.”</i> • The assessment concludes that there is <i>“no sense of wildness”</i> resulting from the introduction of urban features associated with the country club. • Prominence is noted as being Medium in the ‘Summary of Key Characteristics’ and the descriptive text notes that <i>“Dalmahoy is not highly prominent within Edinburgh”</i>, and it is not considered prominent within the Lothians. • In respect of ‘visibility’ the assessment notes that the <i>“policy woodlands and policy limit visibility”</i>. <p>(Page 135/136, Edinburgh Landscape Character Assessment, CEC, 2010)</p>	
<p>Rural Outcrop Hills – Ratho Hills LCA</p>	<p>The LCA is in arable use and extends over a large area from the hills to the west, Gogarburn to the east, the main railway line to the north and Dalmahoy to the south. The topography is undulating with an overall rise of approximately 40 metres across the area from north to south.</p> <p>The ‘Landscape Assessment’ section of the description notes the following:</p> <ul style="list-style-type: none"> • In terms of rarity/uniqueness the assessment notes that <i>“while lacking the iconic form of Arthur’s Seat and the rugged qualities of the other outcrop hills, and affected to some extent by quarrying development, the Ratho Hills form an attractive overall landscape composition with well-managed farmland to the east.”</i> The character area is not considered to be rare within the context of the Lothians. • In terms of Scenic Quality, the character is described as <i>“the distinctive rolling wooded ridge and well-managed farmed slopes of these outcrop hills are of scenic quality.”</i> 	<p>Medium - High</p> <p>Although this LCA is locally prominent, its influence is limited to the local area.</p>

LCT	Landscape character and features	Susceptibility & Value
	<ul style="list-style-type: none"> • The assessment records wildness quality of the Ratho Hills as None. • Prominence is noted at being High in the 'Summary of Key Characteristics' and the descriptive text acknowledges that <i>"the Ratho Hills are locally prominent, visible from Ratho village and the Union Canal. They are not readily visible from the urban area of Edinburgh due to their relatively lowly height and intervening woodland and buildings."</i> • In respect of 'visibility' the assessment notes that the Ratho Hills are <i>"locally prominent"</i>. <p>(Page 224/225, Edinburgh Landscape Character Assessment, CEC, 2010)</p>	
<p>Rolling Farmland – Gowanhill Farmland LCA</p>	<p>This LCA covers a relatively narrow corridor of land between the Dalmahoy estate and the settlement of Currie. The western edge of the LCA wraps around the north of Dalmahoy Hill and Kaimes Hill, extending to Kirknewton. This LCA is described as: <i>"predominantly arable farmland [which] has an increasingly fragmented character on the urban fringes of Currie and close to Dalmahoy Hill, where horse paddocks and stables are a feature."</i></p> <p>The 'Landscape Assessment' section of the description notes the following:</p> <ul style="list-style-type: none"> • In terms of rarity/uniqueness Gowanhill farmland LCA is not considered to be rare or unique within the Lothians or Edinburgh; • In terms of Scenic Quality, the area is considered to be of low quality due to <i>"its fragmented pattern where high voltage power lines, settlement and industry influence character"</i>; • The assessment reports that there is no sense of wildness within this LCA. • Prominence is noted at being Low. • In respect of 'visibility' the assessment notes that the LCA is visible from the settlement of Currie and the railway. <p>(Pages 209/210, Edinburgh Landscape Character Assessment, CEC, 2010)</p>	<p>Medium</p> <p>Despite being compromised in character this area, this LCT provides something of a landscape setting to Currie.</p>
<p>Settled Farmland-Craigpark</p>	<p>This LCA comprises the area of land to the north and west of the Ratho Hills which is heavily modified by the activities of</p>	<p>Low</p> <p>This LCT is heavily modified by human</p>

LCT	Landscape character and features	Susceptibility & Value
<p>Farmland and quarries LCA</p>	<p>man including quarrying, industrial park development and the motorway corridor and junction (M8/M9).</p> <p>The 'Landscape Assessment' section of the description notes the following:</p> <ul style="list-style-type: none"> • The LCA is considered "only rare within Edinburgh in terms of the degree of modification that has occurred to the landscape by extensive quarrying and built infrastructure". Within the Lothians this type of landscape character is found occasionally on the fringes of large urban areas; • The Scenic Quality of this area is rated as low due to "the fragmented pattern of this area caused by communications and piecemeal industrial development"; • The assessment reports that there is no sense of wildness within this LCA. • Prominence is rated as Medium and described as "not [being] readily visible from surrounding roads (the M8 is aligned in cutting) and retained hill slopes and woodland screen views of quarry voids in many places"; • In respect of 'visibility' the assessment notes that this area is "not readily visible from surrounding settlement and roads". <p>(Pages 241/242, Edinburgh Landscape Character Assessment, CEC, 2010)</p>	<p>activity and characterised by the motorway corridors and junction.</p>
<p>Rolling Farmland-Bonnington Farmland LCA</p>	<p>This LCA comprises a gently undulating area of farmland from the River Almond valley in the west to the Ratho Hills to the east, and the M8 corridor in the north to Wilkieston in the south.</p> <p>The 'Landscape Assessment' section of the description notes the following:</p> <ul style="list-style-type: none"> • The LCA is not considered to rare or uniqueness within the Lothians or Edinburgh; • In terms of Scenic Quality, the area is noted as having "<i>some limited scenic quality principally associated with the canal and woodlands around Clifton Hall and Bonnington Hall</i>"; • The assessment reports that there is no sense of wildness within this LCA. • Prominence is noted at being Low. • In respect of 'visibility' the assessment notes that "<i>this area is contained by landform and not widely visible</i>". 	<p>Medium Due to the relatively large scale of the landscape and the restricted visibility and prominence.</p>

LCT	Landscape character and features	Susceptibility & Value
	(Pages 203/204, Edinburgh Landscape Character Assessment, CEC, 2010)	
<p>Lowland River Corridors - Kirknewton Plain LCA</p>	<p>This LCT is characterised by the gently low-lying topography of the plain and the farmland landuse.</p> <p>Of the key characteristics of the LCT noted in the West Lothian Council Landscape Assessment, the following are most relevant for the part of the LCT within the study area:</p> <p><i>“Pylons and overhead electricity lines cut through and intrude into the farmed landscape”</i></p> <p><i>“Several minor roads pass north-south through the area linking with the A70 to the south and the A71 to the north”</i></p> <p><i>“Structural and formal gardens at Hatton House (partially within West Lothian and included in Historic Scotland’s Inventory of Gardens and Designed Landscapes) add to the enclosed, managed character of the area to the north-east of Linburn”</i></p>	<p>Medium-High</p> <p>This landscape has mixed scenic value including pylons and a GDL designated landscape.</p>
<p>Settled Farmland- Gogar Farmland and Institutions LCA</p>	<p>The area of this LCT is defined by the A8, A71 and the City Bypass road corridors. The character in general is informed by the interplay of the wooded policies associated with Gogarburn House; the designed grounds of the Royal Bank of Scotland HQ, and the broad open fields of the Scottish Agricultural Science Agency (SASA). In addition, a section of the Union Canal is routed through the southern part of this LCA between the M8 and the A71 corridors.</p> <p>The ‘Landscape Assessment’ section of the description notes the following:</p> <ul style="list-style-type: none"> • In terms of rarity, the assessment reports that <i>“While note unique, this landscape is rare within Edinburgh because of its mix of landuses and the intactness of policy woodlands which are important in providing a backdrop to the western outer edge of the city.”</i> This landscape character is not considered to be rare or unique within the Lothians; • The Scenic Quality of this LCT relates to the setting to the institutions provided by the remnants of policy woodland and the new landscape features of the recently designed grounds of the Royal Bank of Scotland HQ, and the <i>“intimately scaled valley and the wooded grounds of the handsome houses in Gogarbank”</i>; 	<p>High</p> <p>Given the small scale of the landscape.</p>

LCT	Landscape character and features	Susceptibility & Value
	<ul style="list-style-type: none"> • The assessment reports that there is no sense of wildness within this LCT. • In terms of Prominence the assessment notes that <i>“this character area is not readily visible from the city of Edinburgh”</i>; • In respect of ‘visibility’ the assessment notes that this area is <i>“visible from major transport routes”</i>. <p>(Pages 250/251, Edinburgh Landscape Character Assessment, CEC, 2010)</p>	
Settled Farmland-Riccarton Institutional Landscape LCA	<p>This LCA is dominated by the university campus buildings built in 1967. Original features still present include the lime avenue which includes some sycamore trees at the east entrance, and the dense treebelts of mixed species along the boundaries. The LCT is distinct from the surrounding farmland landscape.</p> <p>The ‘Landscape Assessment’ section of the description notes the following:</p> <ul style="list-style-type: none"> • In terms of rarity within the Edinburgh area the assessment reports that <i>“...the landscape is not significantly rare or unique within Edinburgh as there are other examples of more significantly intact policy landscapes and institutional land uses such as Gogar”</i> Within the wider Lothians area the LCT is not rare; • The Scenic Quality of this LCT is dominated by the university campus and associated infrastructure and there is little evidence of the original policy landscape; • The assessment reports that there is no sense of wildness within this LCA. • In terms of Prominence the assessment notes that despite the proximity to the A71 and the city bypass the LCT is not prominent within the Edinburgh area due to the <i>“the relatively shallow landform and perimeter trees”</i>; • In respect of ‘visibility’ the woodland belts around the boundaries limit intervisibility with the surrounding landscape. <p>(Pages 262/263, Edinburgh Landscape Character Assessment, CEC, 2010)</p>	Medium Primarily due to the dominance of the university campus buildings and associated infrastructure.
Rural Outcrop Hills- Kaimes and Dalmahoy Hills LCA	Two hills constitute this LCA, namely Kaimes Hill which rises to 259m, and Dalmahoy Hill reaches 246m AOD. Both hills have been quarried and at Kaimes Hill the quarry has been filled by fly tipping. The processing facility for the quarry on Dalmahoy	High to Medium The LCT is locally prominent being highly visible within

LCT	Landscape character and features	Susceptibility & Value
	<p>Hill is on the northern slope and can be seen from the A71 and the Edinburgh-Glasgow railway line.</p> <p>The 'Landscape Assessment' section of the description notes the following:</p> <ul style="list-style-type: none"> • Whilst not rare these hills lie on a locally prominent ridge line which makes them notable especially from the north; • The Scenic Quality of this LCT relates to the <i>“exposed, elevated peaks located on a ridge, modified by quarrying”</i>; • The assessment notes the sense of wildness generated by the rugged landform and reinforced by the proximity to the Pentland Hills. • In terms of Prominence the assessment notes that the hills form <i>“a landscape feature within from a number of nearby settlements and also the A71”</i>. However, from the Lothians the prominence of these hills is reduced by backdrop of the Pentland Hills; • In respect of 'visibility' the hills are visible from the A71 and rail routes. <p>(Pages 220/221, Edinburgh Landscape Character Assessment, CEC, 2010)</p>	<p>the immediate landscape.</p>
<p>Pentland Flanks-Cockburn Geometric Wooded Farmland LCA</p>	<p>This LCA relates to the regular layout of fields and shelterbelts within the area. Many of the water courses have been modified to follow the geometric field boundaries. The farmland is a mixture of arable and pasture, and the some of the tree belts are in decline. The shelterbelt pattern of this LCA is extended northwards where a number of 19th century villas in Balerno have with policy woodland reflecting the geometric field boundaries. The watercourses have been modified to follow field boundaries which create a strongly geometric pattern and are emphasised by boundary treelines and hedgerows.</p> <p>The 'Landscape Assessment' section of the description notes the following:</p> <ul style="list-style-type: none"> • In terms of rarity, the assessment reports that in the wider Lothians area there are other examples of this LCT, however, the geometric pattern is particularly strong in the Edinburgh area; • The Scenic Quality of this LCT is characterised by <i>“gently sloping arable and pasture farmland with strong shelterbelt patterns overlaying the landform with creates enclosure and restricts views”</i>; 	<p>Medium The LCT is locally important being a relatively rare character type, however, it is a self-contained LCT with little intervisibility with surrounding routes and areas.</p>

