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Site Boundary

Previously approved dwelling (Plot 6)

Rev	Date	Note	By	Chk
F	08.03.22	PLANNING ISSUE	se	
E	24.11.21	Draft Planning Issue	se	
D	15.11.21	Updates to P16.5.3.2	se	
C	08.10.21	Revised Plans added	se	
B	22.09.21	General updates	se	
A	16.08.21	Plot 5 access updated	se	

BLOCK NINE ARCHITECTS
21 Castle Street
Edinburgh
EH12 3DN
0131 629 4930
info@blockninearchitects.com
www.blockninearchitects.com

Status
PLANNING

Project
Castle Gogar Rigg
Edinburgh
EH12 9FP

Drawing
Proposed Site Plan

Scale	Drawn	Checked
1:500	se	
Job No.	Drawing No.	
210309	210309-p-02	
Date	Rev	
08.03.22	F	



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Landscape and Visual Appraisal

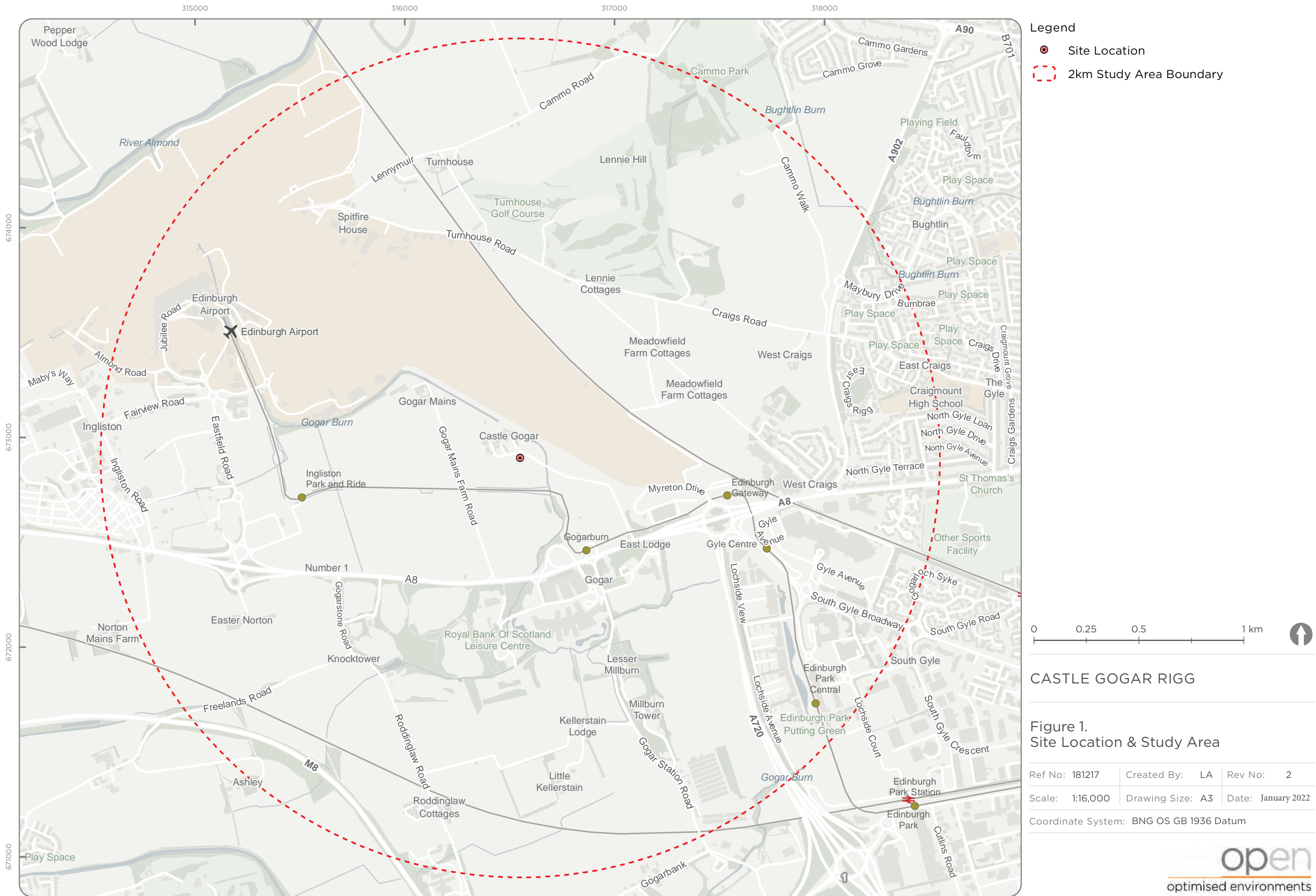
Gogar Rigg, Castle Gogar

PLANNING APPLICATION

Date: January 2022

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1. Introduction

This Landscape and Visual Appraisal (LVA) has been prepared in support of the planning application for the erection of six detached dwellings at Gogar Rigg. It evaluates the effects of the Gogar Rigg residential development (hereafter referred to as ‘the proposed development’) on the landscape character and visual amenity of the site and surrounding area. The appraisal has been undertaken by Chartered Landscape Architects at Optimised Environments Limited (OPEN) on behalf of Quarry Investments.

1.1 Content of the Appraisal

This appraisal contains the following sections:

1. Introduction: setting out the content of the appraisal, the approach taken, the description of the project and extent of the study area;
2. Appraisal methodology: describing the methods used in the baseline appraisal, the appraisal of sensitivity and magnitude of change, and the appraisal of the level of effect;
3. Baseline conditions: describing the landscape character and visual amenity of the development site and the surrounding area based on desk based study and site visits;
4. Development design mitigation: summary of the measures taken to avoid or minimise the landscape and visual effects of the proposed development through the design;
5. Appraisal of effects on landscape character: identifying the residual effects on landscape character areas;
6. Appraisal of effects on visual amenity: identifying the residual effects on selected viewpoints and principal visual receptors; and
7. Summary of effects.

