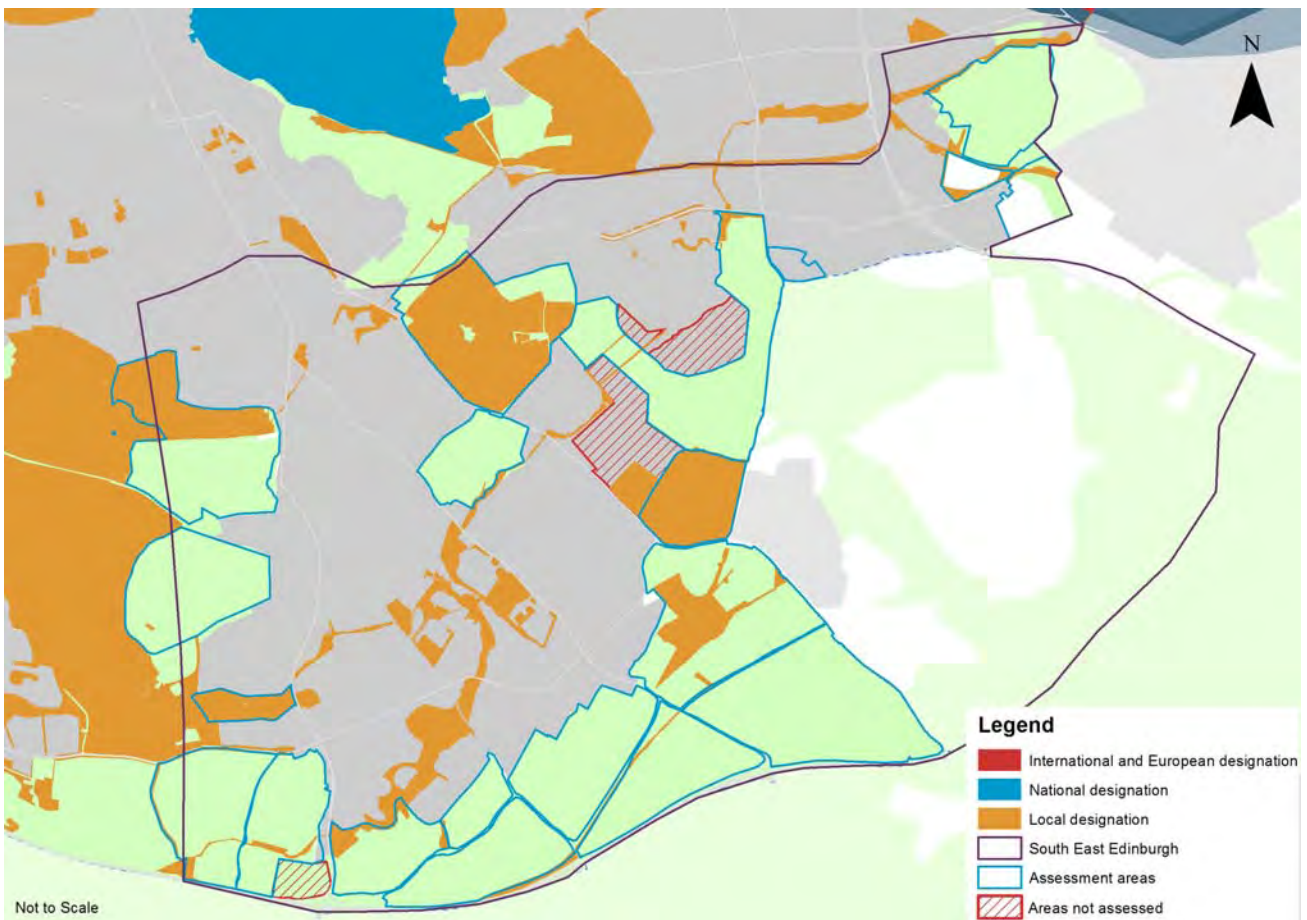
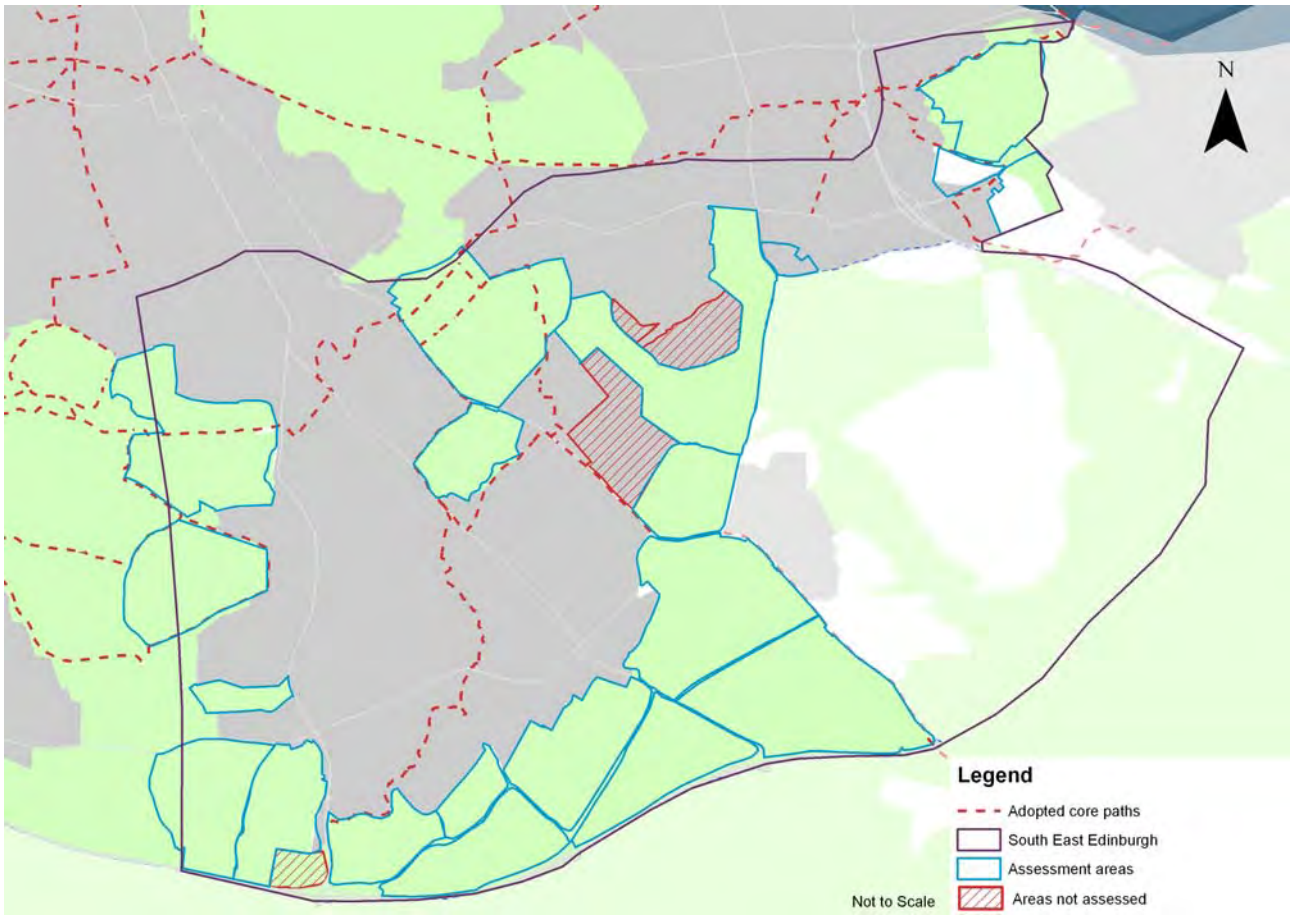