LCT	Landscape character and features	Susceptibility & Value
	<ul style="list-style-type: none"> • The assessment reports that this LCT is heavily modified by human influences. • In terms of Prominence the assessment notes that the LCT is not prominent within the Edinburgh area. • In respect of 'visibility' <i>"the landform restricts views from nearby transport corridors.</i> <p>(Pages 97/98, Edinburgh Landscape Character Assessment, CEC, 2010)</p>	
<p>Pentland Flanks-Leith Plateau Farmland LCA</p>	<p>This LCT relates to the upper reaches of the Water of Leith situated at the foot of the Pentland Hills. The LCT is characterised by a plateau which contains an airfield, and a shallow farmed valley. Within this LCT the Water of Leith is visually insignificant, being a narrow channel of water. The airfield comprises unkempt concrete runways which are overgrown and in need of repair with associated large 'sheds' which form hangars. The farmland is characterised by the gently sloping slopes of the valley which is arable on the lower slopes and pasture on the upper reaches.</p> <p>The 'Landscape Assessment' section of the description notes the following:</p> <ul style="list-style-type: none"> • Rarity – this LCT is not rare within Edinburgh or the wider Lothians landscape; • Scenic Quality – the rolling farmland affords some scenic qualities; • Wildness – this is a man-modified landscape with little or no wildness. • Prominence – there is intervisibility with the A70. The valley floor is generally not prominent whilst the rising valley slopes provide the foreground to the more prominent Pentland Hills ; • Visibility – the assessment notes that the LCT is visible from the A70. <p>(Pages 103/104, Edinburgh Landscape Character Assessment, CEC, 2010)</p>	<p>Medium</p> <p>The LCT is locally important as the part of the setting to the Pentland Hills. However, the airfield landuse detracts from the scenic quality of the rolling valley slopes of the farmland.</p>
<p>Lowland Farmland- West Craigs Farmland LCA</p>	<p>This LCT lies west of Edinburgh and is characterised by farmland crossed by major transport routes including the A8 and Edinburgh-Glasgow railway line. To the south the farmland merges with the Ratho Farmland LCT emerging as a less fragmented swathe of farmland.</p>	<p>Low</p> <p>The LCT is heavily influenced by major route corridors and the airport related infrastructure.</p>

LCT	Landscape character and features	Susceptibility & Value
	<p>The 'Landscape Assessment' section of the description notes the following:</p> <ul style="list-style-type: none"> • Rarity – This is not a rare LCT; • Scenic Quality – the LCT is dominated by route corridors which fragment the farmland making for a low overall scenic quality; • Wildness – there is no sense of wildness within this LCA. • Prominence – the LCT is not prominent although it is overlooked by the route corridors; • Visibility – the assessment notes that the LCT is visible from the transport routes. <p>(Pages 92/93, Edinburgh Landscape Character Assessment, CEC, 2010)</p>	
Settled Farmland - Edinburgh Airport LCA	<p>This LCA is dominated by the airport buildings and aeroplanes landing and taking off on a regular basis.</p> <p>The 'Landscape Assessment' section of the description notes the following:</p> <ul style="list-style-type: none"> • Rarity – the landuse as an international airport is unique within the Edinburgh; • Scenic Quality – of this LCT is dominated by the airport and aeroplane activity consequently has low scenic value; • Wildness – there is no sense of wildness within this LCA. • Prominence – the LCT has prominence due to the activity of aeroplanes which draws attention to the area. • Visibility – the area is low-lying with limited visibility. <p>(Page 229, Edinburgh Landscape Character Assessment, CEC, 2010)</p>	<p>Low</p> <p>The LCT is heavily influenced by the airport buildings, runways and aeroplanes arriving and departing.</p>

Visual Baseline

In order to scope the visual receptors that would potentially be affected by the proposed development, the visual containment of the site has been considered. Desktop research has been undertaken to understand the topography and key features of the site and study area, and field survey work has been undertaken to verify this, establishing areas of potential intervisibility between the site area and visual receptors within the study area. This process has also allowed for 'worst-case'

viewpoint locations to be established which have then formed the basis of consultation with City of Edinburgh Council.

Visual Containment

The site straddles the southern section of Dalmahoy Road from its junction with the A71 to the unnamed water course some 200m south of Ransfield Cottages rising uphill from approximately 93m above ordinance datum (AOD) at the junction to some 100m AOD at the top of the ridge where the public right of way bisects the western portion of the site area.

The Ratho Hills contain visibility to the west and north-west, and to the north the built form of Ratho contains views northwards within the study area, although there are long distance views to landscape in the far distance. Southwards the site is visually contained by policy woodland associated with Dalmahoy House, although there are longer distance views to the Pentland hills which lie some 5 km south of the site. Eastwards views are contained by the mature policy woodland associated with Addiston House.

Visual receptors are scoped out of this assessment where there would be no views of the proposed development, and viewpoints have been carefully selected to illustrate the extent of potential visibility both in the closer area around the site and from the hills with intervisibility in the distance.

Settlements

There are numerous settlements within the 3 km radius study area as illustrated in the Site Location Plan, Figure 1. Of these only Ratho would have potential views of the proposed development. In addition there are groups of properties with potential for views of the proposed development and these are described below:

Ratho

This village is located in the Rural West Edinburgh area of Edinburgh. It is well connected with easy access to the A8, A71 and the M8 and M9 motorways. The Union Canal passes through Ratho and there is a railway station within the settlement. The village lies just under 1 km north of the site.

Hatton Mains, Easter Hatton and Easter Hatton Mains Cottages (north)

There are two single storey dwellings at Easter Hatton Mains, both of which have a north/south aspect. Easter Hatton is a large detached 2 storey dwelling set behind a dense screen of mature planting. There appears to be two residential properties associated with Hatton Mains: the farmhouse which is a large detached dwelling located west of the sheds and large farm buildings and single storey cottages that may be converted stables face onto the A71.

Easter Gateside

This two-storey detached dwelling faces onto the A71. It is set within grounds that have mature planting along boundaries and immediately north of the dwelling there is a collection of smaller out buildings.

Hatton Mains Cottages (south) and The Elms

This collection of single storey dwellings is situated at the south-western corner of the site area, on the southern side of the A71. The Cottage have an east-west aspect, and the Elms is orientated north/south. All three of the dwellings are on a lower elevation than the A1, set back behind a stone wall and mature tree planting.

Ransfield Cottages

This row single storey row of three cottages have a north-south orientation with front doors and windows looking southwards towards the proposed development, the northern boundary of which would lie some 0.12 km distance from the Cottages.

Ransfield House

Ransfield House is a 2-storey stone built detached building with associated out buildings and sheds situated approximately 0.25 km from the nearest north-eastern boundary of the proposed development. It is unclear if this house is a dwelling or a business premises, however, erring on the side of caution, this assessment follows ‘worst-case’ protocol and assumes a dwelling status.

Ratho Mains Cottages

There are is a row of 3 or 4 single storey cottages near Ratho Mains Farm situated approximately 0.2 km distance from the north-western boundary of the proposed site. The entrance to these cottages is from the north, and back gardens and south-facing windows would have views of the proposed development.

Ratho Mains Farmhouse

This 2-storey stone-built dwelling has a southerly aspect. It is situated some 0.5 km from the north-western boundary of the proposed site.

Residential receptors are assessed as having a high susceptibility and value.

Road, Rail, and Recreational Routes

Within the study area, there is a network of main, local, and minor routes, and number of recreational routes. However, only those routes with views of the proposed development would be assessed. Given the extent of visual containment of the proposed development, as described above, it is considered that the potential for visual impact would be limited to the routes noted in the following table below. These are shown in Figure 7.

Core Paths have been scoped out of this assessment since there are none within 1 km of the site.

The Susceptibility and value of routes is based on the following factors:

- Purpose of the route – e.g. if the route is primarily to appreciate the scenic quality the susceptibility would be rated as High.
- The speed of travel – the higher the speed at which users may pass through the landscape the lower the susceptibility to development is considered to be.

Route	Distance from site (km)	Susceptibility & Value
Roads		
Dalmahoy Road	0 km	Medium
A71	0.01 km	Medium
Local road accessing Ransfield Cottages	0.12 km	Medium
Local road accessing Ratho Mains Cottages	0.2 km	Medium

Route	Distance from site (km)	Susceptibility & Value
Wilkieston Road, Ratho	0.95 km	Medium
Public Footpaths		
PF from Dalmahoy Road to Craw Hill	0 km	High

Viewpoints

After consultations with City of Edinburgh Council, 16 viewpoints have been identified as being representative of key landscape and visual receptors within the study area. These are illustrated on the Viewpoint Location Plan (Figure 8) and listed below:-

VP Type	Distance (km)	Landscape		Visual	
		LCT/Designation	Susceptibility & Value	Receptor	Susceptibility & Value
VP1 South-East of site, A71	0 km	Rolling Farmlands (Ratho Farmlands LCA)	Medium	Local road users	Medium
VP2 Dalmahoy Hotel entrance	0.05 km	Policy Landscape (Dalmahoy LCA)	High/Medium	Road users	Medium
		Listed Gates	High	Local road users	Medium
VP3 Ransfield Cottages	0.12 km	Rolling Farmlands (Ratho Farmlands LCA)	Medium	Local road users	Medium
				Local residents	High
VP4 Ratho Mains House	0.35 km	Rolling Farmlands (Ratho Farmlands LCA)	Medium	Local residents	High
		B Listed Building	High		
VP5 Ratho Mains Cottages	0.25 km	Rolling Farmlands (Ratho Farmlands LCA)	Medium	Local road users	Medium
				Local residents	High
VP6	0.7 km	Rolling Farmlands	Medium	Local road users	Medium

VP Type	Distance (km)	Landscape		Visual	
		LCT/Designation	Susceptibility & Value	Receptor	Susceptibility & Value
Dalmahoy Road, Ratho		(Ratho Farmlands LCA)		Settlement	High
VP7 Hatton House	0.7 km	GDL	High	Walkers	High
		SLA	High-Medium		
		Rolling Farmlands (Ratho Farmlands LCA)	Medium		
VP8 Wilkieston Road, Ratho	1 km	Rural Outcrop Hills (Ratho Hills LCA)	High/Medium	Local road users	Medium
		SLA	High/Medium	Settlement	High
VP9 Union Canal Tow Path	1 km	Rolling Farmlands (Ratho Farmlands LCA)	Medium	Recreational users of the canal and tow path	High
VP10 Gogarmuir Road Bridge	1 km	Rolling Farmlands (Ratho Farmlands LCA)	Medium	Local road users	Medium
VP11 Tormain Hill	1 km	SLA	High	Walkers	High
		SM (visual amenity of visitors)	High		
		Rural Outcrop Hills (Ratho Hills LCA)	High/Medium		
VP12 Craw Hill	1 km	SLA	High	Walkers	High
		Rural Outcrop Hills (Ratho Hills LCA)	High-Medium		
VP13 Dalmahoy Hill	2.2 km	Rural Outcrop Hills (Kaimes and Dalmahoy Hill LCT)	High-Medium	Walkers	High

VP Type	Distance (km)	Landscape		Visual	
		LCT/Designation	Susceptibility & Value	Receptor	Susceptibility & Value
VP14 Warklaw Hill	5.3 km	-	-	Visual amenity of walkers from summit	High
VP15 Allermuir, Pentland Hills	8.4 km	-	-	Visual amenity of walkers from summit	High
VP16 Arthur's Seat	Over 13 km	-	-	Visual amenity of walkers from summit	High

Landscape and Visual Assessment

This section addresses the likely effects of the proposed mixed-use development on the landscape and visual resources within the study area as outlined in the baseline above. The methodology used to make this assessment is described in Appendix 1, and effects are considered to be adverse unless otherwise noted. The findings of this assessment are set out as follows:

- Pattern of Likely Visibility: an overview of the pattern of the worst-case potential visibility of the proposed development.
- Viewpoint Assessment: a detailed assessment of the landscape change and visual effects predicted from the selection of representative viewpoints. This notes the receptors at each of the representative viewpoints.
- Landscape Effects: an assessment of effects predicted on the landscape resource and landscape character types, and the designated areas.
- Visual Effects: an assessment of effects predicted on the views of people, and whether important opportunities to enjoy views may be improved or reduced.