The appraisal is supported by a set of figures which contain GIS maps and viewpoint photographs with the extent of the proposed development marked on. These figures, along with site work, have supported the professional judgement that is applied within the appraisal.

1.2 Approach

Although there is no requirement for a formal Environmental Assessment to support the Planning Application for the development, this appraisal follows best practice guidance produced by the Landscape Institute in its ‘Guidance for Landscape and Visual Impact Assessment’ (GLVIA) (3rd Edition 2013) and evaluates the likely effects of the proposed development on the landscape character and visual amenity of the site and its surroundings.

The following extract, taken from the GLVIA Statement of Clarification (Jan 2013), gives guidance on the terminology to be used in non EIA Landscape and Visual Impact Appraisals, such as this.

‘In carrying out appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes. The reason is that should a landscape professional apply LVIA principles and processes in carrying out an appraisal and then go on to determine that certain effects would be likely be significant, given the term ‘significant’ is enshrined in EIA Regulations, such a judgement could trigger the requirement for a formal EIA. The emphasis on likely ‘significant effects’ in formal LVIA stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of its likely effects. The same principle - focussing on a proportional approach - also applies to appraisals of landscape and visual impacts outside the formal requirements of EIA.’

In this appraisal, effects are assessed to be either ‘minor’, ‘moderate’ or ‘major’. The level of effect is assessed through a combination of two considerations - the sensitivity of the landscape element, landscape character receptor or visual receptor, and the magnitude of change that will result from the proposed development. This evaluation is carried out for each of the receptors described within the baseline section of the report.

1.3 Project Description

The LVA is based on a planning application that comprises six new homes, associated access, public and private space, and parking. The proposed development is located on land within the existing curtilage of Gogar Rigg, which lies to the west and south of Castle Gogar. The appraisal is based upon the project description set out below. The key information which is used to inform the appraisal of landscape and visual effects includes the location, scale and massing of the proposed residential dwellings and associated infrastructure, as well as the integration of open space and landscape planting.