South East Edinburgh assessment areas

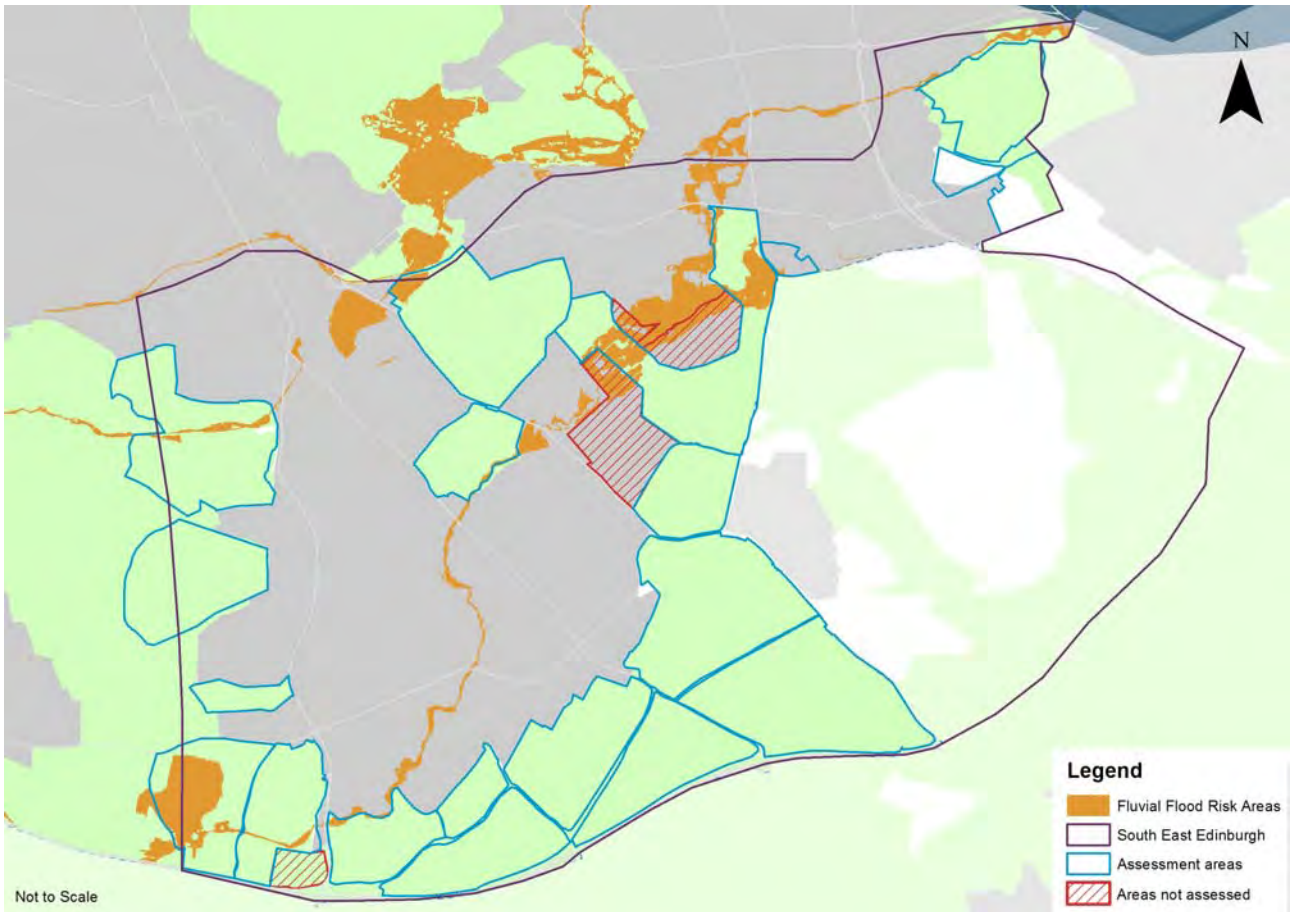


Biodiversity, Fauna and Flora

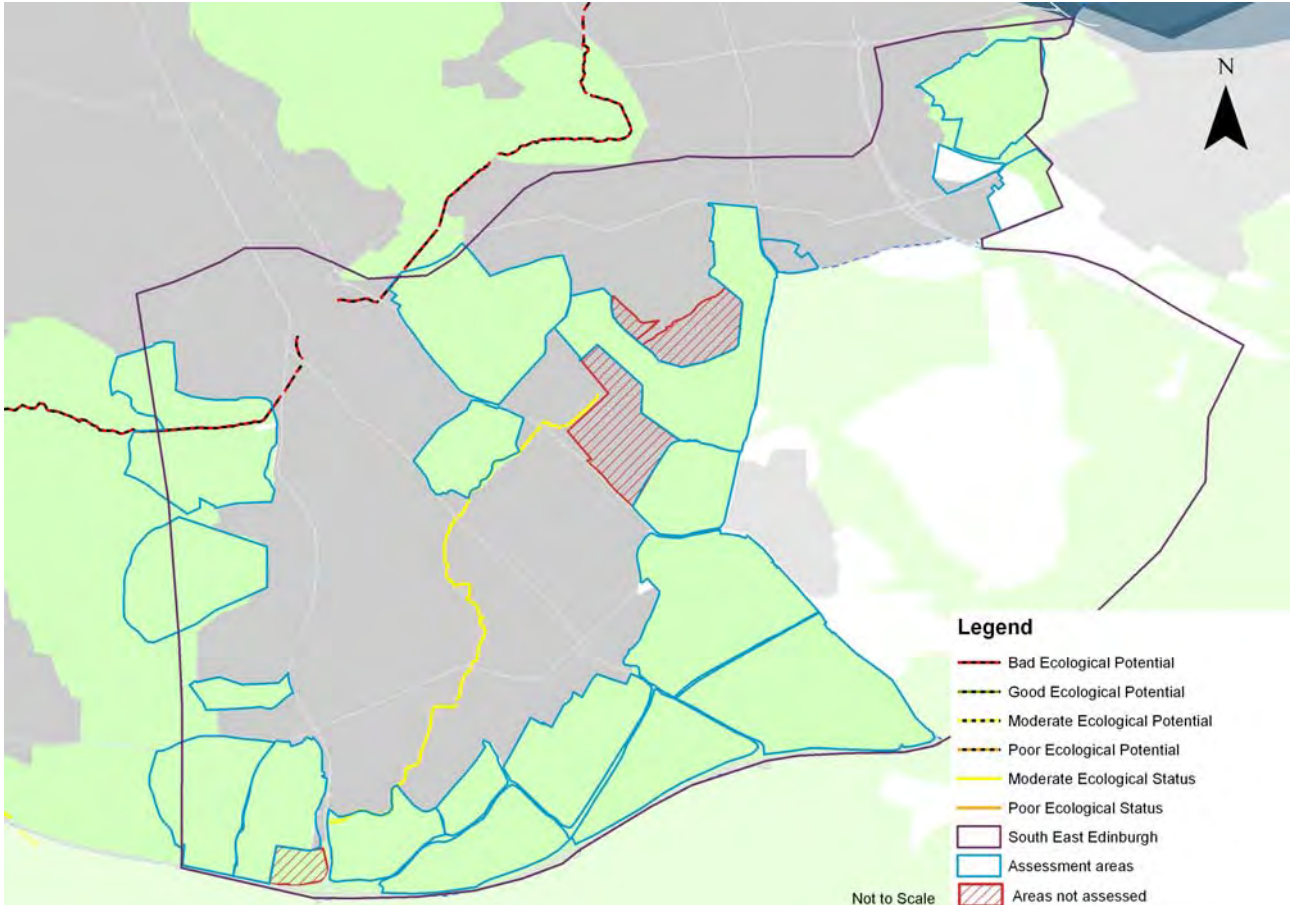


*Active travel*

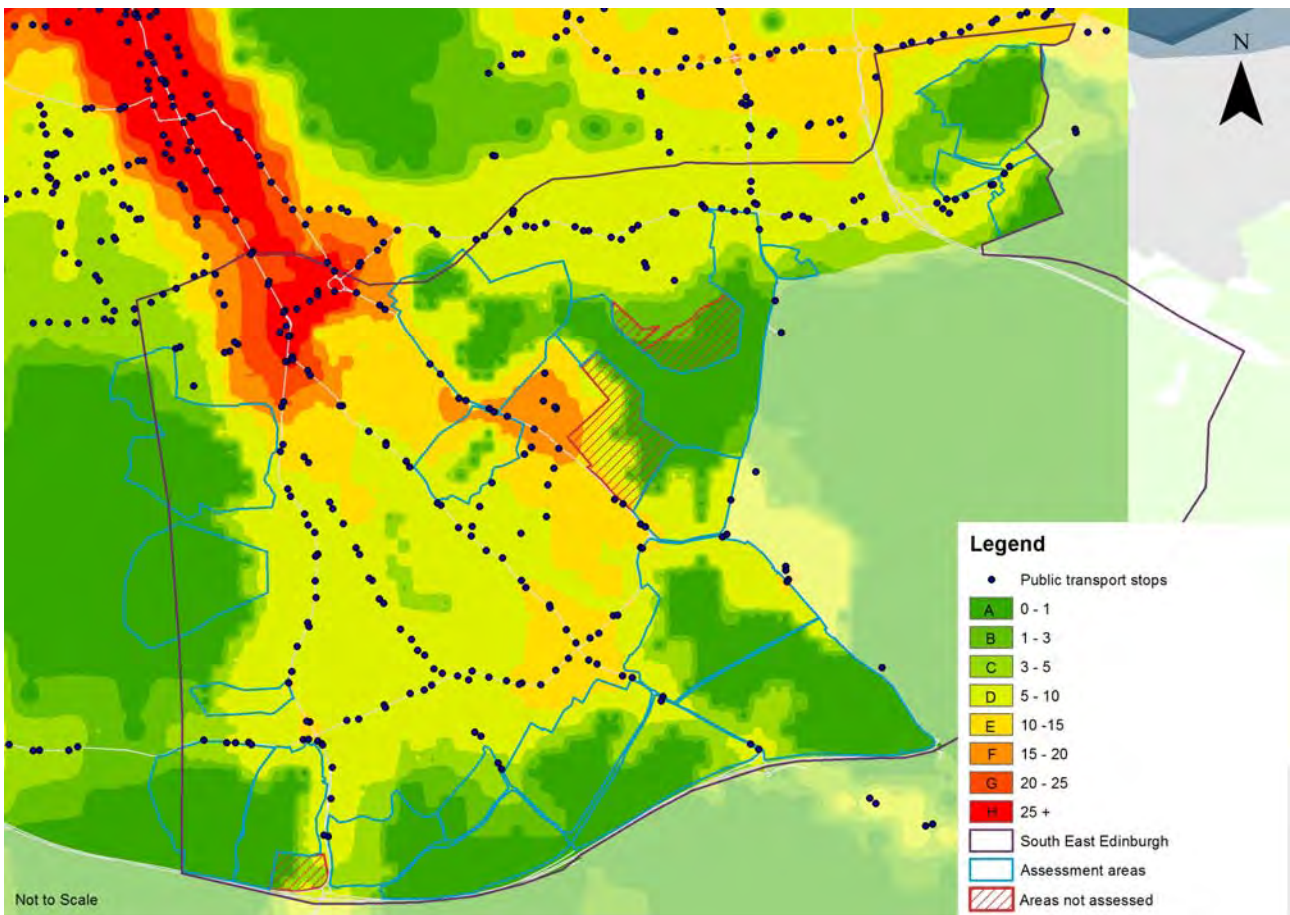
School capacity maps included in Environmental Report for Main Issues Report have been superseded by Revised Education Appraisal undertaken to support Second Proposed LDP housing sites.



