Appendix 1 LVA Detailed Methodology

This methodology is applicable to a LVA which does not require to comply with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, each LVA may be tailored to the scope of the study identified by or agreed with the consultees.

Landscape Appraisal

Components of the landscape are identified that are likely to be affected by the scheme i.e. overall character and key characteristics, individual elements and features and features and specific aesthetic or perceptual characteristics.

Landscape effects include the direct and indirect effect on landscape receptors such as elements and features, as well as the effects upon general character and its quality or condition and value.

Landscape effects are appraised by considering the sensitivity of the existing landscape against the degree of change posed by the development.

The sensitivity of the landscape is determined by considering in tandem the value of the landscape and the susceptibility of the landscape to the type of change resulting from the type of development proposed.

Landscape value is determined with reference to the overall landscape context, including the quality and value of particular areas of landscape character, protective legislation, land use and cultural associations, as described in Table A1.1 below:

Table A1.1 Criteria Used to Determine Landscape Value

Value				
		Typical Criteria	**Typical Scale**	**Typical Examples**
High	Exceptional	High importance and rarity No or very limited potential for substitution	International, national	Statutory designations e.g. World heritage site,
	High	High importance or rarity Limited potential for substitution	National, regional & local	Statutory designations e.g. National Park, AONB, National Scenic Area
Medium	Medium	Medium importance and rarity Limited potential for substitution	Regional, local	AHLV/ AGLV, Regional Scenic Areas etc.
	Medium-low	Medium importance and rarity Some or good potential for substitution	Regional, local	Undesignated but value expressed for instance in demonstrable use
Low	Low	Low importance and rarity	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement
	Very low	Low importance and rarity	Local	Areas identified for improvement or recovery.

Landscape susceptibility is determined by appraising key characteristics of the landscape and ability to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.

The susceptibility of a landscape receptor to the specific type and location of the proposed development translates as the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, of a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.

The landscape effects in a LVA are particular to both the specific landscape in question and the nature of the proposed development, so the appraisal of susceptibility must be tailored to the project. It is not recorded as part of the landscape baseline, but considered as part of the appraisal of effects.

The GLVIA guidance states that there can be complex relationships between the value placed on landscape receptors and their susceptibility to changes resulting from the proposed scheme by virtue of both the characteristics of the landscape in question and the nature of the proposed development. Furthermore, the type of change resulting from the proposed development may not compromise the specific basis for the value placed on the landscape.

Table A1.2 Criteria Used to Determine Susceptibility of Landscape to Type of Change

Level	Typical Criteria
Low susceptibility	Strong sense of enclosure reducing visual sensitivity, likely to currently be influenced by built development, has reduced tranquillity, likely to have little inter-visibility with adjacent landscapes and displays a low density or infrequent sensitive landscape areas or features.
Low-medium susceptibility	Some enclosure, may be influenced by built development, have little inter-visibility with adjacent landscapes or displays a low-moderate density or frequency of sensitive landscape areas or features.
Medium susceptibility	Some enclosure, may be influenced by some built development, or have little inter-visibility with adjacent landscapes and displays a moderate density or frequency of sensitive landscape areas or features.
Medium-high susceptibility	May be open or exposed landscapes with few built features. Often inter-visible with adjacent landscapes and exhibit a moderate-high density of sensitive landscape features or areas.
High susceptibility	May be open or exposed landscapes with a remote character and absence of existing built development. Often highly visible from adjacent landscapes and exhibit a high density or frequency of sensitive landscape areas/ features.

The following table outlines typical criteria for determining landscape sensitivity:

Table A1.3 Criteria Used to Determine Landscape Sensitivity

Level	Typical Criteria
Low sensitivity	Likely to be low value landscapes with low susceptibility to the type of change posed the proposed development.
Low-medium sensitivity	Likely to be low-medium value landscapes of low-medium or low susceptibility to change or low value landscapes with a medium susceptibility to change, or medium value landscapes with a low susceptibility to the type of change posed by the proposed

	development.
Medium sensitivity	Likely to be medium value landscapes of medium susceptibility to change, or low value landscape with a high susceptibility to change or a high value landscape with a low susceptibility to the type of change posed by the proposed development.
Medium-high sensitivity	Likely to be medium-high value landscapes and medium-high or high susceptibility to change, medium value landscapes with a high susceptibility to change or high value landscapes with a medium susceptibility to the type of change posed by the proposed development.
High sensitivity	Likely to be high value landscapes with a high susceptibility to the type of change posed by the proposed development.

Magnitude of Landscape Change

Each effect on a landscape receptor is appraised in terms of its size or scale, the geographical extent of the area influenced, its duration and reversibility.

The magnitude of change proposed by the development is considered in the context of existing landscape change.

The magnitude of change of both loss and addition of new features takes account of the following:

- the extent of existing landscape elements that will be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape – in some case these may be quantified;
- the degree to which aesthetic or perceptual aspects of the landscape are altered;
- whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character; and
- the size/scale, geographical extent and duration and reversibility of effect are combined into an overall appraisal of magnitude for each effect.

The magnitude of change may have an influence at the following scales:

- at the Site level, within the development site itself.
- at the level of the immediate setting of the Site.
- at the scale of the landscape type of character area within which the Proposed development lies.
- on a larger scale, influencing several landscape types or character areas.

Table A1.4 describes the criteria used to determine the appraisal of magnitude, derived from GLVIA 3.

Table A1.4 Criteria Used to Determine Magnitude of Landscape Change

Level	Typical Criteria
No change	No change to the baseline situation.
Negligible	A very limited scale of changes i.e. very minor loss or alteration to key elements/ features/ characteristics of the baseline and/or introduction of elements that are not uncharacteristic with the surrounding landscape.

Level	Typical Criteria
Low	Small scale of change where there is a minor loss of or alteration to the key elements/ features/ characteristics of the baseline and/ or introduction of elements that may not necessarily be considered to be uncharacteristic when set within the attributes of the receiving landscape. Changes likely to be of limited geographical extent, limited to the site level and/or immediate setting of the site. The duration of change is likely to be limited to short or medium-term, reversible and irreversible.
Medium	Medium scale change where there may be partial loss of or alteration to key elements/ features/ characteristics of the baseline and/ or introduction of elements that may be prominent but not necessarily substantially uncharacteristic when set within the attributes of the receiving landscape. Likely to affect the immediate setting of the site. Changes may be medium-long term and reversible/ irreversible.
High	Large scale change (total loss or major alteration to key elements/ features/ characteristics of the baseline and/ or introduction of elements considered to be totally uncharacteristic when set within the attributes of the receiving landscape. Landscape is likely to have a high susceptibility to the specific type and location of change posed by the development. Likely to affect a wider geographical extent, be a longer-term change that is irreversible.

Intermediate levels of appraisal of magnitude such as medium-high can also be used.

Visual Appraisal

Visual effects are concerned wholly with the effect of the proposed development on views, the viewers and the overall effect on Visual Amenity.

Visual effects may include the physical obstruction or blocking of a view and visual intrusion of the proposed development into an existing view, the wider landscape setting and the overall effect on Visual Amenity. The effects of these may be either adverse or beneficial. Other visual effects include increased visibility due to colour, atmospheric conditions, movement and height of structures, relative to the surrounding area.

As with the landscape effects, the sensitivity of a particular visual receptor is considered against the likely magnitude of change.