The key components of the proposed development include:

- Six new detached dwellings of up to two-storey in height;
- Associated private garden grounds;
- Associated infrastructure including access roads;
- Associated semi-public open space; and
- Landscape structure planting.

Details of the site selection and design process are provided within the planning chapter, which accompanies this application.

1.4 Study Area

Site work has shown that the visual influence of the proposed development would be limited to the localised area around the site. This is largely owing to the screening effect of built form, land form and mature tree cover within the vicinity of the site. The study area, therefore, has been set at a radius of 2km from the edge of the boundary of the proposed development. This reflects the localised extent within which it is likely for notable effects to arise.

2. Appraisal Methodology

Presented below is a summary of the appraisal methodology. The following sources have been used in the preparation of the methodology and as guidance in the preparation of the written appraisal and production of figures;

- The Landscape Institute with the Institute of Environmental Management and Assessment (2012). Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3);
- Scottish Natural Heritage and The Countryside Agency (2002). Landscape Character Assessment Guidance for England and Scotland; and
- The Landscape Institute (2019). Technical Guidance Note 06/19: Visual Representation of Development Proposals.

2.1 Scope of the Appraisal

The appraisal covers the potential landscape and visual effects of the proposed development. It considers the layout and design of six residential dwellings to be integrated amongst the existing residential dwellings on the Gogar Rigg site. The appraisal considers how the proposed development would integrate with the existing residential development and landscape setting and to what extent the characteristics of these will be changed.

2.2 Categories of Effects

In the appraisal, the potential effects on the landscape and visual resource are grouped into two categories: effects on landscape character and effects on visual amenity.

Effects on landscape arise either through the introduction of new elements that physically alter the pattern of elements that makes up landscape character, or through visibility of the proposed development, which may alter the way in which the pattern of elements is perceived. This category of effects is made up of landscape character receptors, which fall into two groups; landscape character types and designated areas.

Effects on visual amenity is an appraisal of how the proposed development will affect views throughout the study area. The appraisal of visual effects is presented as an appraisal of the effects that the proposed development will have on views from principal visual receptors, which are the notable settlements, routes, features and attractions found throughout the study area (as ascertained through the baseline study).

The appraisal of effects on landscape character and visual amenity are

informed by a series of viewpoints that have been selected to represent visibility of the proposed development from the principal visual receptors around the study area. Further information on these viewpoints is provided in the baseline section of this appraisal.

2.3 Methodology

Sensitivity

Sensitivity is an expression of the ability of a landscape or visual receptor to accommodate the proposed development. The sensitivity is determined through a combination of the value of the receptor, and the susceptibility of the receptor to the proposed development.

Levels of sensitivity - high, medium to high, medium, medium to low, low and negligible- are applied in order that the judgement used in the process of appraisal is made clear. The criteria used to determine sensitivity differ for the effects on landscape receptors and visual receptors, as well as the cumulative effects on both. These criteria are explained in full in the Appendix to this report.

Magnitude of effect

Magnitude of effect is an expression of the extent of the effect on the landscape and visual receptors that will would result from the introduction of the proposed development. The magnitude of effect is assessed in terms of the size and scale of the effect. The geographical extent of the area influenced is described in relation to the magnitude of effect.

Levels of magnitude of effect - high, medium to high, medium, medium to low and low - are applied in order that the judgement used in the process of appraisal is made clear. The criteria used to determine magnitude of effect differ for the effects on landscape receptors and visual receptors, as well as the cumulative effects on both. These criteria are explained in full in the Appendix to this report.