Pattern of likely visibility

Analysis of the visual containment of the site, as undertaken in the Visual Baseline, shows that close range visibility of the site and proposed development would be limited to an area of approximately 1 km to the west and north by the Ratho Hills and the topography (combined with built form of Ratho) respectively. To the south visibility of the proposed development would be limited by the policy woodland (Dalmahoy) and eastwards mature policy woodland (Addiston) contains views.

Beyond this localised area, there is intervisibility with summits of some of the Pentland Hills and with Arthur's Seat in Edinburgh.

The representative viewpoints illustrate the intervisibility of all the key receptors within areas of predicted intervisibility.

Viewpoint Assessment

The following section provides an assessment of the static landscape and visual effects predicted at the 16 representative viewpoints. Photographs from representative viewpoints (Figures 9 to 24) indicate the extent of the development that is likely to be visible. Mitigation planting is not illustrated but is described in the text.

The viewpoints have been chosen, in consultation with CEC, to depict a 'worst case scenario' of landscape and visual effects regarding the proposed development, and where there is no clear view of the site the viewpoints have been retained to show context and the limited nature of any effect.

Viewpoint 1	South-East of site, A71 Figure 9		
Distance	0 km		
Context	Taken from the lay-by at the south-eastern corner of the site looking over the site area with Ratho hills on the horizon containing the views.		
LANDSCAPE EFFECTS (refer to Appendix 1 for method of assessment)			
LCA	Susceptibility & Value	Level of Change	Local effects
Rolling Farmlands – Ratho Farmlands LCA	Medium	<u>High:</u> The proposed development would change the defining experience of the landscape from this viewpoint.	Major (Significant)
VISUAL EFFECTS (refer to Appendix 1 for method of assessment)			
Receptor	Susceptibility & Value	Level of Change	Effect
Local Road Users	Medium	<u>Medium/High:</u> The A71 travels past the site at this location. The foreground of the view will be boundary planting designed to integrate the proposed development with the neighbouring policy woodland and to provide a setting for the residential development. The visualisation demonstrates that there would be large change in the view. However, the scale of the proposed built form would be in keeping with the mature tree planting and in time the proposed	Moderate/Major (Significant)

		mitigation planting at the boundaries of the site would heavily filter the built form of the proposed development.	
<i>Viewpoint 2</i>	Dalmahoy Hotel Entrance (180°) Figure 10a-10b		
<i>Distance</i>	0.05 km		
<i>Context</i>	<p>Taken from the gates at the entrance to the Dalmahoy Hotel on the A71 looking across the road towards the site area. The built form of the proposed development is indicated in mauve. To the west of Dalmahoy Road the proposed built form would be set back from the A71 with a tree-lined landscape buffer that would function as a cycle route and segregated pedestrian footpath.</p> <p>To the east of Dalmahoy Road the built form would be glimpsed beyond the existing Carvery building. The boundary planting would ensure that views to built form would be filtered and glimpsed.</p>		
LANDSCAPE EFFECTS <i>(refer to Appendix 1 for method of assessment)</i>			
<i>LCA</i>	<i>Susceptibility & Value</i>	<i>Level of Change</i>	<i>Local effects</i>
Policy Landscape – Dalmahoy LCA	High/Medium	<p><u>Low:</u></p> <p>The landscape character of this LCA is inward-looking with mature woodland and high walls creating the boundary. Whilst the proposed development would form a distinct feature in the viewpoint (which looks outside of the LCA), it would not impact upon the landscape character of the policy landscape.</p>	<p>Moderate-Minor (Not significant)</p>
Dalmahoy Estate, North Entrance B Listed	High	<p><u>Low:</u></p> <p>The proposed development would not influence the amenity value of the listed gates given the proposed built form would be on the other side of the A71 and glimpsed beyond proposed boundary planting.</p>	<p>Moderate-Minor (Not significant)</p>
VISUAL EFFECTS <i>(refer to Appendix 1 for method of assessment)</i>			
<i>Receptor</i>	<i>Susceptibility & Value</i>	<i>Level of Change</i>	<i>Effect</i>
Local Road Users	Medium	<u>Medium:</u>	Moderate

		The proposed built form of the development would be set beyond a landscape buffer which would filter views. The proposed development would introduce evident change into the view at this location, however, the mitigation planting along with the existing group of buildings (including the Carvery and Planet Flower) would intervene and screen/filter views.	(Not significant given the settled nature of the existing view with dwellings set within wooded grounds)
<i>Viewpoint 3</i>	Ransfield Cottages (180°) Figure 11a-11b		
<i>Distance</i>	0.12 km		
<i>Context</i>	This viewpoint looks northwards from the cottages towards the proposed development. The visualisation illustrates how the proposed open space (SUDs area) would set built development back from the Cottages, and the manner in which local topography would contain the proposed development.		
LANDSCAPE EFFECTS <i>(refer to Appendix 1 for method of assessment)</i>			
<i>LCA</i>	<i>Susceptibility & Value</i>	<i>Level of Change</i>	<i>Local effects</i>
Rolling Farmlands – Ratho Farmlands LCA	Medium	<u>Medium:</u> The proposed development would introduce built form into the middle-to-background at this location. Although the foreground would remain as rolling farmland, and the proposed boundary planting would enhance existing tree belts and filter the built form. Notably, the proposed built form is set within the lower part of the area leaving intervisibility with the Pentlands and Ratho hills intact.	Moderate (Not significant given that the built form relates to the lower land, is set back in the landscape and would be filtered/screened)
VISUAL EFFECTS <i>(refer to Appendix 1 for method of assessment)</i>			
<i>Receptor</i>	<i>Susceptibility & Value</i>	<i>Level of Change</i>	<i>Effect</i>

Local Road Users	Medium	<p><u>Low:</u></p> <p>The change to the view would be perceptible however built form would be filtered and screened in parts, and set back from the viewpoint. The existing open space of the agricultural landscape within the foreground would remain intact, and landmark hills would remain visible and present.</p>	<p>Minor (Not Significant)</p>
Settlement	High	<p><u>Low:</u></p> <p>There would be a distinct change to the view. The built form would be set further away than the southern boundary of the site and mitigation planting along the southern boundary and within the SUDs area would ensure that views to built form are filtered and in the middle distance. The mitigation planting would resemble the woodland planting of the existing policy woodland. The overall change would be an extension of the woodland from the east of the view and some glimpses to more distant built development beyond the boundary planting.</p>	<p>Moderate/Minor (Not Significant)</p>
<i>Viewpoint 4</i>	Ratho Mains House Figure 12a-12b		
<i>Distance</i>	0.35 km		
<i>Context</i>	<p>This viewpoint is located by the listed building looking northwards towards the site and proposed development. The visualisations demonstrates that the mitigation planting along the boundary of the proposed development would mature to filter much of the proposed built form which is located in the background of the view. The visualisation further demonstrates the low-lying nature of the proposed development which would sit below the horizon with the mature planting of the Dalmahoy policy woodland visible beyond the site area and the Pentland Hills on the horizon. The visualisation also illustrates the relationship of the proposed development to the Ratho Hills with built form being buffered and screened/heavily filtered behind proposed boundary structure planting.</p>		
<p>LANDSCAPE EFFECTS (refer to Appendix 1 for method of assessment)</p>			
<i>LCA</i>	<i>Susceptibility & Value</i>	<i>Level of Change</i>	<i>Local effects</i>

Rolling Farmlands – Ratho Farmlands LCA	Medium	<u>Medium/Low:</u> The proposed development would introduce built form into the background at this location and the fore and middle ground would remain farmland. The mitigation planting along the boundaries of the site would substantiate the existing tree lines and serve to heavily filter views of the built form once mature. The landmark hills would remain visible as would the policy woodland beyond the site area.	Moderate-Minor (Not significant)
Listing Building	High	<u>Negligible</u> The proposed development would not have any influence on the setting of the listed building as it would be at a distance and filtered by tree planting with the existing farmland in the fore ground and middle ground of the viewpoint.	Minor-None (Not significant)
Settlement	High	<u>Negligible</u> The proposed development would result in a perceptible change to the view. However, the change would be distant drawing tree planting across the ridge. There may be potential for a few glimpses to the built form of the development beyond the boundary planting.	Minor-None (Not significant)
VISUAL EFFECTS (refer to Appendix 1 for method of assessment)			
<i>Receptor</i>	<i>Susceptibility & Value</i>	<i>Level of Change</i>	<i>Effect</i>
Local residents	High	<u>Low:</u> The magnitude of change would relate to the filtered views of built form in the background. Overall the setting with Pentland Hills and Ratho Hills on the horizon would not change, and the foreground would remain as existing.	Moderate/Minor (Not Significant)
<i>Viewpoint 5</i>	Ratho Mains Cottages Figure 13		
<i>Distance</i>	0.19 km		

Context	This view looks southwards over the proposed development site to the Pentland Hills on the horizon. The visualisation illustrates the fit of the proposed development within the topography from this viewpoint.		
<p>LANDSCAPE EFFECTS</p> <p>(refer to Appendix 1 for method of assessment)</p>			
LCA	Susceptibility & Value	Level of Change	Local effects
Rolling Farmlands – Ratho Farmlands LCA	Medium	<p><u>Medium:</u></p> <p>The proposed development would introduce built form into the middle-to-background at this location. The foreground would remain as existing. The proposed woodland boundary would mitigate the potential impact of the proposed development by strengthening the burnside planning and introducing more woodland into the landscape.</p>	<p>Moderate</p> <p>(Not significant since the key elements of the LCA would remain intact)</p>
<p>VISUAL EFFECTS</p> <p>(refer to Appendix 1 for method of assessment)</p>			
Receptor	Susceptibility & Value	Level of Change	Effect
Local Road Users	Medium	<p><u>Medium/Low</u></p> <p>The most apparent change in view would be the evidence of built development in the middle distance in the view. However, the proposed boundary planting would reflect the policy woodland character of the existing tree belts in the area, reducing the overall level of change likely to be experienced.</p>	<p>Moderate-Minor</p> <p>(Not significant)</p>
Settlement	High	<p><u>Low/Medium</u></p> <p>The change to the view of the residents would be the apparent treebelt stretching across the middle ground of the view. Beyond this there would be views to rooftops interspersed by tree planting. The foreground of the view would remain unchanged</p>	<p>Moderate</p> <p>(Not significant given that built form would be fragmented and filtered by mitigation planting and it would be beyond the water course)</p>