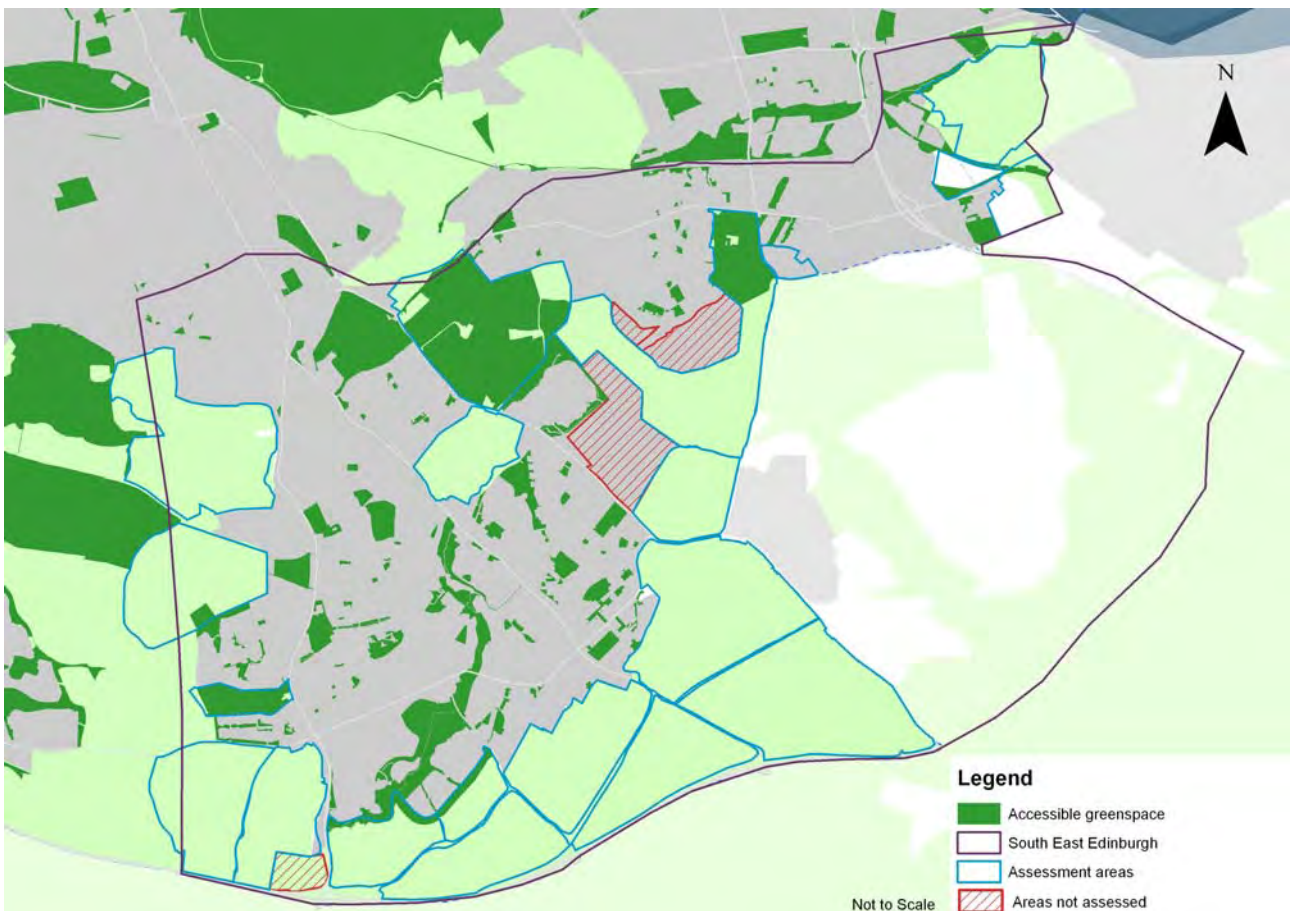
*Fluvial Flood Risk Areas (updated using SEPA mapping, January 2014)*



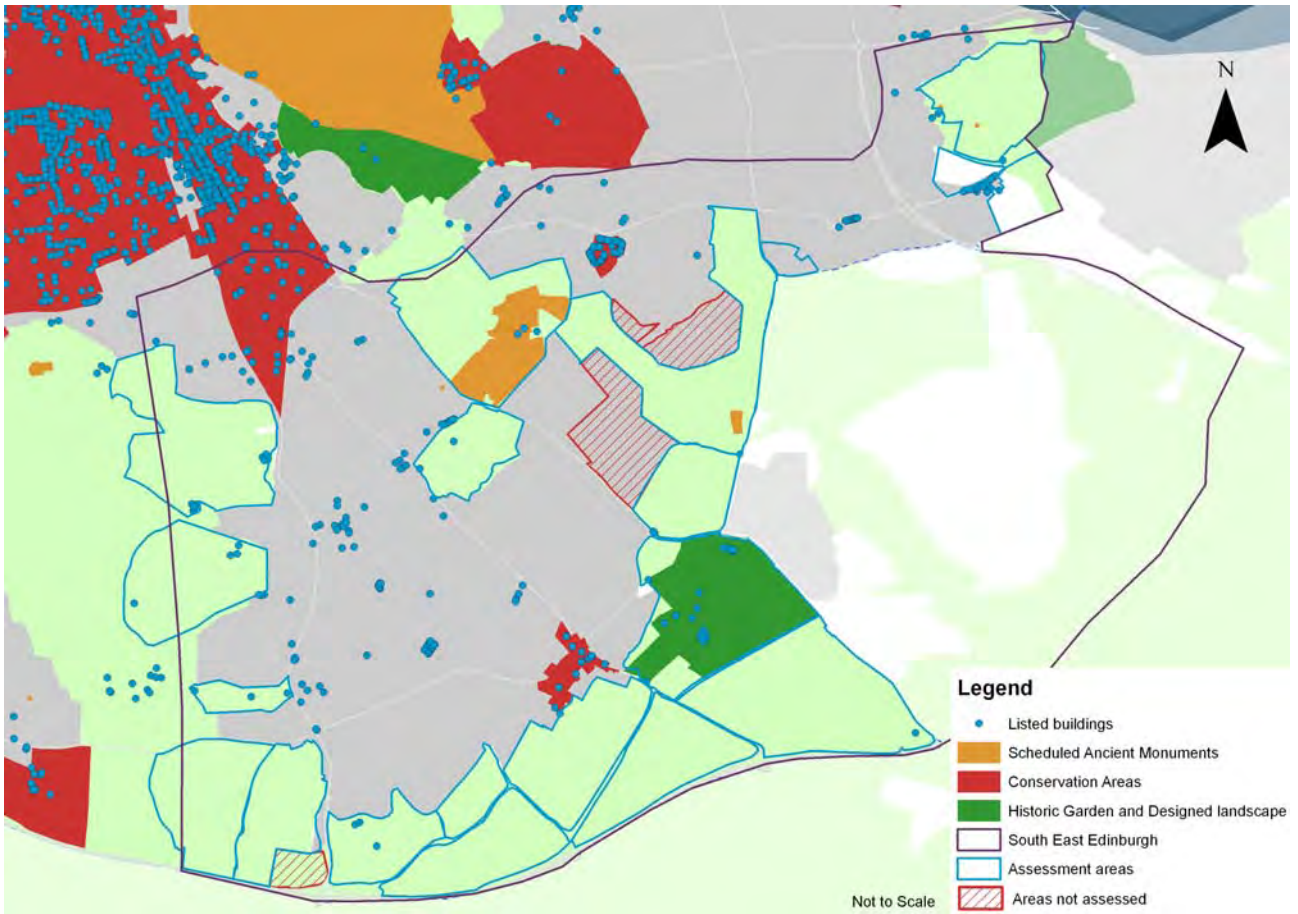
*Quality of the Water Environment*



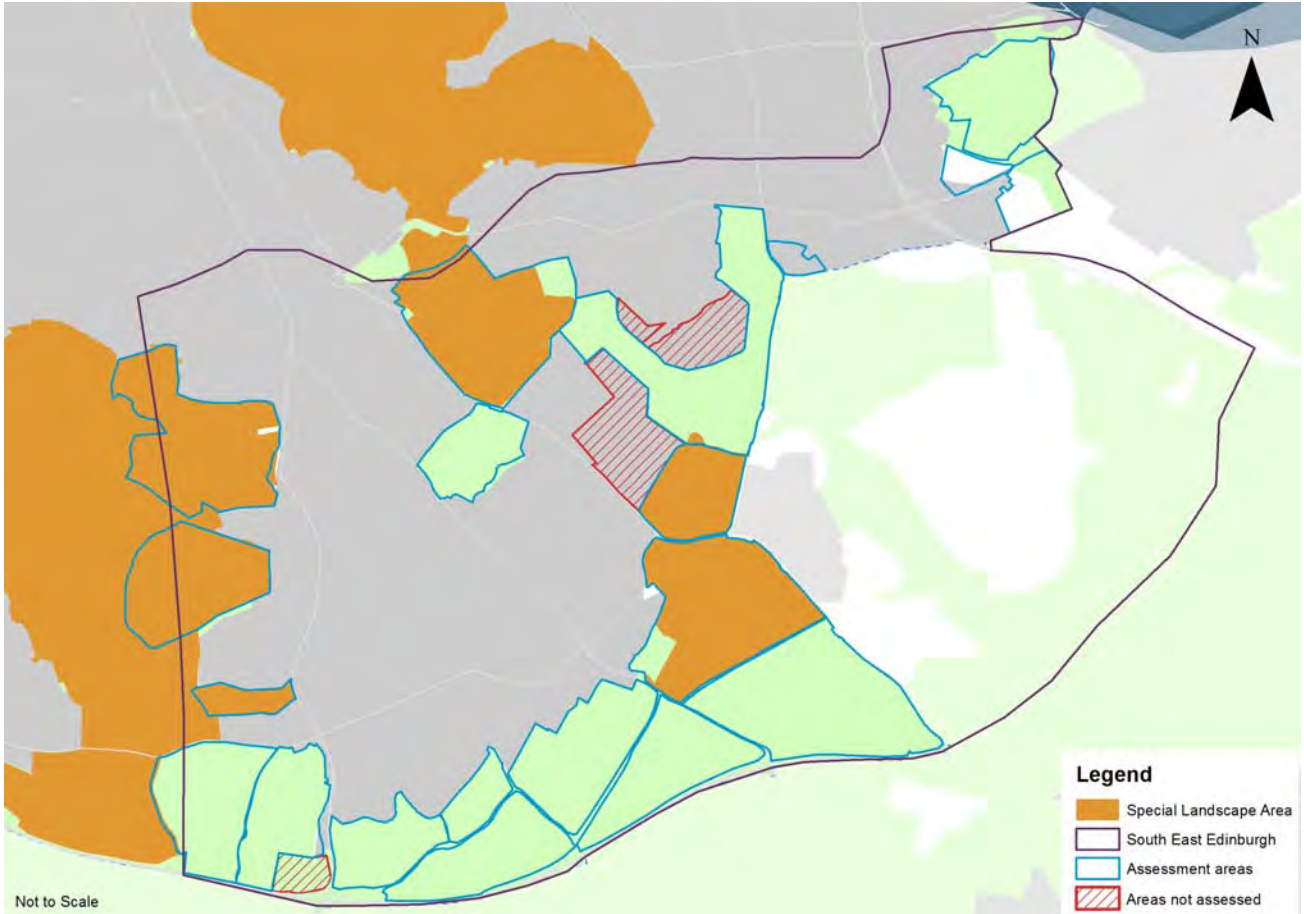
*Public transport accessibility (banding adjusted from first Proposed Plan assessment)*



*Accessible greenspace*



*Cultural Heritage*



*Local Landscape designations*

### South East Edinburgh - General landscape characteristics, visibility and views

The South East Edinburgh Strategic Development Area (SDA) is bounded by the South Suburban Railway and Milton Rd East (A199) to the north. To the east, it follows the Council's administrative boundary between Newhailes and Sheriffhall. It is defined by the City Bypass (A720) to the south and farmland on the urban fringe at Liberton to the west.