In order to identify sensitivity of a visual receptor, the quality and value of the view, and the type of visual receptor must be identified.

Quality and value of existing landscape in the view may include reference to the skyline, vistas and landmarks, as well as visitors of designations such as Listed Buildings, Scheduled Monuments, Registered Parks and Gardens or Conservation Areas.

Criteria used to appraise the value of the view are set out in Table A1.5 below.

The type of receptor and land use at the Viewpoint determines its sensitivity. Residential properties are considered to be of high sensitivity, whilst places of work may be less sensitive. More than one receptor might be represented by a Viewpoint.

Table A1.5 Criteria Used to Appraise Sensitivity of Visual Receptors

Level	Typical Criteria
Low sensitivity	• Users of urban roads, footways, railways and industrial areas where attention may be focussed away from the landscape, where susceptibility to change is likely to be low • People at places of work, or engaged in similar activities whose attention may be focussed away from the change in view and where susceptibility to change is likely to be low • People engaged in outdoor sport whose attention may be focussed away from the landscape.
Medium sensitivity	• Users of outdoor recreational facilities whose attention may be focussed on the landscape • People travelling through the landscape on transport routes whose attention or interest is focussed on the landscape
High sensitivity	• Public Viewpoints from designations and highly valued/ recognised Viewpoints • Communities where the site contributes to the landscape setting or views enjoyed by the community • Occupiers of residential properties where susceptibility to change is likely to be high • Users of Public Rights of Way where attention is focussed on the landscape

The appraisal is undertaken in the context of professional judgement and considers factors such as what has been lost or gained from the view in terms of scenic quality and character, and the quality of the new composition.

Judging magnitude of visual effect takes into account the following:

- the frequency and speed of view, numbers of viewers affected, proximity and distance from the proposed development and angle of view to the proposed development relative to the main direction of view of the receptor;
- the scale of the change in the view with respect of the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development or the extent of the view affected;
- the degree of contrast or integration of new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale, mass, line, height, colour and texture; and
- the nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.

Some examples of criteria used to determine the level of magnitude of visual change are described in Table A1.6 below. Intermediate levels of magnitude of visual change are also used on a scale of medium-high and low-medium.

Table A1.6 Typical Criteria Used to Determine Magnitude of Visual Change

Level	Typical Criteria
No change	No change to the baseline situation.
Negligible	Likely to be a very limited scale of visual change, where the loss or addition of new features is barely discernible in the view, where the development results in a negligible change to the composition of the view and likely to be viewed against a background. The development may provide a negligible degree of contrast in

Level	Typical Criteria
	terms of scale, form, mass, line, height, colour and textures when viewed in the context of the receiving landscape. A very small proportion of the view is likely to be occupied by the development, where views are partial or filtered. The viewer is likely to have a very low susceptibility to change due to the orientation and distance in relation to the location of the development i.e. views are likely to be oblique and/or at a long range. The change is likely to occur for a short to medium-term duration. Changes are likely to be viewed over a limited area such as at the site level or immediate setting of the site and / or likely to affect a small number of viewers.
Low	Likely to be a small scale of visual change, where the loss or addition of new features may be discernible but not prominent in the view, where the development results in a slight change to the composition of the view and likely to be viewed against a background. The development may provide a small degree of contrast in terms of scale, form, mass, line, height, colour and textures when viewed in the context of the receiving landscape. A small proportion of the view is likely to be occupied by the development, where views are partial or filtered. The viewer is likely to have a low susceptibility to change due to the orientation and distance to the specific location of the development i.e. views are likely to be oblique and/or at a medium to long range. The change is likely to occur for a short to medium-term duration. Changes are likely to be viewed over a limited area such as at the site level or immediate setting of the site and / or likely to affect a small number of viewers.
Medium	Likely to be a medium scale of visual change, where the loss or addition of new features may be prominent or clearly discernible in the view, where the development results in a moderate change to the composition of the view and/or may be viewed against the skyline or background. The development may provide a medium degree of contrast in terms of scale, form, mass, line, height, colour and textures when viewed in the context of the receiving landscape. A moderate proportion of the view is likely to be occupied by the development, where views may be full or partial. The viewer is likely to have a medium susceptibility to change due to the orientation and distance to the specific location of the development i.e. views may be direct from a medium to long range to the development site or an oblique view at a close range.

Level	Typical Criteria
	The change is likely to occur for a medium to long-term duration. Changes are likely to be visible over a reduced area, limited to the immediate setting of the site or affecting fewer viewers.
High	Likely to be a large scale of visual change, where the loss or addition of new features are dominant in the view, where the development results in a significant change to the composition of the view and/or may be viewed against the skyline. The development may provide a high degree of contrast in terms of scale, form, mass, line, height, colour and textures when viewed in the context of the receiving landscape. A large proportion of the view is occupied by the development. The viewer is likely to have a high susceptibility to change due to the orientation and distance to the specific location of the development i.e. the viewer is likely to have direct views towards the development at a close proximity. The change is likely to occur for a long-term or medium-term duration. Changes are likely to be visible over a wider geographical area and are likely to affect communities / larger numbers of viewers.

Viewpoint Appraisal

A number of Viewpoint locations have been chosen to represent the distribution of sensitive receptors within the study area and the appraisal of receptors at each location has been used to inform the appraisal of effects on Visual Amenity within the Study Area.

The Viewpoints, where available, have been selected to meet the following criteria:

- a balance of Viewpoints to the north, south, east and west of the Site;
- a range of fore and middle ground views of the proposed development;
- a proportion representing views of recreational, residential and route users; or
- representation of designations or other valued landscapes, and landscape character.

Photography, Visualisations and Graphic Techniques

All photography, visualisations and graphics have been undertaken in accordance with the Landscape Institute Technical Guidance Note 06/19 Visual Representation of Development Proposals. A set of verified views, also known as Accurate Visual Representations (AVRs), such as annotated photographs, have been produced to support the LVA. A digital DSLR camera has been used with a fixed focal length and 50 mm lens, on a stable and levelled tripod with a camera height of 1.5 m above ground level. Single shot frames have been taken and spliced together using Adobe Photoshop to form a panorama. Viewpoint information that is recorded at each Viewpoint includes lens focal length, horizontal field of view, date, time, direction of view, Viewpoint's height above ground level and OS grid coordinates.

Effects

Nature of Landscape and Visual Effects

On completion of the LVA, the type of landscape or visual effect is defined as follows:

- Reversible or irreversible – reversibility is a judgment about the prospects and the practicality of the particular effects being reversed, within, for example, 25 years.
- Indirect effects – the Landscape Institute defines these as effects, which are not a direct result of the development, but are often produced away from it or as a result of a complex pathway e.g. as the result of additional traffic generated on public roads as the result of the proposed development.
- Adverse, neutral or beneficial – the landscape and visual effects may be beneficial, neutral or adverse. In landscape and townscape terms a beneficial effect would require development to add to the landscape quality and character of an area. Neutral landscape effects would include negligible changes. An adverse effect may include the loss of valued landscape elements such as mature trees and buildings leading to a reduction in the landscape quality and character of an area.

Level and Importance of Landscape and Visual Effect

The purpose of this LVA is to identify the relative level of landscape and visual effects on the baseline of this Study Area which arise as a result of the proposed development.