<i>Viewpoint 6</i>	Dalmahoy Road, Ratho Figure 14		
<i>Distance</i>	0.7 km		
<i>Context</i>	View from the southern edge of Ratho looking south towards the proposed development along the Dalmahoy Road. The visualisation illustrates the extent of the proposed development within the viewpoint. The boundary planting would filter/screen views of the proposed built form which would be backclothed by the Pentland Hills.		
LANDSCAPE EFFECTS <i>(refer to Appendix 1 for method of assessment)</i>			
<i>LCA</i>	<i>Susceptibility & Value</i>	<i>Level of Change</i>	<i>Local effects</i>
Rolling Farmlands – Ratho Farmlands LCA	Medium	<u>Medium/Low:</u> The proposed development would introduce built form into the middle-to-background at this location. The boundary planting to the proposed development would reflect the treebelts prevalent in the landscape at this location, and this would reduce the overall change to the landscape character. The foreground would remain as existing and the skyline would remain dominated by the Pentland Hills.	Moderate-Minor (Not significant)
VISUAL EFFECTS <i>(refer to Appendix 1 for method of assessment)</i>			
<i>Receptor</i>	<i>Susceptibility & Value</i>	<i>Level of Change</i>	<i>Effect</i>
Local road users	Medium	<u>Low</u> There would be a slight change to the view with a treebelt extending across the ridge with potential for glimpses of built form.	Minor (Not significant)
Residents	High	<u>Low:</u> There would be a discernible change to the view, however it would be distant and the boundary mitigation planting associated with the proposed development would reflect the characteristics of the policy woodland prevalent at this location. The middle and foreground would remain as existing.	Moderate /Minor (Not Significant)

Viewpoint 7	Hatton House Figure 15		
Distance	0.7 km		
Context	This viewpoint looks eastwards from the eastern extent of the Hatton House GDL towards Hatton Mains farm and the policy woodland beyond.		
LANDSCAPE EFFECTS (refer to Appendix 1 for method of assessment)			
LCA	Susceptibility & Value	Level of Change	Local effects
Rolling Farmlands – Ratho Farmlands LCA	Medium	<u>Neqligible/None:</u> The proposed development would be entirely screened by the landform, Hatton Mains farm buildings and mature tree planting associated with the farm. The proposed development would not change the characteristics of the landscape at this vantage point.	None (Not significant)
GDL	High	<u>Neqligible/None:</u> The outlook and setting of the GDL would remain unchanged since there would be no intervisibility with the proposed development at this location.	None (Not significant)
VISUAL EFFECTS (refer to Appendix 1 for method of assessment)			
Receptor	Susceptibility & Value	Level of Change	Effect
Walkers	High	<u>Neqligible/None:</u> The proposed development would not be evident in the view due to the Hatton Mains farm structures and tree planting.	None (Not Significant)
Viewpoint 8	Wilkieston Road, Ratho Figure 16		
Distance	1 km		
Context	This view is from the Wilkieston Road by the junction with Hallcroft Park, just as the road enters/leads the village. The proposed development would be nestled in the low part of the landscape with Pentland Hills on the horizon and the rising ground of the Ratho Hills evident in the middle ground.		

<i>LANDSCAPE EFFECTS</i>			
<i>(refer to Appendix 1 for method of assessment)</i>			
<i>LCA</i>	<i>Susceptibility & Value</i>	<i>Level of Change</i>	<i>Local effects</i>
Rural Outcrop Hills - Ratho Hills LCA	High/Medium	<u><i>Negligible/None:</i></u> The Proposed Development would result in minor change in the low-lying point of the existing landscape of this vantage point. This would not alter the characteristics of the LCA.	None (Not Significant)
SLA	High/Medium	<u><i>Negligible/None:</i></u> The Proposed Development would introduce treeblets with glimpsed visibility to built form within the low-lying part of this vantage point. This would not detract from, nor alter the characteristics of the Ratho Hills SLA.	None (Not Significant)
<i>VISUAL EFFECTS</i>			
<i>(refer to Appendix 1 for method of assessment)</i>			
<i>Receptor</i>	<i>Susceptibility & Value</i>	<i>Level of Change</i>	<i>Effect</i>
Local road users	Medium	<u><i>Low/Negligible:</i></u> The change in the view would be discernible and distant. The proposed tree planting would minimise the level of change and blend the proposed development into the existing policy landscape.	Minor-None (Not Significant)
Residents	High	<u><i>Low/Negligible:</i></u> The change to view likely to be experienced by residents at this viewpoint is slight and distant. The proposed structure planting along boundaries and within the site area would break up the built form to reflect the policy landscape of Dalmahoy and Addiston.	Minor (Not Significant)
<i>Viewpoint 9</i>	Union Canal Tow Path Figure 17		
<i>Distance</i>	1 km		

<i>Context</i>	<p>The view is from the tow path of the Union Canal on the eastern edge of Ratho. The visualisation demonstrates that the proposed development would be completely screened by the landform.</p> <p>Therefore, there would be no impacts on the Union Canal and this viewpoint is not assessed further in this LVIA.</p>		
<i>Viewpoint 10</i>	Gogarmuir Road Bridge Figure 18		
<i>Distance</i>	1 km		
<i>Context</i>	<p>This view is taken from the local road by Gogarmuir Road Bridge. The mature planting of the policy woodlands dominates this viewpoint, with the Ratho Hills curtailing views on the horizon. The visualisation illustrates that the proposed development would be mostly screened by the Addistoun Estate policy woodlands. The small part of the proposed development that would be visible would be heavily filtered/screened by the proposed mitigation planting at the boundaries of the site.</p>		
LANDSCAPE EFFECTS			
<i>(refer to Appendix 1 for method of assessment)</i>			
<i>LCA</i>	<i>Susceptibility & Value</i>	<i>Level of Change</i>	<i>Local effects</i>
Rolling Farmlands – Ratho Farmlands LCA	Medium	<p><u>Neqligible:</u></p> <p>The proposed development would be largely screened by the existing mature woodlands of the policy woodland. in the middle to far distance the small part of the proposed development that would be visible would extend effectively extend the treeline further.</p> <p>The key characteristics of the landscape at this vantage point would be unchanged.</p>	<p>None</p> <p>(Not significant)</p>
VISUAL EFFECTS			
<i>(refer to Appendix 1 for method of assessment)</i>			
<i>Receptor</i>	<i>Susceptibility & Value</i>	<i>Level of Change</i>	<i>Effect</i>
Local road users	Medium	<p><u>Neqligible:</u></p> <p>The viewpoint would remain as existing. Whilst the proposed development would change a small part of the view in the distance, this would not be immediately perceptible when travelling at the speed of a car. The proposed mitigation structure planting at the boundaries of the proposed</p>	<p>Minor/None</p> <p>(Not Significant)</p>

		development would effectively screen/heavily filter the built form in this view.	
<i>Viewpoint 11</i>	Tormain Hill Figure 19		
<i>Distance</i>	1 km		
<i>Context</i>	This view looks south-eastwards over the low-lying landscape within which the site is located towards Pentland Hills, Braid Hills and Arthur's Seat on the horizon. The visualisations informs the extent of the proposed development, the built form of which would be broken up by structure planting within the layout and strong defensible planting along boundaries.		
LANDSCAPE EFFECTS <i>(refer to Appendix 1 for method of assessment)</i>			
<i>LCA</i>	<i>Susceptibility & Value</i>	<i>Level of Change</i>	<i>Local effects</i>
Rural Outcrop Hills – Ratho Hills LCA	High/Medium	<u>Low:</u> The proposed development would be a noticeable feature in the low-lying landscape at the foot of the hill. Built form would be set within and partially screened by the proposed mitigation planting. The key elements of the landscape character at this vantage point would remain intact.	Moderate-Minor (Not significant)
VISUAL EFFECTS <i>(refer to Appendix 1 for method of assessment)</i>			
<i>Receptor</i>	<i>Susceptibility & Value</i>	<i>Level of Change</i>	<i>Effect</i>
Walkers	High	<u>Low</u> Whilst the visual change would be apparent, this would not change the focus of the panoramic view being the hills in the distance. The view over a well-treed low-lying basin would remain low-lying with additional trees and built form broken up by the proposed mitigation planting. The proposed open space within the proposed development and the defensible and robust boundary woodland/tree planting would weaken the legibility of the proposed built form in this view.	Moderate-Minor (Not Significant)

Viewpoint 12	Craw Hill Figure 20		
Distance	1 km		
Context	<p>This view looks eastwards from Craw Hill to Arthur's Seat on the horizon. The panoramic view is a patchwork of agricultural fields and mature swathes of woodland with buildings dotted between.</p> <p>The visualisation illustrates the part of the low-lying area that would be occupied by the proposed development, the built form of which would be broken up by strong boundary woodland planting and internal structure planting.</p>		
<p>LANDSCAPE EFFECTS</p> <p>(refer to Appendix 1 for method of assessment)</p>			
LCA	Susceptibility & Value	Level of Change	Local effects
Rural Outcrop Hills – Ratho Hills LCA	High/Medium	<p><u>Low:</u></p> <p>The proposed development would be a noticeable feature in the low-lying landscape at the foot of the hill. Built form would be set within and partially screened by the proposed mitigation planting. The key elements of the landscape character at this vantage point would remain intact.</p>	<p>Moderate-Minor</p> <p>(Not significant)</p>
<p>VISUAL EFFECTS</p> <p>(refer to Appendix 1 for method of assessment)</p>			
Receptor	Susceptibility & Value	Level of Change	Effect
Walkers	High	<p><u>Low</u></p> <p>Whilst the visual change would be apparent in a relatively small part of the view. The main elements of the view remain unchanged and the focus of the panoramic view is the hills in the distance. The proposed development sits within a well-treed low-lying basin and built form would be broken up by the proposed mitigation planting. The proposed open space within the proposed development and the defensible and robust boundary woodland/tree planting would weaken the legibility of the proposed built form in this view.</p>	<p>Moderate-Minor</p> <p>(Not Significant)</p>

<i>Viewpoint 13</i>	Dalmahoy Hill Figure 21		
<i>Distance</i>	2.2 km		
<i>Context</i>	This panoramic view northwards stretches over the policy woodland and farmland to the Firth of Forth and Fife beyond. The proposed development is situated in the low-lying basin by the substantial areas of policy woodland (Dalmahoy and Addistoun). The existing mature woodland combined with the robust structure planting both on the boundaries of the proposed development and internally, would fragment views of built form.		
LANDSCAPE EFFECTS <i>(refer to Appendix 1 for method of assessment)</i>			
<i>LCA</i>	<i>Susceptibility & Value</i>	<i>Level of Change</i>	<i>Local effects</i>
Rural Outcrop Hills – Kaimes and Dalmahoy Hill LCA	High/Medium	<u>Low:</u> The proposed development would not influence the key landscape characteristics of the landscape character at this vantage point.	Minor (Not significant)
VISUAL EFFECTS <i>(refer to Appendix 1 for method of assessment)</i>			
<i>Receptor</i>	<i>Susceptibility & Value</i>	<i>Level of Change</i>	<i>Effect</i>
Walkers	High	<u>Low:</u> Whilst the visual change discernible but make little difference to the experience of the view.	Minor (Not Significant)
<i>Viewpoint 14</i>	Warklaw Hill Figure 22		
<i>Distance</i>	5.3 km		
<i>Context</i>	This viewpoint is taken from a lower peak in the norther foothills of the Pentlands. The panoramic view looks out over farmland and the built form of Balerno and Currie towards the site area which is in the distance. The proposed development would be barely discernible in this view. NB: Since this viewpoint is outside the 3 km study area only visual amenity of walkers is considered as landscape character would not be impacted.		