Much of the greenbelt to the southeast of the city is visually prominent in views from the City Bypass, A1, radial approaches, secondary roads within the green belt, and popular recreational paths and viewpoints, including the Pentland Hills.

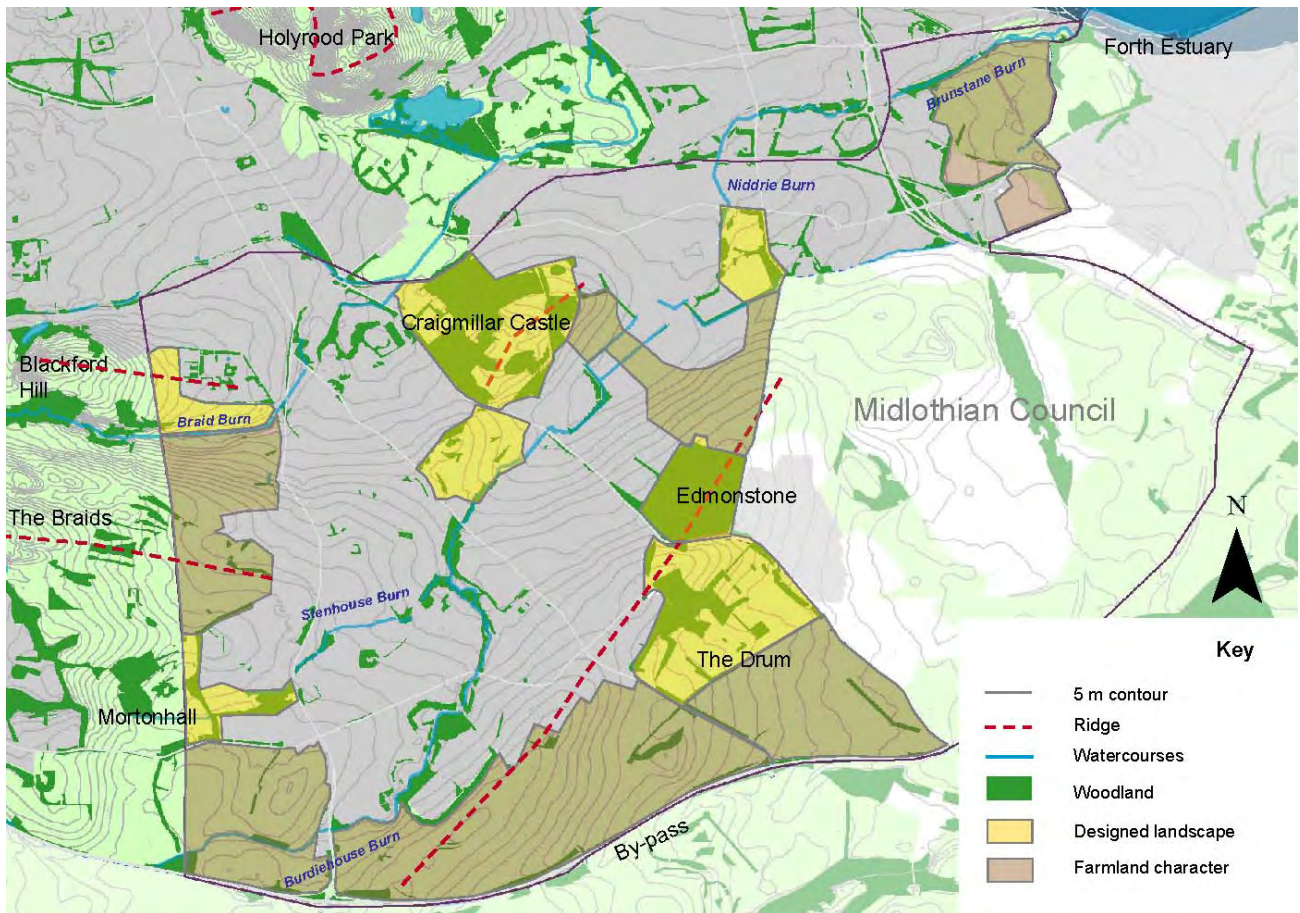
The landscape comprises open slopes of arable farmland and woodland of country estate origin, set across a series of visually inter-related hills and ridges, separated by watercourses aligned from southwest - northeast.

These physical features form part of views to and from the city and repeat Edinburgh's characteristic undulating terrain and designed landscape influences. This topography provides containment to the settlement edge, distinguishing the city from open countryside and surrounding settlements.

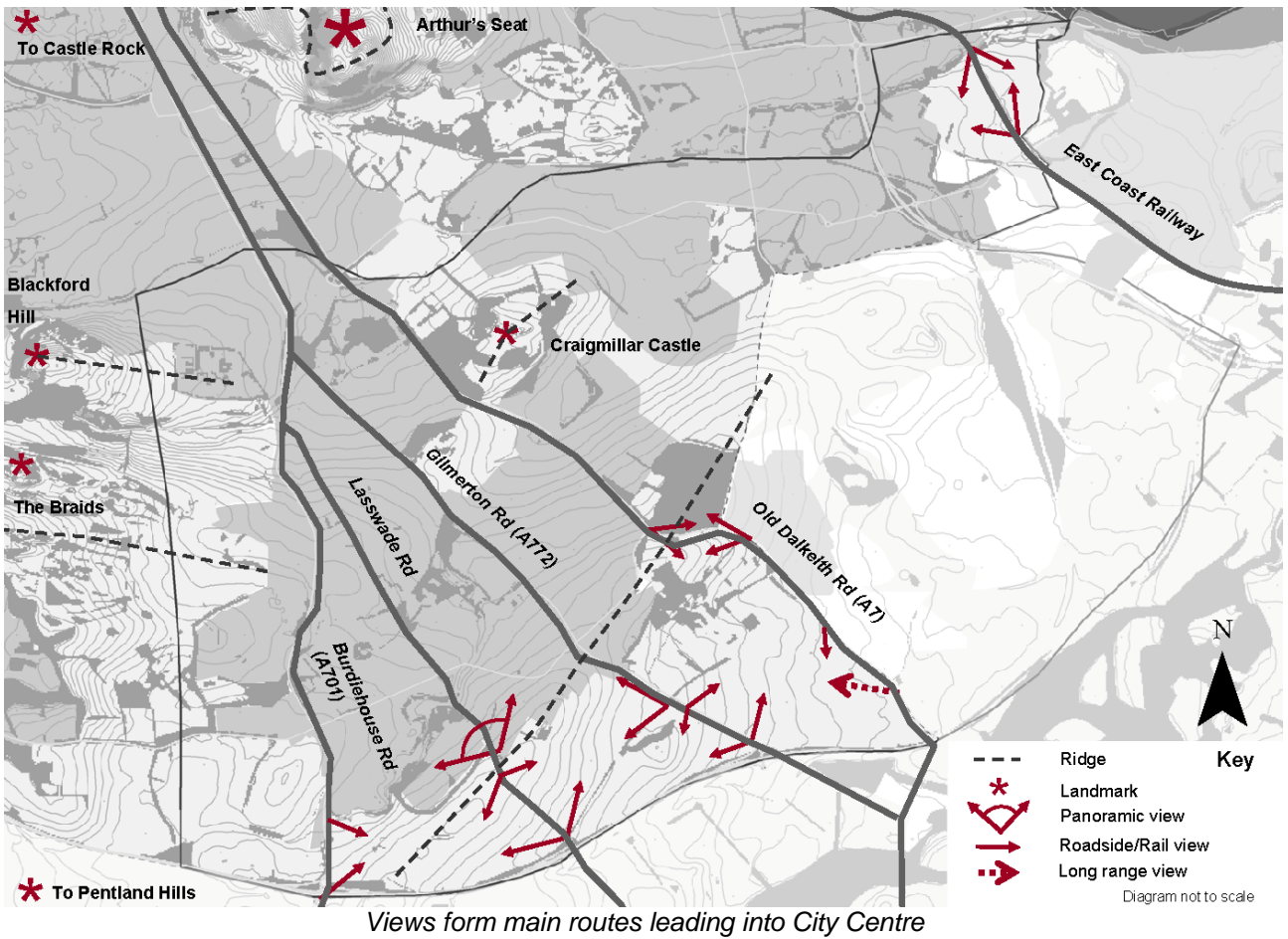
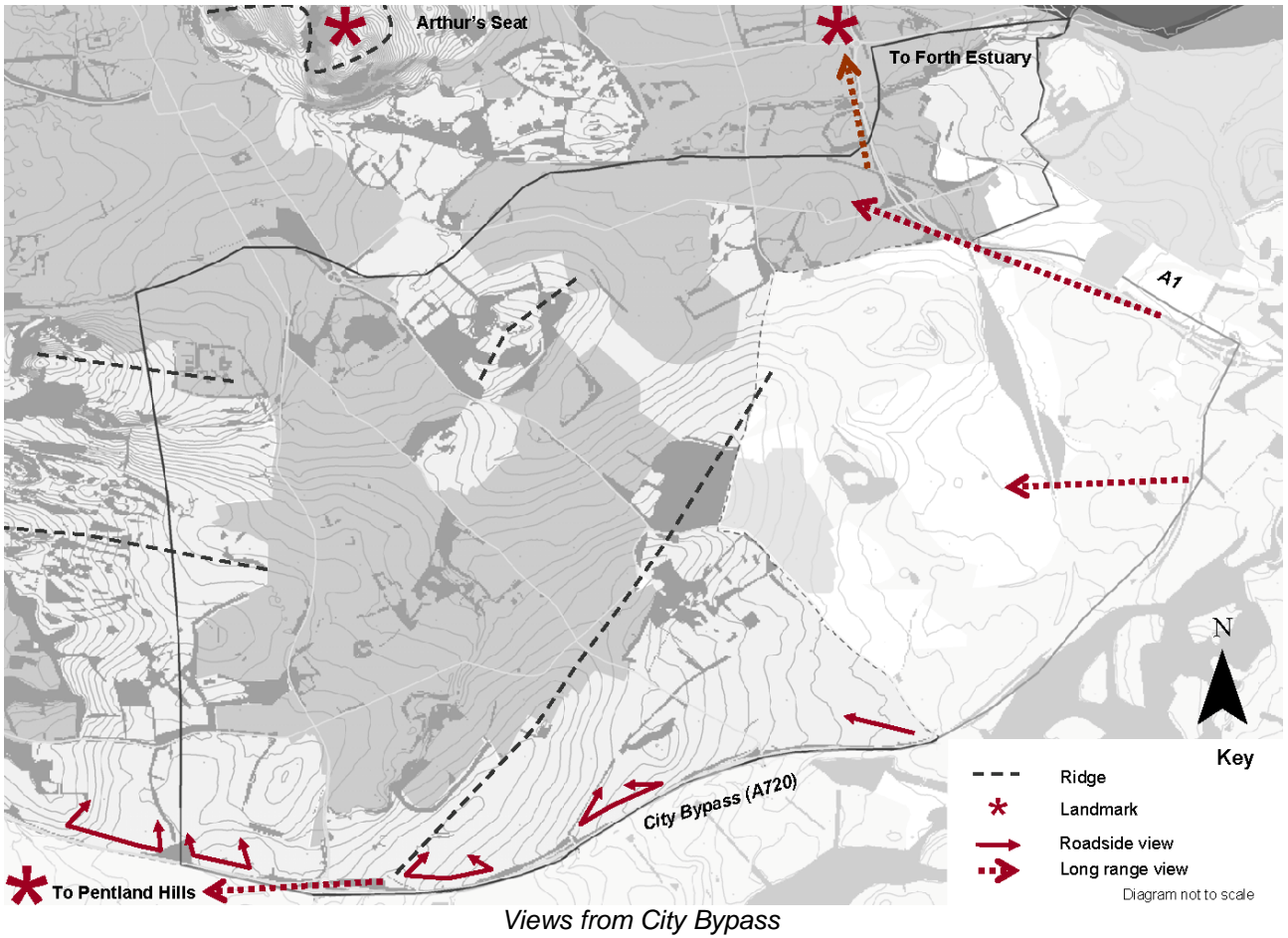
The landscape is also influenced by the city's transport network, routing of high voltage power lines, urban edge residential development and the city's regional landscape setting of the Pentland Hills to the southwest.