In accordance with the GLVIA 3, the level of effect is identified by considering in tandem the sensitivity of the baseline landscape or visual receptor, and the magnitude of change as a result of the development. Professional judgement is then employed to determine the level of effect and therefore its importance. According to best practice a matrix is not used and conclusions are not formulaic due to variations in levels of sensitivity and magnitude of change within the range of criteria used.

The range of landscape and visual effects has been divided into seven broad classifications of effect, defined in this LVA as ‘no effect’, ‘negligible’, ‘minor’, ‘minor/moderate’, ‘moderate’, ‘moderate/major’ or ‘major’.

As stated within Landscape Institute GLVIA3 (10th June 2013) *Statement of Clarification 1/13*, for an LVA which is not being undertaken for EIA purposes, it is not required to establish whether the effects arising are significant or not. Professional judgement is then provided as to whether the effects are ‘important’ or not. Effects described within this LVA as major or moderate/major are considered as important.

Effects which are identified as important are those which, in the opinion of the authors are likely to be a material consideration in the decision-making process.

Typical criteria used to determine level of landscape effects include the following:

- Major loss or irreversible negative effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes are likely to be of greatest level of effect.
- Reversible negative effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value are likely to be of less importance and may, depending on the circumstances, be judged as a low level of effect to the appraisal.

Where appraisals of importance place landscape effects between these extremes, judgments must be made about whether or not they are important, with full explanations of why these conclusions have been reached.

Whilst the appraisal of importance varies depending on the location and context and type of the proposed development, professional judgement is used in preference to a standard approach or matrix, in accordance with the GLVIA3. However, the criteria set out in Table A1.8 may apply.

Table A1.7 Level of Importance of Landscape Effects

Loss of new, uniform, homogeneous elements, features, characteristics, qualities; Loss of lower-value elements, features, characteristics; Effects on areas in poorer condition or degraded character; Effects on lower-value landscapes.	Less important
to	
Loss of mature or diverse landscape elements, features, characteristics, aesthetic or perceptual qualities; Effects on rare, distinctive, particularly representative landscape character.	More important

Importance of Visual Effects

In determining the level of effect on changes in views and Visual Amenity, the following factors are considered:

- the sensitivity of the receptor with consideration of the value attached to the views experienced and susceptibility to changes in view and Visual Amenity;
- the magnitude of the effect (susceptibility to specific change, size or scale, duration, reversibility, geographical extent);
- the nature of the effect; and
- The type and rate of other changes which are likely to occur in the Visual Amenity of the Study Area in the future.

Table A1.8 Level of Visual Effects

Effect	Level
Small changes or changes involving features already present in the view. Transient views (such as experienced by a road user) where the change in view is experienced for a short duration.	Less important
to	
Effects on people who are particularly sensitive to changes in views and Visual Amenity; Effects on people and recognised and important Viewpoints or from recognised scenic routes are more likely to be of a level of importance; Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view.	More important

Views from a private property are not a material consideration in determining planning applications unless the proposed change is sufficiently unpleasant or intrusive to cause unacceptable harm to residential amenity. A detailed residential appraisal has not been undertaken within the scope of the LVA.

Residual Effects

Where landscape and visual effects are judged to be important and adverse proposals for preventing, avoiding, reducing, off-setting or compensating adverse effects (referred to as mitigation) are incorporated into the design where possible. The remaining landscape and visual effects following mitigation are then summarised as residual effects.

Distinction between Impacts and Effects

An 'impact' is defined as the result of an action affecting a particular element of the environment or receptor. An 'effect' is a broader based view of the culmination of one or more impacts which involves not only a degree of professional judgement but also some extrapolation and generalisation. For example, the proposed development may cause a number of 'impacts' on views from a number of parts of a settlement while the sum of those impacts would be defined as the 'effect' on the settlement.

Sequential Effects

Sequential effects on visibility occur when the observer has to move to another Viewpoint to see different views of the same development or other developments. Routes including roads, PRoW and railways are used to appraise sequential effects.

Cumulative Landscape and Visual Effects

These are the summation of effects that result from changes caused by a development in conjunction with other reasonably existing or reasonably foreseeable related developments. Cumulative effects could arise from changes brought about by one scheme in conjunction with those brought by another or as the combined effect of a set of developments taken together.

The approach to determine cumulative effects is based on guidance on cumulative effects in the GLVIA3.

Cumulative effects are not appraised in this LVA.

Appendix 2 Viewpoint Appraisal

An appraisal has been undertaken of the potential visual effects on receptors located at nine Viewpoints and set out in Table A3.1 below. Information including OS grid reference, approximate distance to the Site boundary, direction of view, elevation of the Viewpoint location and the type and sensitivity of the receptors which the Viewpoint represents is provided. This is followed by a short description of the existing baseline view and a discussion of the predicted view. A description of the features of the proposed development which would be visible at that Viewpoint includes how vegetation, built form and topography would affect the visibility of the proposed development during construction, the first year of operation and after five years. The resulting magnitude of change and of visual impacts on the appraised receptors is set out for each Viewpoint, followed by a judgement as to the level of effect on the receptor represented.

A summary of the visual effects at each Viewpoint is set out in Table 7.1 within the LVA. If an effect is deemed to be important it is underlined and bold. All effects are considered adverse unless stated otherwise.

Table A3.1 Viewpoint Appraisal

Viewpoint 1 - Ravelrig Road, northern edge of Balerno		
Viewpoint Information:		
Grid Reference: 315890E, 667236N Approximate distance to Site boundary and direction of view: Adjacent to Site facing north. Elevation (m AOD): 165 m Figure Number: 2.1		
Receptors	**Sensitivity of View**	
Road Users Walkers/Cyclists	Low High	
Baseline View		
The view is located on a rural road, Ravelrig Road, which bisects the site. The tree lined road descends to the north beneath a tunnel of vegetation, and is set within a shallow cutting. Open views are revealed to the east and west through the entrances to the fields, looking across the adjoining farmland which slopes away to the north revealing open views, looking towards the Bathgate Hills to the north west and western Edinburgh and Corstorphine Hill to the north east. The suburban edge of Balerno extends to frame the eastern edge of the view whilst the ongoing housing construction at Ravelrig Heights will extend to the western edge of the view. The road has a rural character, and is followed by National Cycle Route 75.		
Predicted View		
The proposed new housing will be seen to the right and left of the road corridor, seen in filtered views through the existing tree cover which will be reinforced with new structure planting of native trees and shrubs. The formation of new points of access onto the road to the north may require sections of local tree removal to facilitate sight lines along the road corridor.		
Magnitude of Change		
Construction	**Year 1**	**Year 15 (Residual)**
High	High	Medium
Importance of Effect		
Construction	**Year 1**	**Year 15 (Residual)**
Road Users: **Major/Moderate** Walkers/Cyclists: **Major**	Road Users: **Major/Moderate** Walkers/Cyclists: **Major**	Road Users: Moderate Walkers/Cyclists: **Major/Moderate**

Important level of effect?		
Yes	Yes	Yes

Viewpoint 2 - Ravelrig Road at railway overbridge	
Viewpoint Information:	
Grid Reference: 315784E, 667578N Approximate distance to Site boundary and direction of view: 25 m to the north. Elevation (m AOD): 130 m Figure Number: 2.2	
Receptors	**Sensitivity of View**
Road Users Walkers/Cyclists	Low High
Nature of Baseline View	
The viewpoint is located on Ravelrig Road at the overbridge crossing of the Edinburgh to Glasgow railway line. The view looks south along the rising profile of Ravelrig Road and the northern sector of the Site which will be retained as agricultural land. There are partial, filtered views further south to the southern sector of the Site beyond the well vegetated raised embankment of the disused railway. There are glimpsed and oblique views toward the fields in the south western sector of the Site. The road has a rural character, however, the railway and infrastructure, the pylons and overhead transmissions lines and are discordant elements in the view.	
Predicted View	
The character of the view would be substantially maintained but with partial filtered views to the rooflines of the proposed housing development within the southern sector of the Site. Most of the trees visible on the disused railway line would be retained and would continue to filter views into the Site. The structure planting proposed beside the disused railway line will mature over the short to medium term to enhance the existing vegetation structure whilst, in-curtilage planting will assist in softening the profile of the Proposed Development.	