<i>VISUAL EFFECTS</i>			
<i>(refer to Appendix 1 for method of assessment)</i>			
<i>Receptor</i>	<i>Susceptibility & Value</i>	<i>Level of Change</i>	<i>Effect</i>
Walkers	High	<p><u><i>Negligible:</i></u></p> <p>The change to the view would not be apparent given the distance. In addition, the built form of the proposed development would be fragmented by robust mitigation planting which would effectively blend the development into the existing woodland.</p>	<p>Minor/None</p> <p>(Not Significant)</p>
<i>Viewpoint 15</i>	Allermuir, Pentlands Figure 23		
<i>Distance</i>	8.4 km		
<i>Context</i>	<p>This viewpoint is taken from Allermuir, the highest in the Pentlands. At a distance of over 8 km the proposed development would not be discernible within the panoramic view.</p> <p>Therefore there would be no landscape or visual impacts arising so this viewpoint is not assessed further in this LVIA.</p>		
<i>Viewpoint 16</i>	Arthur's Seat Figure 24		
<i>Distance</i>	Over 13 km		
<i>Context</i>	<p>At a distance of over 13 km the proposed development would not be discernible within the panoramic view from Arthur's Seat in Edinburgh.</p> <p>Therefore there would be no landscape or visual impacts arising so this viewpoint is not assessed further in this LVIA.</p>		

Landscape Effects

Direct Landscape Effects

The proposed development would directly alter the physical landscape of the receiving site area where there is built form. The areas of open space within the development would be altered in character only.

Given the size of the proposal the effect on the physical fabric of the landscape of the site is considered to be **Major** and Significant.

Indirect Landscape Effects

Landscape Designations

The tables below sets out the predicted effects on all designated landscapes within the study area, namely, Gardens and Designed Landscapes; Listed Buildings and Scheduled Monuments,. The tables have been used by way of formatting and contain a full explanation of the level of change likely to be experienced and the resulting landscape effect. The table also notes whether the effect is significant or not.

Effects on Gardens and Designed Landscapes

Receptor	Susceptibility & Value	Level of Change	Effect
Hatton House GDL	High	<u>Neqligible:</u> Viewpoint 7 (Figure 15) from the eastern extent of the GDL (i.e. the nearest point to the proposed development) demonstrates that the Hatton Mains farm buildings and planting would prevent intervisibility. Therefore, there can be no impacts on the setting of the GDL	None (Not Significant)

Effects on Listed Buildings

Receptor	Susceptibility & Value	Level of Change	Effect
C Category St Mary's Episcopal Rectory, Church Hall and Rectory Cottage (off A71)	High	<u>Neqligible:</u> The grounds of this collection of buildings is bounded by a tall mature evergreen hedge that prevents intervisibility with the proposed development. In addition, the mitigation strategy ensures that the boundary with this collection of listed buildings would be sensitively planted to further prevent any potential views to dwellings.	None (Not Significant)
B Category Dalmahoy Estate, North Entrance	High	<u>Low/Neqligible:</u> Viewpoint 2 (Figure 10a - 10b) illustrates that the built development would be set back from the A71. This buffer would be planted with mature trees and contain a footpath and cycleway segregated from the A71. Given the distance and intervening A road, it is considered that the setting of gatepiers and boundary wall would not be influenced by the proposed development.	Minor-None (Not Significant)
C Category Dalmahoy Estate, North Lodge	High	<u>Neqligible:</u> This building is situated to the south of the entrance gate and boundary wall and therefore has very limited intervisibility with the development site. Therefore the setting would not be influenced.	None (Not significant)
B Listed Easter	High	<u>Neqligible:</u>	None

Hatton Mains Fairview Cottages and Gates		These buildings are located on the south site of the A71 diagonally opposite the south-western corner of the development site. Given the separation created by the busy trunk road it is considered that the setting of these buildings would not be influenced by the proposed development.	(Not significant)
C Listed Easter Hatton with Boundary Wall and Gates	High	<u>Negligible:</u> Intervisibility with the proposed site would be prevented by the intervening buildings and planting associated with Hatton Mains farm. Therefore the setting of the structures would not be influenced by the proposed development.	None (Not significant)
A Listed Hatton Estate East Avenue Gates	High	<u>Negligible:</u> The listed structures are at a distance of over 300 m from the proposed development. Hatton Mains farm buildings and mature planting lies between them and the proposed site preventing intervisibility. Therefore the setting of the structures would not be influenced by the proposed development.	None (Not significant)
C Listed Ransfield Farm and Gatepiers	High	<u>Negligible:</u> The setting of the dwelling and gatepiers is considered to extend to the minor access road at the south of the building. The proposed development would be located across a field at a distance of over 300 m and bounded by robust tree planting. Therefore the listed structures would not be influenced by the proposed development.	None (Not significant)
B Listed Ratho Mains Farmhouse with Boundary Wall and Steadings	High	<u>Negligible:</u> Viewpoint 4 (Figure 12a – 12b) illustrates the scale and size of the proposed development at the listed dwelling. This, combined with the mitigation planting along the boundaries of the site would ensure that the setting of the listed structures is not influenced by the proposed development.	None (Not significant)

Effects on the setting of Scheduled Monuments

Receptor	Susceptibility & Value	Level of Change	Effect
Tormain Hill, cup and ring marked rocks	High	<u>Negligible:</u> Given the distance of 1 km and being at higher elevation than the proposed development, the setting of the cup and ring marked rocks would not be influenced by the proposed development.	None (Not Significant)

Union Canal, Foutainbridge to River Avon	High	<u>Neqliqible:</u> Viewpoint 9 (Figure 17) illustrates that the proposed development would be screened by intervening landform.	None (Not Significant)
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Effects on Landscape Designations

Receptor	Susceptibility & Value	Level of Change	Effect
Ratho Hills SLA	High-Medium	<u>Low/Neqliqible:</u> The proposed development would not change the features set out in the Statement of Significance (Review of Local Landscape Designations, City of Edinburgh Council, 2010). Furthermore, the proposed development would be in a low-lying basin and contained within a substantial and robust planting structure which would resemble the woodland block of the neighbouring policy woodlands.	Minor/None (Not Significant)
Gogar SLA	High-Medium	<u>Neqliqible:</u> There would be no intervisibility between the SLA and the proposed development, and no change to the features set out in the Statement of Significance (Review of Local Landscape Designations, City of Edinburgh Council, 2010).	None (Not Significant)

Effects on Landscape Character Areas

In order to keep this LVIA focussed on the main issues and potential significant effects, the visual containment analysis is used to scope out those character areas that would not experience intervisibility with the proposed development. LCAs within approximately 1 km of the site are assessed. LCAs within the area that is bounded by the Ratho Hills to the west; Ratho to the north; policy woodland of Addistoun to the east, and Dalmahoy to the south, are described and fully assessed in the following table.

LCAs outwith this area of visual containment would not be influenced by the proposed development as there would be no intervisibility. Elevated areas such as Dalmahoy hill would have views of the proposed development. However, the viewpoint assessment above demonstrates that impacts on landscape character areas from elevated viewpoints would not be significant.

Receptor	Susceptibility & Value	Level of Change	Effect
Rolling Farmland – Ratho Farmland LCT	Medium	<u>High</u> Locally Within the core of the site area the character of the LCT would be completely replaced by the proposed development. <u>Medium to Low</u> at the Boundaries and beyond There is proposed woodland belts at the boundaries of the site the built form of the proposed development would be set back with intervening green space which would mitigate the level of change experienced from the boundaries.	Major (Significant) Locally Minor-None (Not Significant) Elsewhere
Policy landscape – Dalmahoy LCA	Medium	<u>Low</u> Since the wooded nature of the policy landscape contains views and limits intervisibility. The proposed development would not influence the character of this LCA.	Minor-None (Not Significant)
Rural Outcrop Hills – Ratho Hills LCA	High/Medium	<u>Low/Negligible</u> Although this LCA is locally prominent, it's influence is limited to the local area. This is illustrated in Viewpoints 11 and 12 from Tormain and Craw hills respectively (Figures 19 – 20)	Minor-None (Not Significant)

Green Belt Policy

Since the proposed development is located within green belt, the purpose of green belt, as set out in the SESplan is considered.

The proposed development would not influence the identity of Edinburgh or Dunfermline, neither would it result in coalescence with existing settlement. Therefore the purpose of the green belt to “maintain the identity and Edinburgh and Dunfermline and their neighbouring towns, and preventing coalescence, unless otherwise justified by the Local Development Plan strategy” would not be impacted.

The proposed development is situated next to a well-used transport corridor and near an existing village (Ratho). Therefore, the proposed development is considered to be in an appropriate location in landscape sustainability terms.

The proposed development would not affect the landscape setting of Edinburgh, Dunfermline or the nearby village of Ratho.

The proposed development would, most positively “provide opportunities for access to open space and the countryside.”

For these reasons, in terms of landscape and visual matters the green belt policy relating to the proposed development site is considered to maintain the purpose of the green belt.

Summary Landscape Effects

Overall, no significant effects are predicted on any designated landscapes within the study area. Significant effects are limited to the fabric and character of the receiving landscape.

Visual Effects

Residential dwellings and settlements

The table below provides an assessment of visual effects on the residents of towns and villages within the 3 km study area as identified in the baseline. This has been informed by field survey from those locations that are publicly accessible and further informed by findings of the detailed viewpoint assessment. The method used to undertake this assessment is described in Appendix 1.

Settlement	Distance (km, approx.)	Level of Change	Effect
Towns and Villages			
Ratho	0.7 km	<p><u>Low/Negligible</u></p> <p>The village is located just under 1 km from the southern boundary of the proposed development. Viewpoint 6, (Figure 14) illustrates the type of change that may be experienced by some of the properties on the southern edge of the village. The viewpoint assessment noted the following change to visual amenity at the edge of the settlement: There would be a discernible change to the view, however it would be distant, and the boundary mitigation planting associated with the proposed development would reflect the characteristics of the policy woodland prevalent at this location. The middle and foreground would remain as existing. There would be no change to the visual amenity of residents beyond the southern edge of the village.</p> <p>There would be no impact on the remaining residents.</p>	<p>Moderate/Minor to None (Not significant)</p>
Groups and individual dwellings			
Easter Mains Cottages (north of A71), Hatton Mains and Easter Hatton	0.02	<p><u>Low/Negligible</u></p> <p>The Easter Mains Cottages would be closest to the proposed development at around 20m west of the south-western corner of the site. There unlikely to be direct views of the propose development from these properties as the eastern gable nearest the site has no windows. Furthermore, the area immediately east of the dwellings would be landscape buffer housing the segregated footpath and</p>	<p>Minor (Not significant)</p>

Settlement	Distance (km, approx.)	Level of Change	Effect
		<p>cyclepath and built form would be set back from the A71.</p> <p>The other dwellings would have no views to the proposed development due to the intervening buildings associated with Hatton Mains farm and mature vegetation.</p>	
Easter Gateside	0.05	<p><u>Neqligible</u></p> <p>It is unlikely that there would be views from this dwelling to the proposed development given the extent of mature woodland immediately to the south of the property. Views eastwards are filtered/screened by a mature tree line which would be substantiated by further mitigation planting.</p>	Minor-None (Not significant)
Hatton Mains Cottages (south of A71) and The Elms	0.04	<p><u>Low/Neqligible</u></p> <p>The Elms is a single storey detached dwelling on the south side of the A71. The property is built on a lower elevation to the road, and there is a high stone wall with mature trees along the boundary with the road. This dwelling may experience glimpsed oblique views to the landscape buffer of the proposed development; however it is unlikely that there would be views to built form which would be set further back.</p> <p>Hatton Mains Cottages on the south side of the A71 would have no views to the proposed development as they are located to the west of The Elms and have a east/west orientation.</p>	Minor-None (Not significant)
Ransfield Cottages	0.12 km	<p><u>Low</u></p> <p>Viewpoint 3 (Figure 11a – 11b) demonstrates the worst-case effect of the proposed development on the residents of Ransfield Cottages, and the viewpoint assessment notes the following change:</p> <p>There would be a distinct change to the view. The built form would be set further away than the southern boundary of the site and mitigation planting along the southern boundary and within the SUDs area would ensure that views to built form are heavily filtered/screened. The mitigation planting</p>	Moderate-Minor (Not Significant)