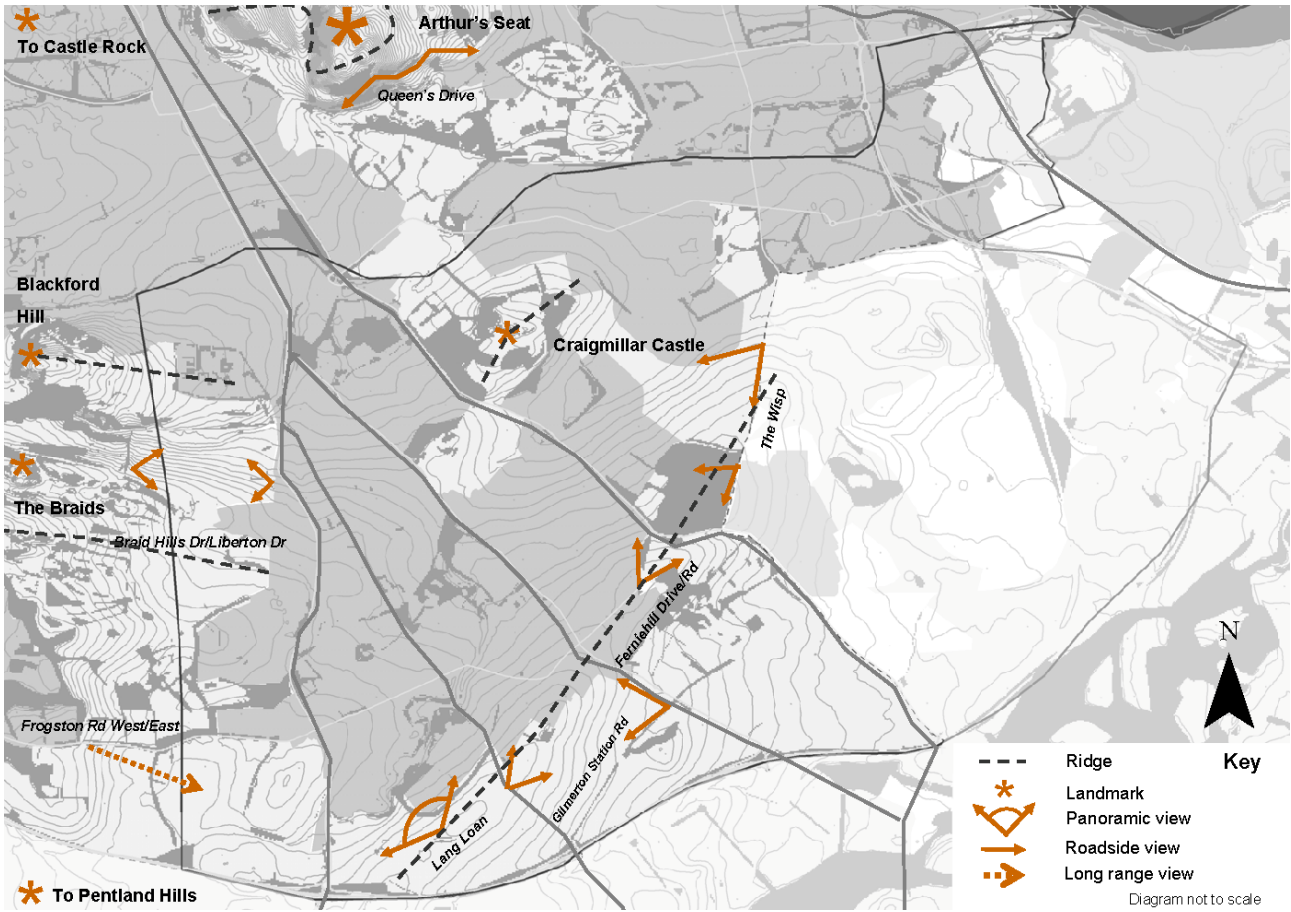
Closer to the coastal margins of the Forth, the landscape is flatter and low lying. Land within the green belt is often screened from view by built up areas and tree-lined road and rail corridors. A visual relationship with the city is less pronounced, though views exist towards Arthur's Seat, the Pentland Hills and Forth Estuary.

Site specific evaluation of the potential impact of development upon landscape and views within the South East Edinburgh SDA is provided in the following section and summarised in the accompanying Environmental Report, volume 1.