Magnitude of Change		
Construction	**Year 1**	**Year 15 (Residual)**
Medium - Low	Medium - Low	Low
Importance of Effect		
Construction	**Year 1**	**Year 15 (Residual)**
Road Users: Minor Walkers/Cyclists:Moderate/Minor	Road Users: Minor moderate beneficial Walkers/Cyclists: Moderate/Minor	Road Users: Minor moderate beneficial Walkers/Cyclists: Moderate/Minor
Important level of effect?		
No	No	No

Viewpoint 3 - Long Dalmahoy Road, edge of Dalmahoy Golf Course	
Viewpoint Information:	
Grid Reference: 315318E, 668088N Approximate distance to Site boundary and direction of view: 630 m facing south Elevation (m AOD): 122 m Figure Number: 2.3	
Receptors	**Sensitivity of View**
Road users: Walkers/Cyclists:	Low High
Baseline View	
The viewpoint is located adjacent to Long Dalmahoy Road and the route of the National Cycleway 75.	

Views from the road are expansive to the south to the rising arable farmland across the northern flank of Ravelrig Hill, and the profile of the Pentland Hills beyond.

The medium to large scale arable fields are framed by mature deciduous tree belts, and flanked by the woodland of Dalmahoy Hill Plantation to the right of the view and eastern suburban edge of Balerno and Currie beyond to the left. The new housing development at Ravelrig Heights is seen across the ridgeline to the south of the Site, and the ongoing residential construction at Kingfisher Park is seen to the east of the Site.

The location has a rural character.

Predicted View

The Proposed Development would be seen as two blocks of new housing extending from east to west, either side of Ravelrig Road, and to the south of the tree lined embankment which marks the position of the disused railway line.
The houses would also be visible in partially filtered views, although by Year 15 structure planting and in-curtilage tree planting would further and soften views. The western sector of the Proposed Development would be more open to direct views however, the setting will be anchored by the woodland belt which runs along the western extent of the site across Dalmahoy Hill.

Magnitude of Change	**Magnitude of Change**	**Magnitude of Change**
Construction	**Year 1**	**Year 15 (Residual)**
Medium	Medium	Medium - Low
Importance of Effect	**Importance of Effect**	**Importance of Effect**
Construction	**Year 1**	**Year 15 (Residual)**
Road users: Minor/ moderate Walkers/Cyclists: **Moderate/ major**	Road users: Minor/ moderate Walkers/Cyclists: **Moderate/ major**	Road users: Minor Walkers/Cyclists: Moderate
Important level of effect?	**Important level of effect?**	**Important level of effect?**
Yes	Yes	No

Viewpoint 4 – Long Dalmahoy Road, east of Cocklaw Farm Steading

Viewpoint Information:

Grid Reference: 316537E, 668395N
Approximate distance to Site boundary and direction of view: 850 m facing south-west
Elevation (m AOD): 112 m
Figure Number: 2.4

Receptors	**Sensitivity of View**
Road users Residents	Low High

Baseline View

The view is located on Long Dalmahoy Road, a rural road, adjacent to the hamlet at Cocklaw.

The view looks south west across the surrounding open arable farmland, and to the rising ridge of land at the edge of Balerno/Currie. The ongoing residential development at Kingfisher Park is seen on the skyline to the left (east) of the Proposed Development site and is seen to fill the gap between Currie to the east and Balerno to the west. The eastern sector of the Site is seen as a distant, open, sloping field to the east of Ravelrig Rig Road. The western sector of the Site is partially contained from view by foreground vegetation cover at Cocklaw and the well vegetated embankment of the disused railway line running along its northern edge.
The location has a rural character; however, the pylons and transmission lines are discordant elements in the view.

Predicted View

There will be partial views to the Proposed Development, seen as areas of new housing in the distance framed by the existing tree belts.
The housing will be visible but will be seen within the context of the adjoining housing and

set within an existing framework of tree belts. Areas of structure planting and in-curtilage tree planting will further soften views to the Proposed Development, which will begin to recede in views over the short to medium term.		
Magnitude of Change		
Construction	**Year 1**	**Year 15 (Residual)**
Low	Low	Negligible
Importance of Effect		
Construction	**Year 1**	**Year 15 (Residual)**
Road users: Minor Residents: Moderate	Road users: Minor Residents: Moderate	Road users: Minor Residents: Moderate/Minor
Important level of effect?		
No	No	No

Viewpoint 5 – Curriehill Road – north east of the Site	
Viewpoint Information:	
Grid Reference: 317354E, 668544N Approximate distance to Site boundary and direction of view: 1.5 km facing south-west Elevation (m AOD): 110 m Figure Number: 2.5	
Receptors	**Sensitivity of View**
Road users	Low
Baseline View	
The Viewpoint is located on Curriehill Road, a busy rural road, passing to the west of the Riccarton Campus of Herriot Watt University. The view is open to the adjoining arable fields seen beyond the low intermittent hedge line. The expanse of arable farmland is flanked to the south by the rising ridge of land at Balerno/Currie. The suburban residential development extends across the skyline. The pylons and transmission lines are discordant elements in the view. Dalmahoy Hill is seen in the distance to the right of the view. The location is rural in character, though influenced by the regular road traffic. The western extent of the Site is visible in the distance against the tree belt running across Ravelrig Hill. The eastern sector of the site is heavily filtered by intervening tree cover.	
Predicted View	
A narrow strip of the Proposed Development will be seen as a line of housing, in the distance, in the foreground of the woodland belt running across Ravelrig Hill. The extent of visible development will be seen to tie in with the existing residential development at the northern edge of Balerno. At Year 15, the in-curtilage tree planting will have started to mature, and the visual effects of the housing would be softened.	