Settlement	Distance (km, approx.)	Level of Change	Effect
		would resemble the woodland planting of the existing policy woodland. The overall change would be an extension of the woodland from the east of the view and some glimpses to more distant built development beyond the boundary planting.	
Ransfield House	0.3 km	<u>Low/Negligible:</u> Views of the proposed development from this property would be of a similar nature to those from Ransfield Cottages only more distant with a greater foreground of existing farmland in the view.	Minor (Not Significant)
Ratho Mains Cottages	0.19 km	<u>Medium/Low</u> The potential view from these dwellings is illustrated in Viewpoint 5 (Figure 13) and assessed as follows in the viewpoint assessment: The change to the view of the residents would be the apparent treebelt stretching across the middle ground of the view. Beyond this there would be views to rooftops interspersed by tree planting. The foreground of the view would remain unchanged	Moderate (Not significant given that built form would be fragmented and filtered by mitigation planting and it would be beyond the water course)
Ratho Mains Farmhouse	0.35 km	<u>Negligible</u> The farmhouse is over a third of a kilometre from the proposed site with oblique views towards the northwest corner of the proposed development. Viewpoint 4 illustrates the type of view and the viewpoint table assesses impact on the residential amenity as follows: The proposed development would result in a perceptible change to the view. However, the change would be distant drawing tree planting across the ridge. There may be potential for a few glimpses to the built form of the development beyond the boundary planting.	Minor (Not Significant)

Road, rail and recreational routes

There is no rail route within the study area, and Core Paths have been scoped out of this assessment as there are none within 1 km of the site. Given the likely pattern of visibility of the proposed development, those routes with potential visibility are shown in the following tables:

Roads

The roads with most direct views towards the site area are assessed in the following table:

Route	Distance	Level of Change	Effect
Dalmahoy Road	0.0 km	<p><u>High to Medium</u> within the site area This road runs through the site area providing access to the proposed development. The views along this road are expected to change fundamentally.</p> <p><u>Medium/Low</u> outwith the site area The section of the road between the northern boundary of the site and Ratho would remain as existing. Views along the road when travelling from Ratho to Dalmahoy would be changed with boundary planting extending woodland belt across the ridge and water course. Visual amenity of users of this road would not be changed due to the intervening trees, buildings and topography.</p>	<p>Major-Moderate (Significant) Locally</p> <p>Moderate-Minor (Not Significant) outwith the site</p>
A71	0 km	<p><u>High to Medium</u> for the length of road alongside site boundary.</p> <p>Viewpoint 1 and 2 (Figures 9, 10a and 10b) illustrate the predicted change to visual amenity of this road from the south-east corner of the site and Dalmahoy Road/A71 junction respectively. There would be a fundamental change to the visual amenity of this road as it passes by the development site since the much of the open space would be replaced by the proposed development. Although there would be a landscaped buffer between the road and the built form of the development, the visual amenity of this section of road would be heavily influenced by the proposed development.</p> <p><u>Low/Negligible</u> for A71 east and west of the site.</p> <p>Notably, the visual influence of the proposed development is well contained by policy woodland belt to the east, and Hatton Mains farm and associated building and vegetation to the west.</p>	<p>Major-Moderate (Significant) For the section of road alongside the northern boundary.</p> <p>Minor-Negligible (Not Significant) for remainder of road.</p>

Route	Distance	Level of Change	Effect
Local road accessing Ransfield Cottages	0.12 km	<u>Low</u> Viewpoint 3 (Figure 11a – 11b) illustrates the worst-case change to the visual amenity. The visual amenity of this road would be altered a little by the introduction of tree planting into the open farmland along the ridge. Beyond the boundary planting there may be the occasional glimpse to the built form. This would impact the section of road between Ransfield House to Ransfield Cottages. East of Ransfield House the impact would diminish.	Minor (Not significant)
Local road accessing Ratho Mains Cottages	0.19 km	<u>Medium/Low</u> Viewpoint 5 (Figure 13) illustrates the typical change likely to be experienced at this receptor. There would be a noticeable change to the view from this this road due to the introduction of substantial tree planting along the water course with glimpses to built form rising up the slope behind this. Views to buildings would be fragmented by mitigation planting, reducing the overall magnitude of change.	Moderate-Minor (Not significant)
Wilkieston Road, Ratho	1 km	<u>Low/Negligible:</u> Viewpoint 8 (Figure 16) demonstrates the likely change to the view from this road. The change in the view would be discernible and distant. The proposed tree planting would minimise the level of change and blend the proposed development into the existing policy landscape.	Minor-None (Not significant)

Public Footpath

There is a footpath from Dalmahoy Road to Craw Hill which bisects the western portion of the development site. The predicted impacts on this visual receptor are noted as follows:

Route	Distance	Level of Change	Effect
Public Footpath from Dalmahoy Road to Craw Hill	0 km	<u>Localised High</u> The first 460 metres approximately of the route (almost 1.5 km in total) from Dalmahoy Road to Craw Hill would pass through the site area. The views along the footpath for this length of the route would	Localised Major (Significant)

Route	Distance	Level of Change	Effect
		<p>alter fundamentally, even though the existing stone wall and line of mature trees which bound the northern side of the route would be retained in the layout design for the proposed development.</p> <p><i>Medium/Low for the remainder of the route</i> Immediately to the west of the site boundary, the visual amenity of the footpath would revert to the existing views of farmland. The boundary planting proposed would ensure that this a sharp transition and in the views when returning from Craw Hill to Dalmahoy, the boundary planting would limit and restrict the impact of the proposed development as far as possible.</p>	<p>Moderate/Minor (Not significant for the remainder)</p>

Summary Visual Effects

Significant visual effects are limited to within the site area where the proposed development would bring about a fundamental change in character, and the A71 where it runs alongside the southern boundary of the site. There are no significant effects predicted as a result of the proposed development outside of the site area.

Cumulative Effects

Given the limited visual influence of the Proposed Development as noted in the Baseline section, the potential for significant cumulative effects is limited.

Conclusion

This LVIA has revealed the following points of note in respect of potential landscape and visual effects:

- The site is well-contained within a low-lying landscape that would have limited intervisibility beyond approximately 1 km to the north and west, and is curtailed to the south and east by policy woodland. This limits potential landscape and visual impacts.
- The proposed landscape masterplan ensures that the key features of the site, namely the stone wall and tree-lined public footpath, would be retained, and the and mature hedge planting along Dalmahoy Road would be retained as far as possible. Where this feature is lost, it would be replaced with similar planting.
- Development of the development site would not compromise the purpose of green belt in preventing coalescence and maintaining the setting of settlement. Furthermore, the boundary planting would be robust and well-defined. This would both protect the surrounding green belt and also feed into the green networks.

There are few receptors of national landscape importance within the study area.

Summary of Effects

Significant effects are limited to the site area and the southern boundary. These include:

- Significant landscape effects on the fabric of the receiving landscape;
- Significant landscape effects on the character of receiving landscape;
- Significant visual effects on Dalmahoy Road as it passes through the site area;
- Significant visual effect on the public footpath where it is within the site area, and
- Significant visual effects on the sections of the A71 where it passes immediately by the proposed development.

Notably, there are no significant effects on receptors outside the site area.

In terms of design and planning policy, it is important to note the that:

- The Cup and Ring markings SM on Tormain Hill has been carefully considered and effects on the setting are not significant;
- The landscape infrastructure as illustrated in the Landscape Masterplan ensures that the riparian environment associated with the unnamed water course at the northern boundary would be enhanced and utilised to build on creating a sense of place, as would the existing stone wall and associated mature trees by the public footpath;
- The purpose of the green belt designation would not be compromised in terms of landscape and visual matters, and
- The setting of listed buildings around the site, including Dalmahoy Gates, has been carefully considered and the setting of these buildings would be not significantly impacted by the proposed development.

Appendix 1 – LVIA Methodology

Introduction

The approach taken for the assessing the landscape and visual effects follows the best practice principles and methods undertaken for a typical EIA development. Primarily, this is based on the approach as set out in the Guidelines for Landscape and Visual Impact Assessment (GLVIA), published by the Landscape Institute and Institute of Environmental Assessment, (2013).

It should be noted that there is a degree of professional experience and judgement exercised during the LVIA process. Professional opinions are given within the framework of “clear and transparent methods so that the reasoning applied at different stages can be traced and examined by others.” (p. 21, GLVIA, 2013)

Evaluation of the Existing Environment – the Baseline

The baseline review for the landscape and visual resource has three elements:

1. Description – a systematic review of existing information and policy relating to the existing landscape and visual resource;
2. Classification – analysis of the data to subdivide the landscape resource into discrete areas of recognisable character and identification of the visual receptors; and
3. Evaluation – Use of professional judgement to apply susceptibility criteria to a landscape or visual resource with reference to specified criteria.

The baseline review is undertaken through desk-based data review followed by a site survey to verify the findings, and then analysis of the data. This process is described in detail in the following paragraphs.

Desk Based Data Review

Existing mapping, legislation, policy documents and other written, graphic and digital data relating to the proposal and broader study area was reviewed. This included the following documents:

- SESPlan Strategic Development Plan (2013);
- West Lothian Local Plan (as modified, commencing adoption process April 2018);
- West Lothian Landscape Character Classification (WLC, 2014);
- Lothians Landscape Assessment (SNH,1998);
- Ordnance Survey maps; and
- Digital sources of mapping and aerial photography.

The desk study also establishes the main users of the area, key viewpoints and key features, thus defining the visual baseline which requires to be verified on site. The potential visual receptors are identified and classified according to their associated use (settlements, footpaths, roads etc.). The aim of the baseline review of visual resources is to ensure that an appropriate range of viewpoints is included in the visual assessment. The potential extent of visibility of the proposed development as identified by field survey provides the basis upon which the potential visual receptors are initially identified.

The desk study informs subsequent site work, which allows the confirmation of the Landscape Character Types (LCTs) and Landscape Character Areas (LCAs) where applicable.

Site Survey

Field survey work is carried out to identify viewpoints and to gain a full appreciation of the relationship between the proposed development and the surrounding landscape. It is important to ensure that the viewpoints remain a representative selection of views and demonstrate the worst case scenario of any likely effect.

Data Analysis

Analysis and reporting of the baseline resource took place after the completion of the desk and field surveys. The baseline landscape and visual review provides a description, classification, and evaluation of the landscape and visual resource of the study area.

The baseline review provides a robust description of the landscape and visual resource from which to assess the landscape and visual effects of the proposed development and to advise, in landscape and visual terms, on the development's acceptability in principle and upon its siting, layout and design. This involves identification of all the landscape and visual receptors and analysis of the sensitivity of each of these receptors to the Proposed Development.

Extent of the Study Area and Viewpoint Selection

Through the initial stages of the desk study, eleven viewpoints were chosen to represent views experienced from a variety of receptors, within different landscape character types and at a variety of distances from the Proposed Development where the view may be apparent.

A study area centred on a 3 km radius from the proposed development has been used for the study of landscape and visual effects. Given the relative scale of the development, the limited extent of likely visibility and the character of the landscape, significant effects are very unlikely to be experienced at distances over 3 km.

Landscape Susceptibility and Value

The GLVIA indicates that landscape receptors need to be assessed firstly in terms of their sensitivity, combining judgements of their susceptibility to the type of proposal and the value attached to the landscape.

This LVIA includes an assessment of factors affecting the susceptibility of the landscape to the changes brought about by the Proposed Development. In terms of landscape value, the assessment takes as its starting point the recognised value of the landscape, for example, as identified by landscape designations.