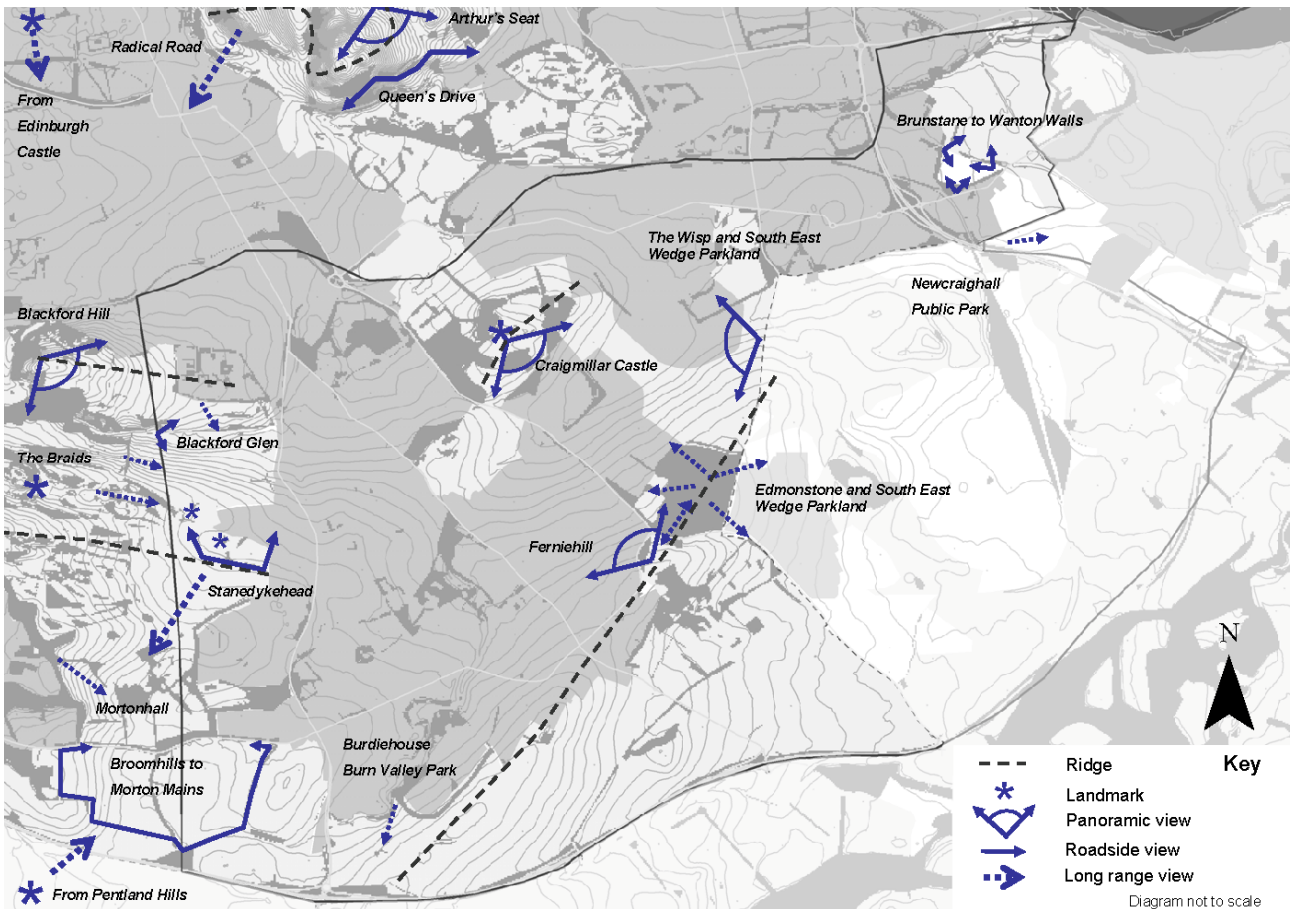


Landscape characteristics





Views from secondary routes



Recreational viewpoints



**WEST OF LIBERTON BRAE  
Housing Site Assessment**

**Who made representation(s) relating to the assessment area?**

McTaggart & Mickel Homes Ltd (Holder Planning)  
SNH, SEPA

Site assessment criteria		YES / NO	Comments / mitigation potential
<b>Appropriate Locations</b>			
Is the site located on brownfield land?		N	Predominantly arable farmland and golf course. Parts of the site contain brownfield land including Liberton Tower, Blackford Depot and a small number of residential units to the east and south of the site.
Can the site be made available for development?		Y/N	Craigmillar Park Golf Club occupies the northern part of the site. <i>Two representations received during MIR consultation and Proposed Plan representation promoting eastern and southern parts of assessment area for residential development. Parts of the site undevelopable due to fluvial flood risk.</i>
1. Does the site have good accessibility to existing public transport?	2. Would sufficient enhancements be feasible?	Y/N	<i>Accessibility across the site improves from west to east ranging from a score of A to the west to scores of predominantly B and D to the east of the site, with a score of E running parallel to Liberton Brae. Developer suggests sites have good public transport accessibility. It is agreed that the sites promoted do have good public transport access, with the wider assessment area (not being promoted for development) not having good public transport access.</i>
1. Does the site have good infrastructure capacity?	2. Would sufficient enhancements be feasible?	Y/N	<i>Drainage: Seafield WwTW operated by PFI (Stirling Water); no constraints identified and any requirement for additional capacity would be responsibility of PFI operator but could be delay in delivering capacity. Water supply/storage: Supplied by Glencorse WTW. May require SW investment to increase capacity for additional development. Primary and Secondary schools: Education Appraisal identifies the educational infrastructure required to support Proposed LDP housing growth in South East Edinburgh. The action programme includes a list of the actions, costings and contribution zones where any development within will be required to contribute to the actions on an equitable basis. Transport: Transport Appraisal identifies the transport infrastructure required to support Proposed LDP housing growth in South East Edinburgh. The action programme includes a list of the actions, costings and contribution zones where any development within will be required to contribute to the actions on an equitable basis.</i>
<b>Landscape setting and identity</b>			
Would the site, if developed, affect the wider landscape setting of the city?		Y	Elevated location and open character on the city's southern skyline and prominence in views towards the Old Town ridge, Arthur's Seat and Pentland Hills from surrounding roads and recreational viewpoints.
Would the site enable clear and defensible green belt boundaries to be formed?		N	Site is open in character and lacks features capable of forming a sufficiently robust boundary.
<i>Can the site be integrated into and in keeping with the character of the settlement and local area?</i>		N	<i>Development of this site would be out of character with the surrounding area which has a distinctly rural character despite proximity to the urban area.</i>
<b>Countryside recreation</b>			
Would development of the site avoid impacting upon existing access to countryside recreation?		N	Craigmillar Park Golf Club is located within the site.

## Overall assessment

Not currently a reasonable site. A large part of the site is not available for development. Development of any part of the site including the sites promoted during the MIR and Proposed Plan stage would affect the wider landscape setting of the city and fail to enable clear and defensible Green Belt boundaries to be formed.

## Landscape and Visual Assessment

### Location

The northern edge of the site is formed by Observatory Road, West Mains Rd and Edinburgh University's King's Buildings. It is located to the west of housing lining Mayfield Road, Liberton Brae and Alnwickhill Road. To the south it is bounded by Braid Hills Drive and housing at Liberton Drive. To the west the site adjoins Blackford Hill and the Hermitage of Braid Golf Course.

### Landscape Character

The site comprises Blackford Glen and course of the Braid Burn, which is formed by the tapering eastern flanks of Blackford Hill to the north and the Braid Hills to the south. A narrow access road runs along the burn bank within the bottom of the glen.

On the north side of the glen, semi-natural vegetation on Blackford Hill extends eastwards beyond Blackford Quarry, to merge into the semi-enclosed parkland setting of Craigmillar Park Golf Course.

To the south of the glen, large, amalgamated, arable fields and smaller parcels of grazing land on lower slopes, rise towards the eastern ridge of the Braid Hills.

West of the main built up area, settlement is limited to dispersed cottages along Blackford Glen and farmsteads set back from the road at Liberton Tower Mains, Upper Liberton and Liberton Tower.

The pattern of farmland, landform, open water and minimal settlement combines to give the site a rural character despite its proximity to the city.

### Views and Visibility

The surrounding landscape provides a variety of recreational opportunities, including golf courses and extensive path networks. The site is prominent in views experienced by those undertaking outdoor recreation and to vehicular travellers on Braid Hills Drive and Queen's Drive.

From The Braid Hills and Braid Hills Drive to the south, the site forms a foreground element in panoramic views towards the city skyline, Arthur's Seat, Salisbury Crags and backdrop of the Firth of Forth and Fife hills.

From viewpoints to the north, such as Blackford Observatory and Holyrood Park, the site is viewed as an integral part of the east-west ridgeline of Blackford Hill and the Braid Hills, which form the city's southern skyline to the east of the Pentland Hills.

The hill summits and their eastern flanks form a landmark to the south of the city and have a visual relationship with surrounding hills, such as Craigmillar Castle to the east and Craigmlockhart hills to the west.

Within Blackford Glen, views towards the urban area are contained by valley side slopes, where Liberton Tower forms a skyline feature to the southeast.

### Would the site if developed, affect the wider landscape setting of the city?

Development of the site would introduce urban housing within an area of farmland, set across an open hill and secluded glen with rural characteristics. These changes would have an adverse impact upon views towards the city skyline and those of landmark open hills on the southern edge of the city, from a range of recreational viewpoints and public roads.

### Would the site enable clear and defensible green belt boundaries to be formed?

The site is open in character and lacks features capable of forming a sufficiently robust boundary.

### Updated Landscape and Visual Assessment at Proposed Plan stage:

Residential development is being promoted by the developer at two locations within the assessment area, considered as unsuitable for development in the MIR stage Environmental Report. Landscape and visual analysis is presented to generate revised green belt boundaries and land parcels for development, seeking to address comments from the 2008 Edinburgh Green Belt Study.

Having regard to all representations relating to the assessment area and factors considered in the MIR stage landscape assessment, the developer's representation is not accepted on landscape grounds. Development of southern site would alter the open ridge top setting of Liberton Tower and impact on northward views to the city skyline from the adjoining assessment

area 'South of Liberton Drive'. Development of eastern site would impact adversely on the character of an important landmark feature and upon views from which an impression of the city and its landscape context can be gained, lacks an established green belt boundary or firm basis for its location. Additionally, significant landscape effects may arise in conjunction with nearby representation sites.

*Comments on developer submission landscape assessment (site 29)*

Infill development is not considered appropriate in this location, as the existing green belt boundary permits Liberton Tower to be read as landmark feature within a rural landscape setting, whilst enabling northward views to the city skyline. Examination in the field, supported by the submitted visualisations reveals this to be the case from Alnwickhill Drive, Blackford Hill and Queen's Drive.

The clustering of development around a vertical tower house diminishes its contrast as a focal point within the landscape, through loss of a visual gap to its east, where open sky and the Braids presently provide a backdrop. Development would also obstruct northward views to the city skyline of the Old Town Ridge and Calton Hill from Stanedykehead. Viewpoint 3, illustrated from the junction of Alnwickhill Rd and Stanedykehead is not considered to be fully representative of the panoramic views available from the west end of Stanedykehead, part of Core Path of The Braids and Seven Acre Park, the local greenspace serving Alnwickhill. In these views, the site forms part of a clear sightline to the Old Town Ridge and the wooded backdrop and monuments of Calton Hill.

Skyline views of Liberton Tower from the rural setting of Blackford Glen have not been assessed.

Consequently, the Council does not consider that the impact of development on the setting of Liberton Tower would be minimal. Setting relates to the broader landscape context from which an historic asset can be experienced and understood.

The supplementary assessment submitted by the developer has not evaluated the impact of development upon landscape character, only visual amenity, which is not consistent with national policy and guidance.

*Comments on developer submission landscape assessment (site 32)*

The MIR stage assessment, considered the landscape of Blackford Glen and eastern flanks of Blackford Hill and the Braid Hills, which possess a strong rural character despite their proximity to the urban area and contribute to the landscape setting of the city.

The site is visually prominent from a range of recreational viewpoints, including elevated vantage points of Blackford Hill, Braid Hills Drive and Queens Drive. The range of recreational opportunities in the surrounding area provides for further views across the site and assessment area. This includes paths on the north side of Blackford Hill, connecting to Blackford Glen Road and to the Braid Hills via Howe Dean Path.

The site is also overlooked from Craigmillar Park Golf Course to the north and local path between Liberton Tower and Blackford Glen Rd to the south. In addition there are views from Alnwickhill Rd travelling toward the city centre.

Whilst it is noted that the site has been set further down the hillside than in the MIR submission, it has been extended further westwards into the greenbelt and amounts to 17.9 ha. As noted at the proposed LDP stage, the site lacks an established green belt boundary based on strong physical or visual features. To the south, the proposed boundary follows an existing hedged and terraced field boundary. Whilst to the west, it crosses open arable farmland, lacking strong physical and visual features required of a green belt boundary.

The existing pattern of urban settlement is confined to the margins of the valley landscape, with residential properties confined to cottages within Blackford Glen and farmsteads set back from the road at Liberton Tower Mains, Upper Liberton and Liberton Tower. Development of a 17.9 ha site would introduce a relatively large scale urban residential development in excess of 400 units into an area of settled farmland within the urban area, recognised for its contribution to the landscape setting of the city.

These physical changes, given the exposed boundary to the west of the site and its visual prominence, would impact adversely on views towards the city skyline and landmark open hills on the southern edge of the city, from a range of recreational viewpoints and public roads within the Green Belt. A field boundary treatment of hedgerow and trees, would not provide a robust

and defensible alternative green belt boundary, in particular to a release of this scale. Given the site's hillside location, any tree planting would require 10-15 years to establish and mitigate views of the proposed development site.