Magnitude of Change		
Construction	**Year 1**	**Year 15 (Residual)**
Low	Low	Negligible
Importance of Effect	**Importance of Effect**	**Importance of Effect**
Construction	**Year 1**	**Year 15 (Residual)**
Road users: Minor	Road users: Minor	Road users: Negligible
Important level of effect?	**Important level of effect?**	**Important level of effect?**
No	No	No

Viewpoint 6 – Gowanhill Farm Road
Viewpoint Information:
Grid Reference: 316007E, 6680919N Approximate distance to Site boundary and direction of view: 450 m facing south Elevation (m AOD): 115 m

Figure Number: 2.6		
Receptors	**Sensitivity of View**	
Residents/Walkers (Core Path CEC16)	High	
Baseline View		
The view is located on Gowan Hill Farm Road, a narrow winding rural road, adjacent to Gowanhill Farm. The lane is edged either side by field boundary hedgerows with occasional gaps for farm access. The view looks south across the adjacent arable fields to the rising hillside to the north of Balerno. Both the eastern and western sectors of the Site are visible as sloping fields either side of Ravelrig Road. The vegetation along the line of disused railway filters views to the Site and the surrounding tree belts and woodland soften the setting. The development at Ravelrig Heights is seen on the skyline above the western sector of the site and the suburban housing at the northern edge of Balerno is seen above the eastern sector of the Site. The Viewpoint has a rural character, influenced by the pylons and transmission lines which are discordant elements in the view.		
Predicted View		
The Proposed Development will be seen as new housing development extending across the fields beneath the ridgeline and existing developments on the northern edge of Balerno. The tree line along the disused railway line, reinforced with new structure planting will soften views to the Proposed Development. At Year 15, the in-curtilage tree planting and structure planting will have started to mature, and the visual effects of the housing would be softened.		
Magnitude of Change		
Construction	**Year 1**	**Year 15 (Residual)**
Medium	Medium	Low
Importance of Effect		
Construction	**Year 1**	**Year 15 (Residual)**
Residents/Walkers (Core Path CEC16): **Major/Moderate**	Residents/Walkers (Core Path CEC16): **Major/Moderate**	Residents/Walkers (Core Path CEC16): Moderate
Important level of effect?		
Yes	Yes	No

Viewpoint 7 - Newmills Road	
Viewpoint Information:	
Grid Reference: 316409E, 667597N Approximate distance to Site boundary and direction of view: 250 m west Elevation (m AOD): 135 m Figure Number: 2.7	
Receptors	**Sensitivity of View**
Road users Walkers (Core Path CEC16)	Low High
Baseline View	
The view is located on a minor road and route of core path CEC 16 to the north of Balerno. The view looks west across the adjoining arable farmland, towards the distant profile of Dalmahoy Hill. The terrain is sloping and the tree belts are effective in limiting the extent of views at this oblique angle to the terrain. The pylons and transmission lines following the railway corridor are discordant elements in the view. The view looks across the northern field of the eastern side of the Site. The tree lined Ravelrig Road filters views to the western sector of the Site.	

Predicted View		
The Proposed Development will be substantially contained from view by the existing mature tree cover. There will be partial views to rooflines in the eastern sector of the site. At Year 15, the in-curtilage tree planting and structure planting will have started to mature, and the visual effects of the housing would be further softened.		
Magnitude of Change		
Construction	**Year 1**	**Year 15 (Residual)**
Low	Low	Low
Importance of Effect		
Construction	**Year 1**	**Year 15 (Residual)**
Road users: Negligible/None Footpath users: Negligible	Road users: Negligible/None Footpath users: No change	Road users: Negligible/None Footpath users: No change
Important level of effect?		
No	No	No

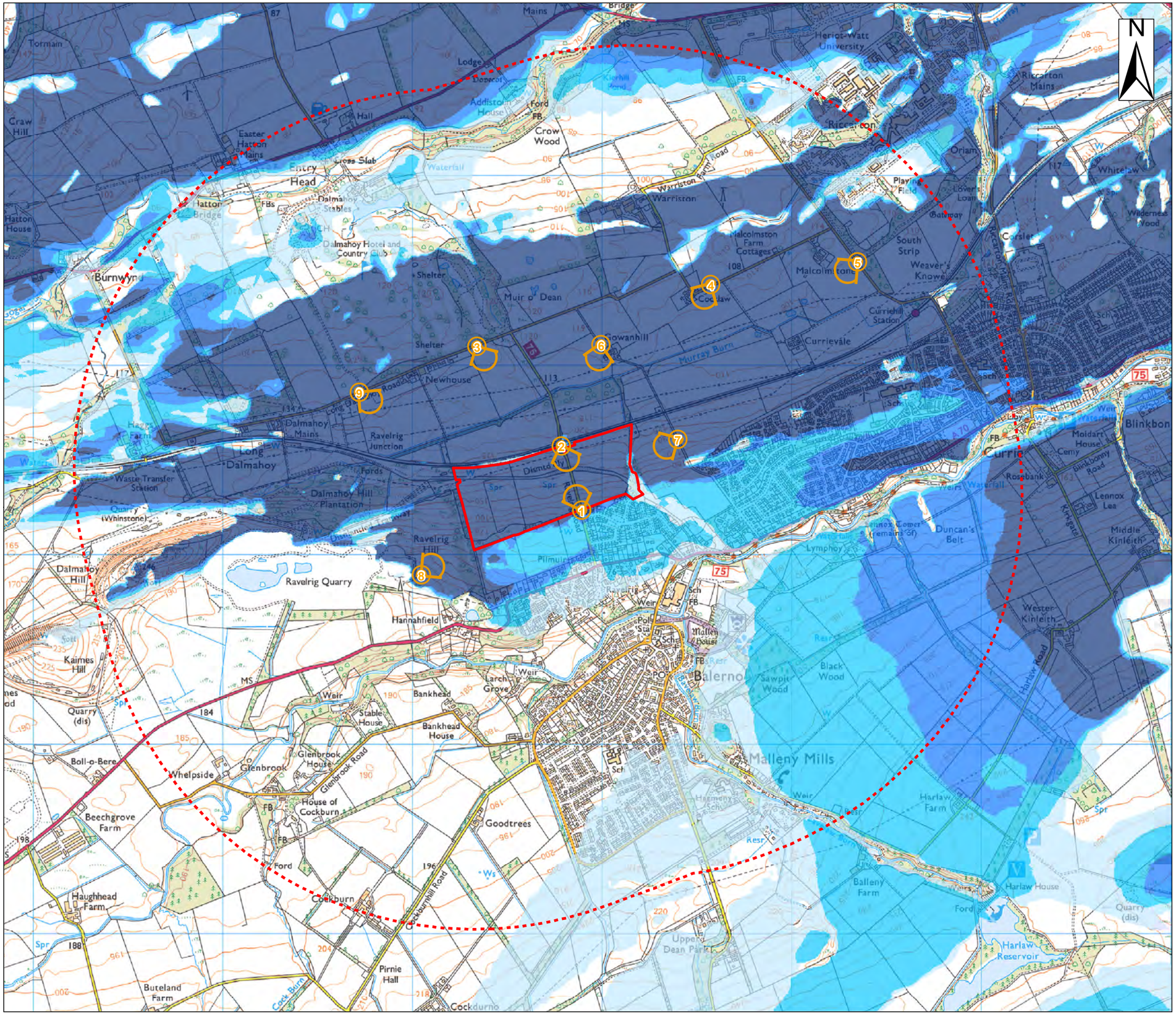
Viewpoint 8 – Ravelrig Hill	
Viewpoint Information:	
Grid Reference: 315033E, 666863N Approximate distance to Site boundary and direction of view: 300 m facing north-east Elevation (m AOD): 215 m Figure Number: 2.8	
Receptors	**Sensitivity of View**
Recreational – walkers	High
Baseline View	
The view is located on the summit of Ravelrig on rough pasture to the south west of the site. Views towards the Site are oblique to the hillside and the woodland in the foreground on the eastern flank of Ravelrig Hill screens views towards the Site. Views are expansive, with the farmland to the west of Edinburgh seen across the middle ground with Edinburgh beyond. Corstorphine Hill is seen to the left of the image and Arthur's Seat is seen to the right.	
Predicted View	
Other than possible views to the tops of cranes during the construction period, changes to the Site would not be visible as they would be fully screened by intervening woodland cover across the eastern flank of Ravelrig Hill.	