The value and susceptibility, and assessment also take into account the findings of field survey to identify any variation at the local scale. This included a review of the following criteria:

Landscape Susceptibility Criteria	Landscape Value Criteria
Scale	Condition/intactness
Enclosure	Scenic quality
Landform	Perceptual aspects
Diversity	Rarity
Landcover pattern and line	Representativeness

Settlement and infrastructure	Conservation interests
Perception of landscape change	Recreational value
Tranquillity	Associations
Settings and skylines	

Sensitivity of Visual Receptors

The sensitivity of each visual receptor is assessed in terms of susceptibility to change in views or visual amenity as well as the value attached to particular views.

Susceptibility to Change

People generally have differing responses to views and visual amenity depending on the context (e.g. location, time of day, degree of exposure), and their purpose for being in a particular place (e.g. whether for recreation, travelling through the area, residence or employment). Susceptibility to change is therefore a function of:

- The occupation or activity of people experiencing the view or visual amenity; and
- The extent to which their attention or interest may be focused on the landscape around them.

The following table illustrates some examples of the relative susceptibility of some of the key visual receptors within the Study Area. Note that different individuals or groups of people at one location may have different levels of susceptibility.

High	Medium	Low
Residents within dwellings or curtilage	People at their place of work, where views are an important part of the setting, such as a countryside ranger	People at their place of work whose attention is likely to be focused on their work or activity, not on their surroundings
Users of recognised national trails, whose attention or interest is likely to be focused on the landscape or on particular views	Road and rail users likely to be travelling for other purposes than just the view, such as commuter routes	People engaged in active outdoor sports or recreation and less likely to focus on the view
Road and rail users where appreciation of the landscape is an important part of the experience, such as recognised scenic routes		
Visitors to heritage assets or to other attractions, such as recognised beauty spots, where views of the surroundings are an important part of the experience		

Value attached to particular views

Judgments are also be made about the value attached to views, based on the following considerations:

- Recognised value – such as views from heritage assets or designated landscapes;
- Inclusion in guidebooks or on tourist maps, the facilities provided for visitors or references to the view in literature or art; and
- The relative number of people who are likely to experience the view.

People that are more susceptible to change at viewpoints of recognised value are more likely to be significantly affected by any given change.

Assessing Effects

The impact assessment aims to identify all the potential landscape, visual and cumulative effects of the development taking account of any proposed mitigation measures. This is carried out by:

- Assessing the magnitude of change brought about by the proposed development on each of the receptors identified in the baseline review;
- The effect is then predicted by combining the susceptibility and value of the receptor (as identified in the baseline review) with the magnitude of change; and
- Lastly, the significance of the predicted effect is assessed in a logical and well-reasoned analysis.

The assessment aims to describe the changes in the character and the landscape resources that are expected to result from the proposed development. It covers both landscape effects (changes in the fabric, character and key defining characteristics of the landscape); and the visual effects (changes in available views of the landscape and the significance of those changes on people).

As every development and its interaction with the landscape are unique, there will be situations where predefined criteria will not accurately reflect the potential residual effects. In such cases, **professional judgement takes precedence**.

Magnitude of Landscape Change

Each effect on landscape receptors is also assessed in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility.

Size or Scale of Effect

This is judged using the factors set out in the following table:

Rating	Criteria
Very High	Highly obvious change, affecting the majority of the key characteristics and defining the experience of the landscape
High	Obvious change, affecting many key characteristics and the experience of the landscape
Medium	Noticeable but not obvious change, affecting some key characteristics and the experience of the landscape
Low	Minor change, affecting some characteristics and the experience of the landscape slightly
Negligible	Little perceptible change

Geographical Extent of Effect

The geographical area over which the landscape effects would be experienced (regional, local or restricted to the site) is also taken into account. This is distinct from the scale of the change. For example, a small change to the landscape over a large geographical area could be comparable to a very large change affecting a much more localised area.

Magnitude of Visual Change

Visual effects result from the changes in the content or character of views and visual amenity, due to changes in the landscape. The assessment of visual effects takes account of both the sensitivity of the

visual receptors (individuals or groups of people) and the magnitude of the change on their views and visual amenity.

The magnitude of the visual effect resulting from the Proposed Development is evaluated in terms of size or scale, geographical extent, duration and reversibility.

Size or Scale of Effect

This is based on the interpretation of a combination of a range of factors. Some of these are largely quantifiable and include:

- Distance and direction of the viewpoint from the Proposed Development;
- Extent of the Proposed Development visible from the viewpoint
- Scale of the change in the view, including the proportion of the field of view occupied by the Proposed Development;
- Degree of contrast with the existing landscape elements and characteristics in terms of background, form, pattern, scale, movement, colour, texture, mass, line or height;
- The relative amount of time during which the effect would be experienced and whether views would be full, partial or glimpses; and
- Orientation of receptors in relation to the Proposed Development, e.g. whether views are oblique or direct.

Rating	Description	Appearance in field of vision
Very high	Dominant	Commanding, controlling the view Creation/removal of a dominant visual focus Highly uncharacteristic elements or pattern introduced Most of the view affected
High	Prominent	Major change to the view, striking, sharp, unmistakable, easily seen Creation/removal of major visual focus Uncharacteristic elements or pattern introduced Large proportion of the view affected
Medium	Conspicuous	Noticeable change to the view, distinct, clearly visible, well defined Creation or removal of a visual focus that may compete Some elements of the Proposed Development fit the existing pattern Some of the view affected
Low	Apparent	Minor change to the view but still evident Little change to focus of the view Fits intrinsic visual composition Little of the view affected
Negligible	Inconspicuous	No real change to perception of the view Weak, not legible, hardly discernible

Geographical Extent

The extent over which the changes would be visible is also taken into account.

The magnitude of visual change arising from the Development is described as High, Medium, Low or Negligible based on the overall extent of visibility (see the following table). For individual viewpoints it will depend upon the combination of a range of factors:

- The distance of the viewpoint from the development;
- The duration of effect;
- Extent of the development visible from the viewpoint;
- The angle of view in relation to main receptor activity;
- The proportion of the field of view occupied by the development;
- The background to the development; and
- The extent of other built development visible, particularly vertical, elements.

Other factors may also influence the visual effect. These relate to both human perception and to the physical environment itself. Factors which tend to reduce the apparent magnitude include the following:

- An absence of visual clues;
- A complex and varied scene; and
- High relative elevation of view.

Factors which tend to increase the apparent magnitude include the following:

- Visual clues;
- A simple scene; and
- Low relative elevation of view

Sequential Visual Effects

Sequential visual effects typically occur when moving along a linear route, as the observer moves from one point to another and gains views of other developments or a different view of the same development.

Significance of Effects on Landscape and Visual Receptors

The assessment of significance is based on professional judgement, considering both the sensitivity of the receptor and the predicted magnitude of effect resulting from the Proposed Development.

Major loss of landscape features or characteristics across an extensive area that are important to the integrity of a nationally valued landscape are likely to be of greatest significance. Short-term effects on landscape features or characteristics over a restricted part of a landscape of lower value are likely to be of least significance

The degree of significance of effects on visual receptors is determined from a combined evaluation of the sensitivity of the visual receptor and the magnitude of the visual effect.

Effects are more likely to be significant on people who are particularly sensitive to changes in views and visual amenity, or who experience effects at recognised and important viewpoints, or from recognised scenic routes. Large scale changes which introduce new, discordant or intrusive elements into the view are also more likely to be significant than small changes or changes involving features already present within the view.

The significance of any identified landscape or visual effect has been assessed as Major, Moderate, Minor or Negligible effect. These categories have been determined by consideration of viewpoint or landscape sensitivity and predicted magnitude of change as described above, with the table below

used as a guide to correlating sensitivity and magnitude to determine significance of effects. It should be noted that this is a guide only, and there will be times when the combination of sensitivity and magnitude yield a slightly different result from that predicted by the table. Where this discrepancy leads to prediction of significant effect, it is explained in the text.

Level of Change				
Susceptibility & Value	High	Medium	Low	Negligible
High	Major	Major/moderate	Moderate	Moderate/minor
Medium	Major /moderate	Moderate	Moderate/minor	Minor
Low	Moderate	Moderate/minor	Minor	Minor/none
Negligible	Moderate/minor	Minor	Minor/none	None

Where overall effects are predicted to be moderate-major or greater (dark grey), these are considered to be equivalent to significant effects, as referred to in the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. Overall effects of major-moderate (mid grey) may be significant if experienced over an extensive proportion of a receptor, area or route. Moderate changes (light grey) may occasionally be either significant or not depending on the unique circumstances relating to the features and attributes of the site. Changes of low or less are not likely to be significant.

Appendix 2 – Viewpoint Selection Table

The following table summarises the viewpoint selection process. During consultations with the CEC several viewpoints within the site area were suggested. These have not been selected for inclusion in the LVIA as it is expected that all locations within the site area will be subject to a high level of change resulting in significant impacts on the fabric of the site area. The architect's visualisations illustrate the character of the proposed development within the site area.

Draft VP No	Draft 2 VP No	VP Name / Location	Receptors	OS Grid Reference No	Approx Dist / Direction	CEC Comments (Dec 2018)	Comments	Confirmation / Response (09/01/2019)	Finalised following site visit and subsequent emails (30/09/2019)	Final VP No
1	1	Dalmahoy Road to Northern Edge of Site	Greenbelt	314228/ 669880	0 km/ N	Seems OK – will check	OK – will check	Confirmed	All VPs within site area to be replaced by architectural viewpoints which will illustrate the proposed development.	-
2	2	North East of Site	SLA, Greenbelt	313837/ 669502	0 km/ NE	Seems OK – will check	OK – will check	Confirmed	All VPs within site area to be replaced by architectural viewpoints which will illustrate the proposed development.	-
3	3	A71 South East of site	A Class Road, Greenbelt	314946/ 669362	0 km/ SE	Presumably this is at the road lay-by?		The view would be taken from the corner of the site as there is a footpath along the road at this location.	Confirmed.	1
4	7	Dalmahoy Hotel Entrance	A Class Road, Greenbelt	314567/ 669180	0 km/ S	SNH noted that the view from here may be obscured. So it may be better to move this viewpoint to the Ratho Park Carvery entrance (or car park) or have the latter one as an additional viewpoint.		We will move it to the Ratho Park Carvery car park entrance.	Reinstated to allow for setting of SM to be assessed.	2

**Hatton Mains Mixed Use Development
Landscape and Visual Impact Assessment**



Draft VP No	Draft 2 VP No	VP Name / Location	Receptors	OS Grid Reference No	Approx Dist / Direction	CEC Comments (Dec 2018)	Confirmation / Response (09/01/2019)	Finalised following site visit and subsequent emails (30/09/2019)	Final VP No
5	8	Ransfield Cottages	Greenbelt	314165/ 670009	0.2 km/ N	Seems OK - will check	Confirmed	Confirmed and finalised.	3
6	10	Addiston Farm/Ransfield House	Greenbelt	314510/ 670137	0.25 km/ N	Seems OK - will check	Confirmed	Confirmed and finalised.	4
7	11	Dalmahoy Road, Ratho	Settlement, Conservation Area, Greenbelt	313919/ 670580	0.7 km/ N	Seems OK - will check	Confirmed	Confirmed and finalised.	6
8	12	Hatton House	GDL, SLA	313307/ 668918	0.7 km/ W	Is this the best location to provide a representative view from Hatton House & Estate?	This location has been selected in consultation with the archaeologist as it provides the best location to illustrate the setting of the listed structures.	Confirmed and finalised.	7
9	13	Wilkieston Road, Ratho	Settlement, SLA, Greenbelt	313209/ 670598	1 km/ NW	Seems OK - will check	Confirmed	Confirmed and finalised.	8
10	14	Union Canal Tow Path	Scheduled Monument, Greenbelt, NCR	314404/ 670943	1 km/ N	Is the site visible from this viewpoint?	Highly unlikely - the undulating land is likely to obscure the views.	Confirmed and finalised.	9
11		Gogarmuir Road Bridge	Greenbelt	315634/ 670456	1 km/ E	Is the site visible from this viewpoint?	Highly unlikely - the intervening mature tree belts are likely to screen potential views.	Confirmed and finalised.	10