**SOUTH OF LIBERTON DRIVE  
Housing Site Assessment**

**Who made representation(s) relating to the assessment area?**

McTaggart & Mickel Homes Ltd (Holder Planning)  
Land Options East (Derek Scott Planning)  
SNH

Site assessment criteria		YES / NO	Comments / mitigation potential
<b>Appropriate Locations</b>			
Is the site located on brownfield land?		N	Predominantly arable farmland. Parts of the site contain brownfield land including Braid Hills Nursing Home and Golf Centre.
Can the site be made available for development?		Y	Three representations received during MIR consultation and one Proposed Plan representation promoting parts of site for residential development.
1. Does the site have good accessibility to existing public transport?	2. Would sufficient enhancements be feasible?	N	The majority of the site has a score of A with a small strip of land to the east of the site running parallel to Alnwickhill Road having a score of C and D. Developers suggest sites have good access to public transport. Whilst there is a high frequency of service, the sites are a reasonable walk from existing stops.
1. Does the site have good infrastructure capacity?	2. Would sufficient enhancements be feasible?	Y/N	<i>Drainage:</i> Seafield WwTW operated by PFI (Stirling Water); no constraints identified and any requirement for additional capacity would be responsibility of PFI operator but could be delay in delivering capacity. <i>Water supply/storage:</i> Supplied by Glencorse WTW. May require SW investment to increase capacity for additional development. <i>Primary and Secondary schools:</i> Education Appraisal identifies the educational infrastructure required to support Proposed LDP housing growth in South East Edinburgh. The action programme includes a list of the actions, costings and contribution zones where any development within will be required to contribute to the actions on an equitable basis. <i>Transport:</i> Transport Appraisal identifies the transport infrastructure required to support Proposed LDP housing growth in South East Edinburgh. The action programme includes a list of the actions, costings and contribution zones where any development within will be required to contribute to the actions on an equitable basis.
<b>Landscape setting and identity</b>			
Would the site, if developed, affect the wider landscape setting of the city?		Y	Elevated location and open character on the city's southern skyline and prominence in views towards the Old Town ridge, Arthur's Seat and Pentland Hills from surrounding roads and recreational viewpoints.
Would the site enable clear and defensible green belt boundaries to be formed?		N	Landscape is open in character with few existing features capable of forming physical boundaries or visual containment to the area.
Can the site be integrated into and in keeping with the character of the settlement and local area?		N	Development of this site would be out of character with the surrounding area which has a distinctly rural character. The site is close to the existing built up area and could be logically connected to existing street layouts. However, there would be a significant adverse impact on the landscape of the area if this site were to be developed for housing.
<b>Countryside recreation</b>			
Would development of the site avoid impacting upon existing		N	Riding school and stables and golf driving range are located within the site.

<p>access to countryside recreation?</p>	<p><b>Overall assessment</b>                  Not currently a reasonable site. Development of any part of the site including the sites promoted during the MIR and Proposed Plan stage would affect the wider landscape setting of the city and fail to enable clear and defensible Green Belt boundaries to be formed.</p>
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**Landscape and Visual Assessment**

**Location**

The site is bounded by Liberton Drive to the north and west, Alnwickhill Road to the east and Stanedykehead to the south.

**Landscape Character**

The site lies to the east of the undulating terrain of the Braid Hills and Mortonhall Hall golf courses and is broadly enclosed by residential land use to the north, south and east. It comprises a ridge top plateau of settled farmland to the west of Liberton and south of Blackford Glen. The site's pattern of rectilinear fields, remnant hedging, fencing and stone walls, contrasts with the semi-natural scrub, tree planting and fairways to the west. A Core Path skirts the site's boundary to the south, east, and northwest and much of the farmland provides for a variety of recreational functions.

In the northwest of the site, The Braid Hills Golf Centre driving range is enclosed by coniferous hedging. Adjoining fields to the south and east, serve as paddocks for Tower Farm Riding Stables and the livery yards at Meadowhead Farm. Towards the centre of the site, mounded landform and scrub vegetation marks the location of former gun emplacements and Liberton Kennels. Seven Acre Park sits midway along the site's southern boundary, which borders a woodland edge to housing at Alnwickhill. A broad area of open arable farmland occupies the southeastern extent of the site. To the northeast, a small paddock is enclosed by a shelterbelt to the south and tree cover within the curtailage of Liberton House and Braid Hills Nursing Centre to the west. Recent landscape disturbance has included pipeline laying across the southern extent of the site. This will connect Scottish Water's Alnwickhill facility to the east of the site with new water treatment works at Glencorse in Midlothian.

**Views and Visibility**

The site is visible from elevated recreational viewpoints across the city, such as Queen's Drive in Holyrood Park, where it is viewed as an integral part of the east-west ridgeline of the Braid Hills on the city's southern skyline. From Liberton Drive to the north, the site forms a prominent foreground element in views set against a backdrop of the Pentland Hills. Liberton House provides a local landmark feature, viewed across the open paddock to the northeast of the site. From the ridge top path of Stanedykehead, striking panoramic views across the site exist towards the city centre skyline and Arthur's Seat. In views towards Arthur's Seat from Alnwickhill Road, the site provides an open aspect to the west.

**Would the site if developed, affect the wider landscape setting of the city?**

Development of the site would introduce urban housing within an area of settled farmland set across a broad open ridge. This would have an adverse impact on the city's wider landscape setting due to the site's elevated location on the city's southern skyline and prominence in views towards the Old Town ridge, Arthur's Seat, Salisbury Crags and Pentland Hills from surrounding roads and recreational viewpoints.

**Would the site enable clear and defensible green belt boundaries to be formed?**

The landscape is open in character with few existing features capable of forming physical boundaries or visual containment to the area.

**Updated Landscape and Visual Assessment at Proposed Plan stage:**

**McTaggart & Mickel Homes Representation:** Residential development is promoted at two locations within the assessment area, considered as unsuitable for development in the MIR stage Environmental Report. Landscape and visual analysis is presented to generate revised green belt boundaries and land parcels for development, seeking to address comments from the 2008 Edinburgh Green Belt Study.

**Cruden Homes Representation:** Release of the site at Liberton Drive for housing would not result in coalescence and would maintain a continuous green belt around Edinburgh. The site benefits from an establishing landscape framework, which could be strengthened to create a boundary to contain development and improve the setting of Liberton House.

Having regard to all representations relating to the assessment area and factors considered in the MIR stage landscape assessment, the developers' representations are not accepted on landscape grounds. Any development within the assessment area would impact adversely on the character of an important landform feature and upon views from which an impression of the city and its landscape context can be gained. Neither the boundary to the development parcels 28 and 30, nor the long-term green belt boundary, represent defensible green belt boundaries and without providing clarity on where development will and will not take place, risk unplanned growth. Whilst site 31 is partly enclosed by existing planting, development of the 3.8 ha site would enclose the remaining views of Liberton House within the setting of the wider landscape and backdrop of the Pentland Hills. Additionally, significant landscape effects may arise in conjunction with representation sites to the north.

*Comments on developer submission landscape assessment*

The Revised Environmental Report (March 2013) did not support development of the site due to the potential for adverse effects on the landform feature of the Braid Hills and upon views from which an impression of the city and its landscape context can be gained.

Land to the South of Liberton Drive, additionally provides for a range of recreational activities and is therefore consistent with Green Belt objectives relating to the landscape setting of the city and countryside recreation.

The area's landscape qualities including: distinctive character, scenic and recreational value, cultural interest and naturalness, geology and integrity of landscape composition, support designation of Land to the South of Liberton Drive as part of the Braids, Liberton and Mortonhall Special Landscape Area.

It was noted that partial enclosure to the site from the south is provided by woodland planting in the state of establishment. However, it was considered that development of the entire 3.8 ha site would enclose the remaining views of Liberton House within its wider landscape setting and backdrop of the Pentland Hills, as viewed from Liberton Drive and Alnwickhill Road.

Potential for cumulative effects on the integrity of the landscape setting of the city in conjunction with other representation sites in the local area was noted.

The partial development of the site would continue to introduce urban residential development into settled farmland of rural character and scenic value, located on the long eastern ridge of the Braid Hills, forming part of the City's open southern skyline. The proposal would partly enclose the remaining open aspect of Liberton House and its walled garden, both category A Listed, which would no longer read as singular landmark features within a rural landscape setting.

Existing views across the open landscape to the west of Alnwickhill Rd would be replaced by a residential street, whilst visual gap would be retained from Liberton Drive across an area of open space.

The existing Green Belt boundary is clearly formed by Liberton Drive and Alnwickhill Rd, which have an open aspect to the south and west permitting appreciation of the landscape. The open aspect to the south of Liberton Drive and west of Alnwickhill Rd, establishes clear separation between the city and open countryside of the Braid Hills, whilst permitting views across the landscape.

Whilst development could form an alternative green belt boundary to the south of the site, it would not establish a more clearly legible boundary on the ground to the west of the site. The disposition of Liberton House, Braid Hills Care Home, Tower Mains Riding Stables and Braid Hills Golf Centre subdivide the otherwise open character of the landscape.

Development of the site, whilst retaining partial views across the site, would be likely to result in cumulative erosion of the integrity of the green belt in this location, through granting of individual planning permissions.

**MORTONHALL  
Housing Site Assessment**

**Who made representation(s) relating to the assessment area?**

SNH, SEPA

Site assessment criteria		YES / NO	Comments / mitigation potential
<b>Appropriate Locations</b>			
Is the site located on brownfield land?		Y/N	Mortonhall Crematorium and Cemetery including a wooded area surrounding the cemetery.
Can the site be made available for development?		N	A cemetery is located within the site.
1. Does the site have good accessibility to existing public transport?	2. Would sufficient enhancements be feasible?	Y	Majority of site has a score of D with a small area to the west having scores of B and C.
1. Does the site have good infrastructure capacity?	2. Would sufficient enhancements be feasible?	Y/N	<i>Drainage:</i> Seafield WwTW operated by PFI (Stirling Water); no constraints identified and any requirement for additional capacity would be responsibility of PFI operator but could be delay in delivering capacity. <i>Water supply/storage:</i> Supplied by Glencorse WTW. May require SW investment to increase capacity for additional development. <i>Primary and Secondary schools:</i> Education Appraisal identifies the educational infrastructure required to support Proposed LDP housing growth in South East Edinburgh. The action programme includes a list of the actions, costings and contribution zones where any development within will be required to contribute to the actions on an equitable basis. <i>Transport:</i> Transport Appraisal identifies the transport infrastructure required to support Proposed LDP housing growth in South East Edinburgh. The action programme includes a list of the actions, costings and contribution zones where any development within will be required to contribute to the actions on an equitable basis.
<b>Landscape setting and identity</b>			
Would the site, if developed, affect the wider landscape setting of the city?		Y	The sites wooded character contributes to the city's setting in the southeast, where it forms part of a wider network of open spaces adjoining the course of the Stenhouse Burn.
Would the site enable clear and defensible green belt boundaries to be formed?		N	The existing Green Belt boundary is clearly formed by perimeter tree belts.
Can the site be integrated into and in keeping with the character of the settlement and local area?		Y	The site could be integrated into existing residential development that bounds the site subject to the retention of trees where necessary.
<b>Countryside recreation</b>			
Would development of the site avoid impacting upon existing access to countryside recreation?		Y	
<b>Overall assessment</b>			
Not currently a reasonable site. Site is not available for development and the wooded character of the site contributes to the wider landscape setting of the city.			