Magnitude of Change		
Construction	**Year 1**	**Year 15 (Residual)**
Negligible	No change	No change
Importance of Effect		
Construction	**Year 1**	**Year 15 (Residual)**
Walkers: Negligible	Walkers: No change	Walkers: No change
Important level of effect?		
No	No	No

Viewpoint 9 – Long Dalmahoy Road	
Viewpoint Information:	
Grid Reference: 314747E, 667863N Approximate distance to Site boundary and direction of view: 600 m to the south east. Elevation (m AOD): 130 m Figure Number: 2.9	
Receptors	**Sensitivity of View**
Residents Road users	High Low

Baseline View		
The view looks across the open arable fields to the south of Long Dalmahoy Road, to the ridgeline to the north of Balerno and to the distant profile of the Pentland Hills. The viewpoint lies to the west of the properties at Newhouse. The new housing at Ravelrig Heights is seen across the ridgeline to the right of the view and the housing development at Kingfisher Park is seen to the left. The western extent of the Site extends across the sloping fields beneath Ravelrig Heights, the eastern sector of the site is partially seen beyond the wooded line of Ravelrig Road. Pylons and transmissions lines cross the fields and are discordant elements in the view.		
Predicted View		
The Proposed Development in the western sector of the site will be seen in direct views with new housing extending across the north facing fields. The Proposed Development in the eastern sector of the site will be seen as new rooflines set within the well-defined framework of mature tree belts. Areas of structure planting and in-curtilage tree planting will establish over the short to medium term to strengthen the framework of planting around within the Proposed Development.		
Magnitude of Change		
Construction	**Year 1**	**Year 15 (Residual)**
High	High	Medium
Importance of Effect		
Construction	**Year 1**	**Year 15 (Residual)**
Residents: **Major** Road users: Moderate	Residents: **Major** Road users: Moderate	Residents: **Major/Moderate** Road users: Moderate/Minor
Important level of effect?		
Residents: Yes Road users: No	Residents: Yes Road users: No	Residents: Yes Road users: No

Appendix 3 Figures



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Legend

- Site Boundary
- 2km Study Area
- Viewpoint Locations

Visibility

- Not visible
- 0.01-25%
- 25-50%
- 50-75%
- >75%

0 0.5 1
Kilometers

[redacted]

Land at Balerno

Figure 1.1
Proposed Assessment Viewpoint Locations and Bareground ZTV (9m building height)

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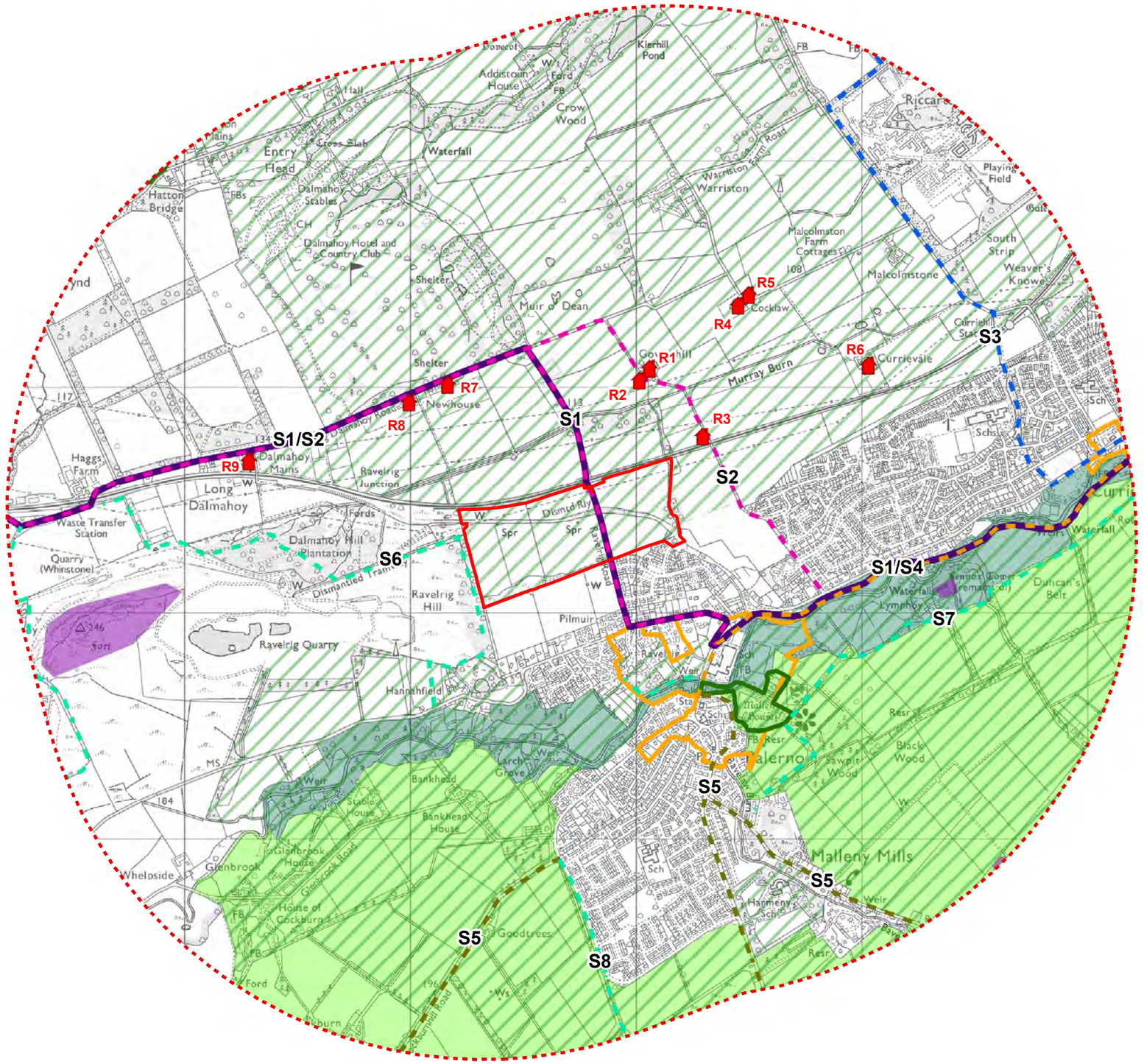
Date: April 2020 | Scale: 1:20,000 @A3 | Drg.Ref: TL/13582/1.1



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Legend

- Site Boundary
- 2km Study Area
- Residential Receptor

Public Rights of Way

- Core Path 16. Kirknewton
- Core Path 17. Riccarton
- Core Path 18. Water of Leith
- Core Path 19. Harlaw and Threipmuir
- Local Paths
- NCN Route 75

- Gardens and Designed Landscapes
- Conservation Areas
- Scheduled Monuments
- Green Belt