Draft VP No	Draft 2 VP No	VP Name / Location	Receptors	OS Grid Reference No	Approx Dist / Direction	CEC Comments (Dec 2018)	Confirmation / Response (09/01/2019)	Finalised following site visit and subsequent emails (30/09/2019)	Final VP No
12	16	Tormain Hill	SLA, Scheduled Monument, Elevated View	312874/ 669574	1 km/ W	Seems OK – will check	Confirmed	Confirmed and finalised.	11
13	17	Craw Hill	SLA, Greenbelt, Elevated View	312844/ 669286	1 km/ W	Seems OK – will check	Confirmed	Confirmed and finalised.	12
14	18	Dalmahoy Hill	Scheduled Monument, Elevated View	313540/ 666932	2.2 km/ SW	Seems OK – will check	Confirmed	Confirmed and finalised.	13
LONG RANGE VIEWS									
15	19	Warklaw Hill	Pentlands Regional Park, Greenbelt, Elevated View	319884/ 667374	5.3 km/ SE	Seems OK – will check	Confirmed	Confirmed and finalised.	14
16	20	Allermuir, Pentland Hills	Pentlands Regional Park, Maryn, Greenbelt, Elevated View	322710/ 666174	8.4 km/ SE	Whilst this is one of the highest hills in the Pentlands, other hills maybe more appropriate as they are nearer to the site (e.g., Hare Hill, Black Hill, Bell's Hill, Harbour Hill, Capelaw Hill)?	Warklaw Hill (no 15 above) has been included to provide a closer view of the site from the Pentlands.	Confirmed and finalised.	15
17	21	Arthurs Seat	GDL, Greenbelt, Elevated View	327531/ 672951	13 km/ E	OK	Confirmed.	Confirmed and finalised.	16

Draft VP No	Draft 2 VP No	VP Name / Location	Receptors	OS Grid Reference No	Approx Dist / Direction	CEC Comments (CEC Dec 2018)	Confirmation / Response (09/01/2019)	Finalised following site visit and subsequent emails (30/09/2019)	Final VP No
18	5	Ratho Park Carvery, Dalmahoy Road	Greenbelt	314475/ 669292	0 km/ S	SNH noted that the view from here may be obscured. So it may be better to move this viewpoint to the Ratho Park Carvery entrance (or car park) or have the latter one as an additional viewpoint.	-	All VPs within site area to be replaced by architectural viewpoints which will illustrate the proposed development	-
19	4	Dalmahoy Road site centre	Greenbelt	314287/ 669639	-	-	Viewpoint added at request of CEC	All VPs within site area to be replaced by architectural viewpoints which will illustrate the proposed development.	-
20	9	Ratho Mains Cottages	Greenbelt	314510/ 670135	0.25 km/ N	-	Viewpoint added at request of CEC.	Confirmed.	5
21	6	A71 South of Site A class road	Greenbelt	314440/ 669149	0 km/ S	-	Viewpoint added at request of CEC	All VPs within site area to be replaced by architectural viewpoints which will illustrate the proposed development.	-

Part 2 - Figures

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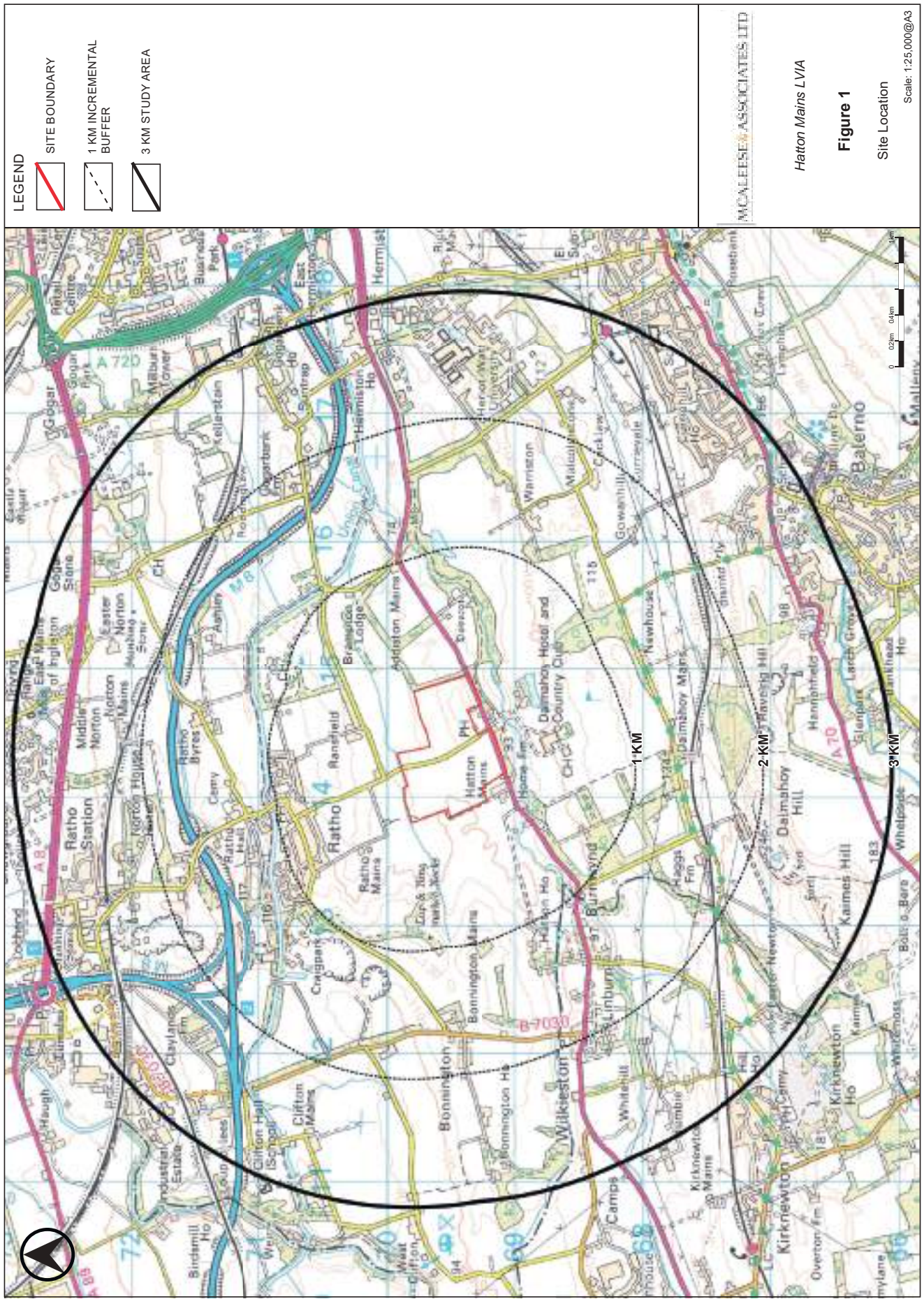
Hatton Mains Mixed Used Development
Landscape and Visual Appraisal
Part 2 - Figures

Inverdunning (Hatton Mains) Ltd

March 2020

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LEGEND

SITE BOUNDARY

1 KM INCREMENTAL BUFFER

3 KM STUDY AREA

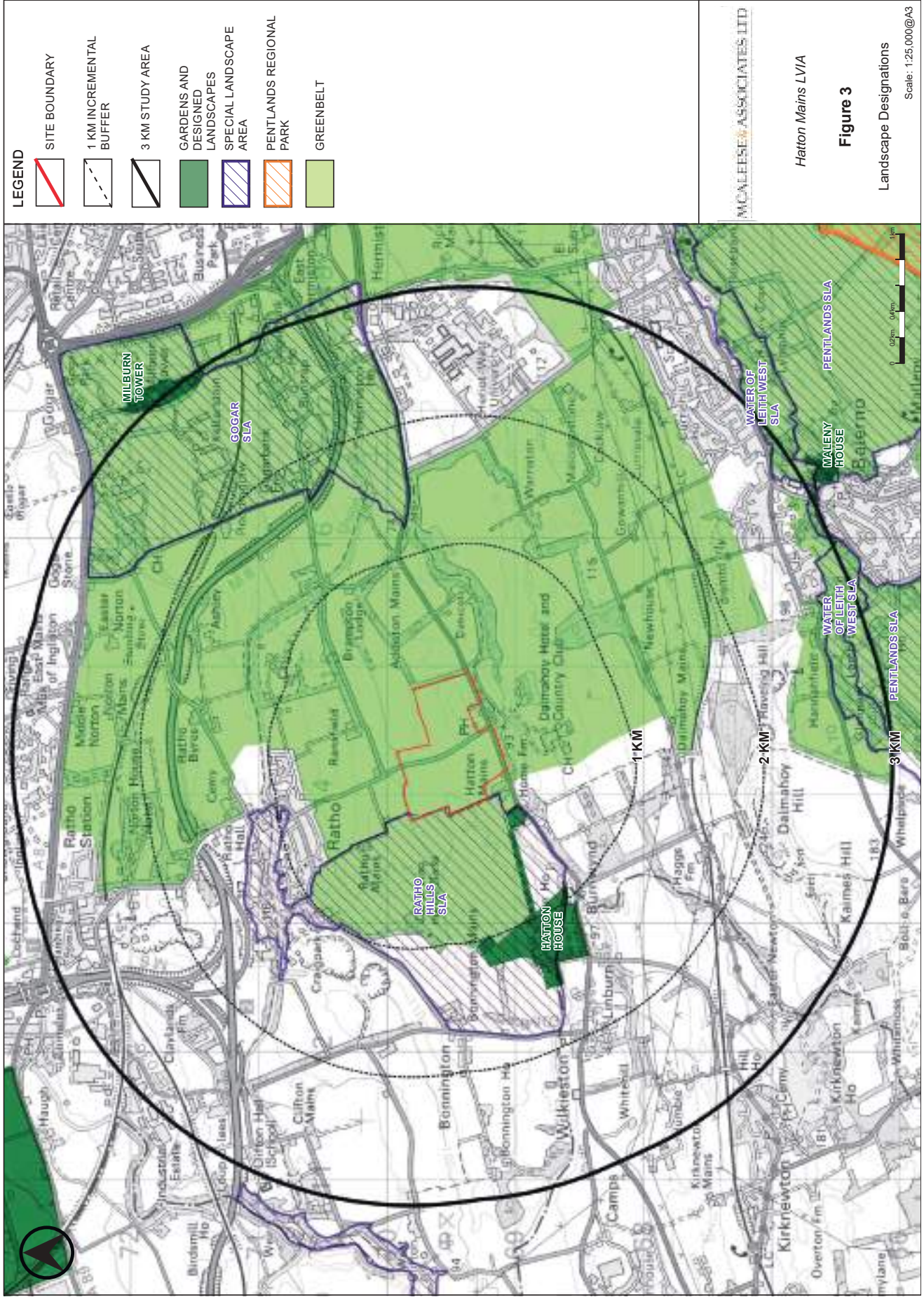
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Hatton Mains LVIA

Figure 1

Site Location

Scale: 1:25,000@A3



Hatton Mains LVIA Part 2 on behalf of Inverdunning (Hatton Mains) Ltd
March 2020