## **Landscape and Visual Assessment**

### **Location**

The site, Mortonhall Cemetery is bounded by housing at Alnwickhill to the north and Mortonhall Park Avenue/View to the south. The site boundary to the east is formed by Howden Hall Rd (A701) and to the west by the grounds of Mortonhall estate.

### **Landscape Character**

The site lies at approx. 125 m above sea level and comprises the wooded setting of Mortonhall Crematorium and Cemetery. It occupies a linear plot running east-west between housing on the southeast edge of the city, within the former grounds of Mortonhall. The Stenhouse Burn runs along the northern edge of the site.

### **Views and Visibility**

The site's woodland cover is viewed as an extension of the Mortonhall estate from local paths and the elevated vantage point of Hillend. Views within the crematorium are contained by mature trees, though views to the Pentland Hills exist from open parts of the site.

### **Would the site, if developed, affect the wider landscape setting of the city?**

The site is open space, classified as a cemetery and is therefore considered unsuitable for development. Its wooded character contributes to the city's setting in the southeast, where it forms part of a wider network of open spaces adjoining the course of the Stenhouse Burn.

### **Would the site enable clear and defensible green belt boundaries to be formed?**

The existing Green Belt boundary is clearly formed by perimeter tree belts.

**SOUTH OF FROGSTON ROAD EAST  
Housing Site Assessment**

**Who made representation(s) relating to the assessment area?**

Catchelaw Trust and BDW Homes (Clarendon Planning and Development)  
SNH, SEPA

Site assessment criteria		YES / NO	Comments / mitigation potential
<b>Appropriate Locations</b>			
Is the site located on brownfield land?		N	Arable farmland
Can the site be made available for development?		Y	Representation received during MIR consultation and Proposed Plan representation for eastern part of site. Subject to agreement of landowner, no reason to suggest that the land could not be made available for development within plan period. Parts of the site undevelopable due to fluvial flood risk.
1. Does the site have good accessibility to existing public transport?	2. Would sufficient enhancements be feasible?	N	The majority of the site scores A in the Ptal assessment. The northern edge of the site scores between B and D in the north east corner. While the frequency of services along Frogston Road may be able to be increased, the radial route does not appear to be able to be re-routed to cut through the site. Developer suggests site does have good access to public transport. The site being promoted lies within the north east corner of the assessment area. This position of the site has good access to public transport but the wider assessment area (not being promoted for development) does not.
1. Does the site have good infrastructure capacity?	2. Would sufficient enhancements be feasible?	Y/N	<i>Drainage:</i> Seafield WwTW operated by PFI (Stirling Water); no constraints identified and any requirement for additional capacity would be responsibility of PFI operator but could be delay in delivering capacity. <i>Water supply/storage:</i> Supplied by Glencorse WTW. May require SW investment to increase capacity for additional development. <i>Primary and Secondary schools:</i> Education Appraisal identifies the educational infrastructure required to support Proposed LDP housing growth in South East Edinburgh. The action programme includes a list of the actions, costings and contribution zones where any development within will be required to contribute to the actions on an equitable basis. <i>Transport:</i> Transport Appraisal identifies the transport infrastructure required to support Proposed LDP housing growth in South East Edinburgh. The action programme includes a list of the actions, costings and contribution zones where any development within will be required to contribute to the actions on an equitable basis.
<b>Landscape setting and identity</b>			
Would the site, if developed, affect the wider landscape setting of the city?		Y	Important visual relationship with Pentland Hills, which form city's regional landscape setting, including views outward from the city to Hillend and those from the northern slopes and summits of the Pentlands. Forms part of a green wedge extending into the city, in combination with Mortonhall, Braid Hills and Blackford Hill.
Would the site enable clear and defensible green belt boundaries to be formed?		N	Existing boundary clearly defined by Frogston Road East and woodland at Mortonhall. Features on site which could form basis of greenbelt boundaries, however, the site is remote from the existing built up area. Green Belt boundary suggested by developer not considered appropriate due to importance on land further west for the landscape setting of the city. Power lines will not enable clear defensible Green Belt boundary to be formed.
Can the site be integrated into and in keeping with the character of the settlement and local area?		N	The site is bounded to the north by Frogston Road East and by the City Bypass to the south. Residential development on the site would not be in character with the area which is characterised by broad open, arable farmland extending from Burdiehouse Road to Morton Mains. The site lack opportunities for physical integration into the urban area with policy woodland at Mortonhall and Frogston Road providing

		a clear boundary to the urban edge.	
<b>Countryside recreation</b>			
Would development of the site avoid impacting upon existing access to countryside recreation?		Y	Subject to existing footpaths and cycle tracks being maintained.
<b>Overall assessment</b>			
Not currently a reasonable site. Development of any part of the site including the site promoted during the MIR and Proposed Plan stage would affect the wider landscape setting of the city and fail to enable clear and defensible Green Belt boundaries to be formed. The site has poor access to public transport with little scope for sustainable transport improvements.			

### Landscape and Visual Assessment

#### Location

The site is located to the south of Frogston Road East (B701) and bounded by Broomhills Rd to the east. Its western edge is formed by a shelterbelt which extends southwards from Frogston Brae towards the site's southern boundary with the City Bypass (A720).

#### Landscape Character

The site comprises open arable farmland sloping gently to the southwest. A hedgerow and trees line Frogston Rd East to the north. Within the site, sparse hedgerows mark remnant field boundaries with a mature tree belt providing greater enclosure to the west. The Burdiehouse Burn crosses the southern part of the site flowing through a small triangular area of tree planting close to the City Bypass. A semi-mature shelterbelt bounds the site to the east along Broomhills Rd, which leads to Broomhills Cottages and farmstead. High voltage powerlines cross the northeast corner and southern extent of the site. Local paths between Broomhills Rd and Morton Mains skirt the southern and eastern edge of the site.

#### Views and Visibility

Though low lying at 125-130 m above sea level, the site is prominent in views from the City Bypass, to which it provides a rural context. It is also visible when travelling in both directions along Frogston Road, as well as local recreational paths. The landscape has an important visual relationship with the Pentland Hills, which form the city's regional landscape setting. The site forms a foreground element in outward views from the city towards Hillend. From the northern slopes and summits of the Pentlands, the fields form part of a green wedge extending into the city, in combination with Mortonhall, the Braid Hills and Blackford Hill.

#### Would the site if developed, affect the wider landscape setting of the city?

Development of the site would introduce urban housing into an area of open, rural character, which extends across the southern edge of the city between Morton Mains and Burdiehouse Rd. Given the site's prominence in views from major roads and recreational viewpoints by a large numbers of receptors, it is considered that development of the site would have and adverse impact upon the city's wider landscape setting and identity.

#### Would the site enable clear and defensible green belt boundaries to be formed?

The existing urban edge to the north is clearly defined by Frogston Rd East and policy woodland at Mortonhall. There are features on site which could form the basis of greenbelt boundaries. However, the site is remote from the existing built up area.

#### Updated Landscape and Visual Assessment at Proposed Plan stage:

Bellway Homes conclude that the site is appropriate for the development of circa 100 homes and that a defensible green belt boundary can be formed to the northeast of the high voltage powerlines. A countryside area policy should apply to land between the proposed site and green belt boundary in order to control inappropriate development.

Having regard to all representations relating to the assessment area and factors considered in the MIR stage landscape assessment, the developers' representations are not accepted on landscape grounds. The Council considers the representation does not support regeneration by directing growth to the most appropriate locations or protect and enhance the quality, character and landscape setting of the city. The high voltage powerlines do not provide a suitable basis for a new green belt boundary, nor a visual break or change in character between town and country. Having met the necessary site assessment criteria, the Council proposes to allocate the site to the West of Broomhills Rd. This representation site would reduce the effectiveness of the Broomhills Rd tree belt as a long-term green belt boundary.

**WEST OF BURDIEHOUSE ROAD  
Housing Site Assessment**

**Who made representation(s) relating to the assessment area?**

Catchelaw Trust and BDW Homes (Clarendon Planning & Development)  
Individuals  
Other developers and Community Groups  
SNH, SEPA

Site assessment criteria		YES / NO	Comments / mitigation potential
<b>Appropriate Locations</b>			
Is the site located on brownfield land?		N	Predominantly arable farmland with a cluster of residential units and small business units running along Broomhills Road on the western boundary of the site.
Can the site be made available for development?		Y	Representation received during MIR consultation and Proposed Plan representation promoting site for residential development. Site investigation undertaken confirming stability of ground.
1. Does the site have good accessibility to existing public transport?		Y/N	The south west of the site scores A with scores of C and D nearer to Frogston Road East and Burdiehouse Road.
2. Would sufficient enhancements be feasible?		Y/N	Developer suggests site has good access to public transport. Increased frequency of services along the two main roads may be possible. Direct pedestrian and cycle connections to existing bus stops on Burdiehouse Road and Frogston Road East have been identified in the site brief to reduce walking distances to public transport.
1. Does the site have good infrastructure capacity?		Y/N	Drainage: Seafield WwTW operated by PFI (Stirling Water); no constraints identified and any requirement for additional capacity would be responsibility of PFI operator but could be delay in delivering capacity. Water supply/storage: Supplied by Glencorse WTW. May require SW investment to increase capacity for additional development. Primary and Secondary schools: Education Appraisal identifies the educational infrastructure required to support Proposed LDP housing growth in South East Edinburgh. The action programme includes a list of the actions, costings and contribution zones where any development within will be required to contribute to the actions on an equitable basis. Transport: Transport Appraisal identifies the transport infrastructure required to support Proposed LDP housing growth in South East Edinburgh. The action programme includes a list of the actions, costings and contribution zones where any development within will be required to contribute to the actions on an equitable basis.
<b>Landscape setting and identity</b>			
Would the site, if developed, affect the wider landscape setting of the city?		N	Low lying and gently sloping farmland, largely screened by existing dwellings and planting has potential to accommodate development, subject to enhancement of planted boundaries. Central knoll is most prominent part of site, development of which would have an adverse impact on wider landscape setting of the city.
Would the site enable clear and defensible green belt boundaries to be formed?		Y	Enhancement to existing shelterbelt on Broomhills Road and planting on banks of the Burdiehouse Burn would provide a physical feature capable of forming a new Green Belt boundary. To the south and west, high voltage power lines further restrict additional development. Green Belt boundary suggested by developer not considered appropriate due to importance on land further west for the landscape setting of the city.
Can the site be integrated into and in keeping with the character of the settlement and local area?		Y	The site can be integrated into the urban area subject to a detailed masterplan ensuring that the impact on views from the site is mitigated. Landscape impact will be mitigated through the elevated land in the