Special Landscape Area

- Area 07 - Pentlands
- Area 08 - Water of Leith - West

0 0.5 1
Kilometers

Land at Balerno

Figure 1.2
Landscape Designations

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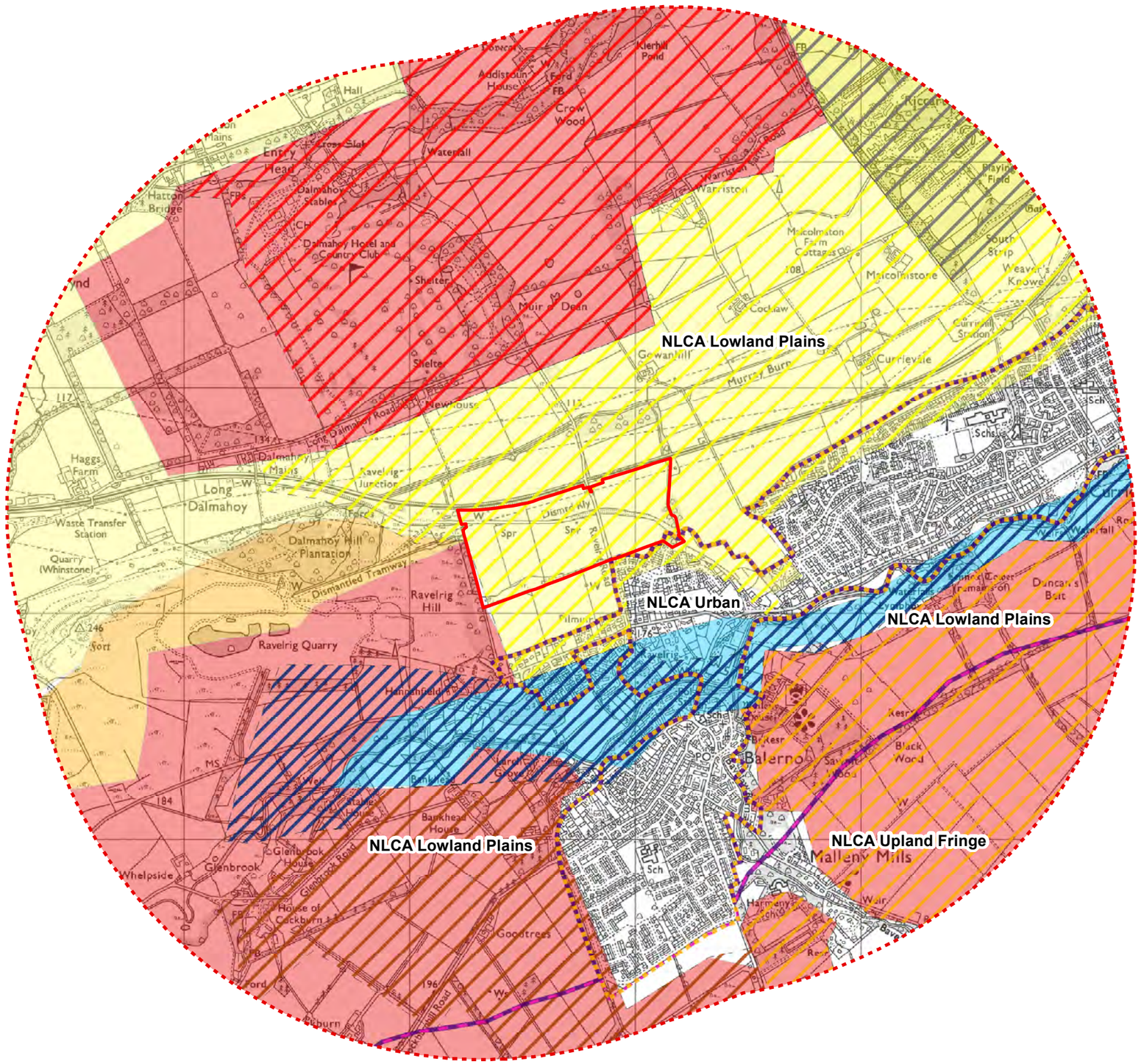

Legend

- Site Boundary
- 2km Study

National Landscape Character Areas (NLCA)

- Lowland Plains
- Upland Fringes
- Urban

Edinburgh Landscape Character

- LCA 28 Riccarton institutional landscape
- LCA 26 Dalmahoy policies
- LCA 27 Gowanhill farmland
- LCA 34 Currie sloping wooded farmland
- LCA 36 Cockburn geometric wooded farmland
- LCA 38 Water of Leith Colinton to Balerno

Edinburgh Landscape Character Types

- Pentland flanks
- Lowland Farmland
- Rolling farmland
- Urban Waterfront
- Settled Farmland

0 0.5 1

Kilometers

Land at Balerno

Figure 1.3
Landscape Character Areas

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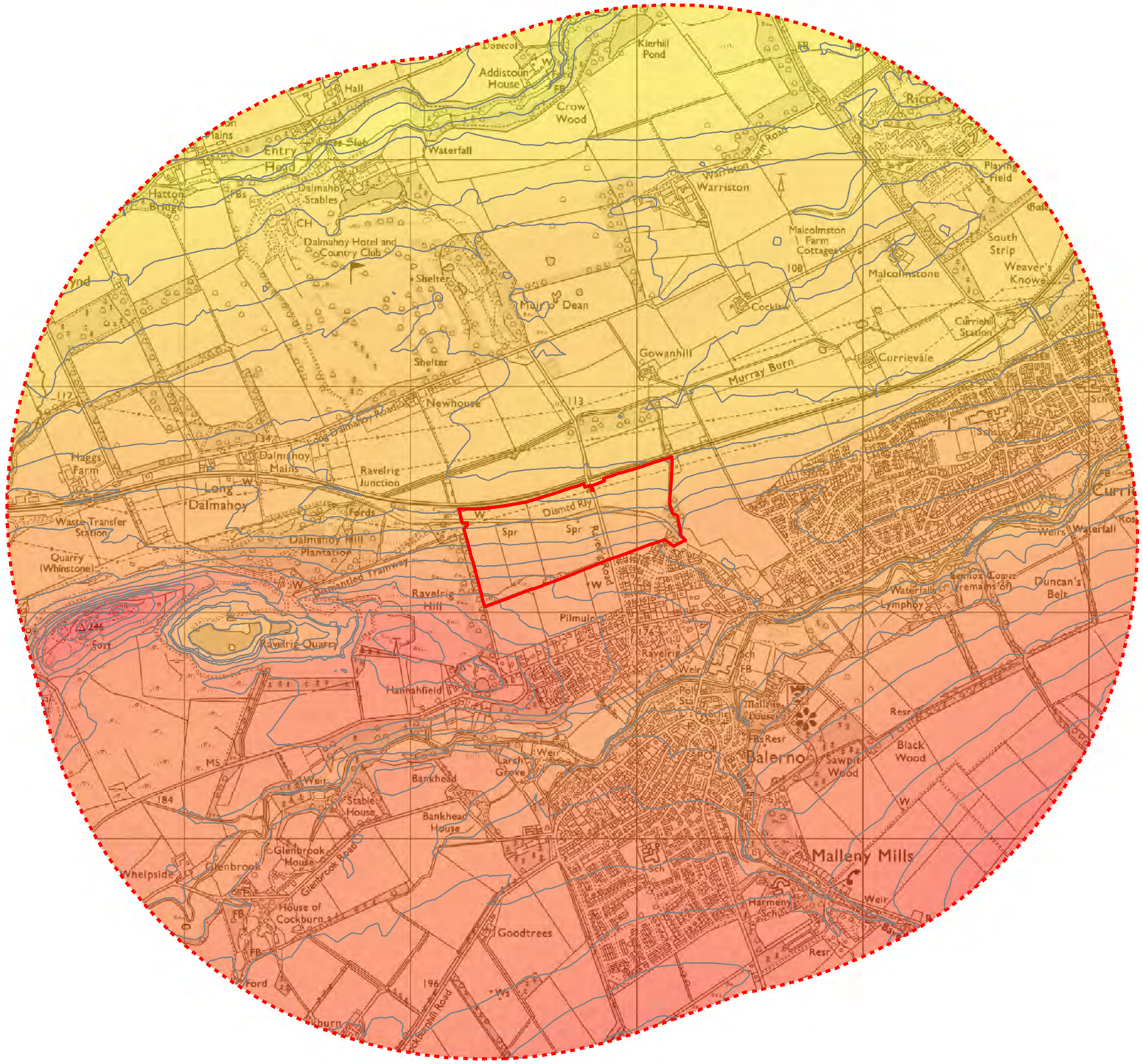

Legend

- Site Boundary
- 2km Study Area
- Countours at 10m intervals

Elevation (m)

Value

- >245m
- 215-245m
- 185-215m
- 155-185m
- 125-155m
- 95-125m
- 65-95m

0 0.5 1

Kilometers

Land at Balerno

Figure 1.4
Topography

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Viewpoint Information:
Viewpoint 1
Location: Ravelrig Road, northern edge of Balerno
Altitude: 165m AOD
Eye level: 1.5m above ground level
Grid Reference: 315890E, 667236N
Time: 10:47
Date: 04.03.20
Weather conditions: Sunny with intermittent cloud

Photograph information:
Camera: Canon EOS 5d
Focal length: 50mm fixed lens
Image size: 656mm l x 140mm h
Viewing distance: 320mm
Horizontal field of view: 90º

Viewpoint Location
1 map square = 1km

[redacted]
Land at Balerno

Figure 2.1
Viewpoint 1: Photograph - Existing Baseline View

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Viewpoint Information:
Viewpoint 2
Location: Ravelrig Road at railway overbridge
Altitude: 130m AOD
Eye level: 1.5m above ground level
Grid Reference: 315784E, 667578N
Time: 11:50
Date: 04.03.20
Weather conditions: Sunny with intermittent cloud

Photograph information:
Camera: Canon EOS 5d
Focal length: 50mm fixed lens
Image size: 656mm l x 140mm h
Viewing distance: 320mm
Horizontal field of view: 90º

Viewpoint Location
1 map square = 1km

[redacted]
Land at Balerno

Figure 2.2
Viewpoint 2: Photograph - Existing Baseline View

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Viewpoint Information:
Viewpoint 3
Location: Long Dalmahoy Road, edge of Dalmahoy Golf Course
Altitude: 122m AOD
Eye level: 1.5m above ground level
Grid Reference: 315318E, 668088N
Time: 14:23
Date: 04.03.20
Weather conditions: Cloudy and intermittently sunny

Photograph information:
Camera: Canon EOS 5d
Focal length: 50mm fixed lens
Image size: 656mm l x 140mm h
Viewing distance: 320mm
Horizontal field of view: 90º

Viewpoint Location
1 map square = 1km

[redacted]
Land at Balerno

Figure 2.3
Viewpoint 3: Photograph - Existing Baseline View

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Viewpoint Information:
Viewpoint 4
Location: Long Dalmahoy Road, east of Cocklaw Farm Steading
Altitude: 112m AOD
Eye level: 1.5m above ground level
Grid Reference: 316537E, 668395N
Time: 14:44
Date: 04.03.20
Weather conditions: Cloudy and intermittently sunny

Photograph information:
Camera: Canon EOS 5d
Focal length: 50mm fixed lens
Image size: 656mm l x 140mm h
Viewing distance: 320mm
Horizontal field of view: 90º

Viewpoint Location
1 map square = 1km

[redacted]
Land at Balerno

Figure 2.4
Viewpoint 4: Photograph - Existing Baseline View

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Viewpoint Information:
Viewpoint 5
Location: Viewpoint 5 - Curriehil Road – north east of the Site
Altitude: 110m AOD
Eye level: 1.5m above ground level
Grid Reference: 317354E, 668544N
Time: 13:22
Date: 04.03.20
Weather conditions: Sunny with intermittent cloud

Photograph information:
Camera: Canon EOS 5d
Focal length: 50mm fixed lens
Image size: 656mm l x 140mm h
Viewing distance: 320mm
Horizontal field of view: 90º

Viewpoint Location
1 map square = 1km

[redacted]
Land at Balerno

Figure 2.5
Viewpoint 5: Photograph - Existing Baseline View

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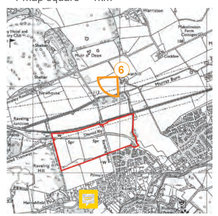
Viewpoint Information:
Viewpoint 6
Location: Viewpoint 6 - Gowanhill Farm Road
Altitude: 115m AOD
Eye level: 1.5m above ground level
Grid Reference: 316007E, 668091N
Time: 13:07
Date: 04.03.20
Weather conditions: Cloudy and intermittently sunny

Photograph information:
Camera: Canon EOS 5d
Focal length: 50mm fixed lens
Image size: 656mm l x 140mm h
Viewing distance: 320mm
Horizontal field of view: 90º

Viewpoint Location
1 map square = 1km



[redacted]
Land at Balerno

Figure 2.6
Viewpoint 6: Photograph - Existing Baseline View

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Viewpoint Information:
Viewpoint 7
Location: Viewpoint 7 - Newmills Road
Altitude: 135m AOD
Eye level: 1.5m above ground level
Grid Reference: 316409E, 667597N
Time: 14:04
Date: 04.03.20
Weather conditions: Sunny with intermittent cloud

Photograph information:
Camera: Canon EOS 5d
Focal length: 50mm fixed lens
Image size: 656mm l x 140mm h
Viewing distance: 320mm
Horizontal field of view: 90º

Viewpoint Location
1 map square = 1km

[redacted]
Land at Balerno

Figure 2.7
Viewpoint 7: Photograph - Existing Baseline View

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Viewpoint Information:
Viewpoint 8
Location: Viewpoint 8 - Ravelrig Hill
Altitude: 215m AOD
Eye level: 1.5m above ground level
Grid Reference: 315033E, 666863N
Time: 14:31
Date: 04.03.20
Weather conditions: Sunny with intermittent clouds

Photograph information:
Camera: Canon EOS 5d
Focal length: 50mm fixed lens
Image size: 656mm l x 140mm h
Viewing distance: 320mm
Horizontal field of view: 90º

Viewpoint Location
1 map square = 1km

[redacted]
Land at Balerno

Figure 2.8
Viewpoint 8: Photograph - Existing Baseline View

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Viewpoint Information:
Viewpoint 9
Location: Viewpoint 9 - Long Dalmahoy Road
Altitude: 130m AOD
Eye level: 1.5m above ground level
Grid Reference: 314747E, 667863N
Time: 14:45
Date: 04.03.20
Weather conditions: Cloudy and intermittently sunny

Photograph information:
Camera: Canon EOS 5d
Focal length: 50mm fixed lens
Image size: 656mm l x 140mm h
Viewing distance: 320mm
Horizontal field of view: 90º

Viewpoint Location
1 map square = 1km

[redacted]
Land at Balerno

Figure 2.9
Viewpoint 9: Photograph - Existing Baseline View

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