Levels of effect

In order to ascertain the level of effect, the sensitivity rating is combined with the magnitude of change rating, through the application of professional judgement to conclude whether the level of the effect is major, moderate or minor. A major effect occurs where the proposed development would provide a defining influence on a landscape element, landscape character receptor or visual receptor. A minor effect occurs where the effect of the proposed

development is not material, and the baseline characteristics of the landscape element, landscape character receptor, or visual receptor continue to provide the definitive influence. A moderate effect occurs where the proposed development has a notable influence on a landscape element, landscape character receptor or visual receptor, but where the baseline characteristics continue to provide the definitive influence.

2.4 Method of baseline data collation

Desk study

A desk study has been carried out as part of the appraisal. This study identifies aspects of the landscape and visual resource that may need to be considered as receptors in the landscape and visual appraisal, including landscape-related planning designations, landscape character typology, roads, footpaths, and settlements.

The following sources have been referred to in the desk study:

- ASH consulting group (1998). Scottish Natural Heritage Review No.91-Edinburgh Landscape Character Assessment;
- Land Use Consultants in association with Carol Anderson (2010) Edinburgh Landscape Character Assessment;
- Land Use Consultants (2010). Review of Local Landscape Designations. Prepared for Edinburgh Council;
- The City of Edinburgh Council (2016) Edinburgh Local Development Plan. Available at: http://www.edinburgh.gov.uk/downloads/file/9065/edinburgh_local_development_plan
- Scottish Government (2008). Scottish Planning Policy 23: Planning and the Historic Environment; and
- Historic Environment Scotland Gardens and Designed Landscapes. Available at: <https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/gardens-and-designed-landscapes>.

Site Study

Visits to the site and the study area have been carried out in the course of the appraisal, in order to review the baseline conditions of the site, identify potential landscape and visual receptors, take viewpoint photographs, and carry out and review the appraisal of effects. Site visits and viewpoint photography took place in May 2018.

3. Baseline Conditions

The baseline study records the existing conditions of the site and study area. The process of this survey helps to gain an understanding of what makes the landscape distinctive and what the important components or characteristics are. The baseline study is instrumental in the identification of the landscape elements, landscape character receptors and visual receptors that are included in the appraisal. The baseline study is presented in three sections:

- Survey of landscape character;
- Review of landscape related planning designations; and
- Survey of principal visual receptors and representative viewpoints.

3.1 Survey of landscape character

The aim of this section is to survey and record the landscape character of the site and study area. The relevant documents are reviewed, and conclusions regarding natural characteristics, cultural and social factors, and aesthetic and perceptual responses are described.

Site Location

The application site lies on the western edge of the City of Edinburgh, approximately 7km from the City Centre. It is located between Edinburgh Airport, to the north and west, and the Edinburgh Tram and A8 to the south. While there remains a reasonable extent of rural farmland, the proximity of this area to the city means that the encroachment of urban development has detracted from the rural character. As well as all the existing infrastructure associated with Edinburgh Airport, there is also extensive development of large scale hotels and other associated land-uses. The A8 and the Edinburgh Tram form the main links between the city centre and the airport. The A8 forms the main west to east arterial route into the city and carries heavy traffic flows. The Royal Bank of Scotland (RBS) Headquarters is located to the south of the site and the A8.

Site Description

Castle Gogar dates from 1625, with early 18th and late 19th century extensions. It is a four-storey, white baronial style mansion, complete with towers, turrets and crowstep gables. Parkland comprising mature trees occupies the land to the south of Castle Gogar, which along with the stone boundary wall forms some degree of enclosure. The remainder of the grounds to the west and south have in more recent times been developed for residential dwellings.

The walled garden lies to the west of Castle Gogar and is occupied by three of the existing modern residential dwellings, with two more located to the south. In the grounds further south, two apartment blocks occupy the south-west corner with a further detached dwelling to the immediate east of these. Adjacent to the western enclosure of Castle Gogar lies the renovated stables and cottage which also accommodate residential dwellings.

Castle Gogar is accessed by the south drive which extends from the A8 junction located to the south. It is lined by mature trees which enclose views on approach to the castle and grounds. Mature trees also run along the southern boundary of the site, marking the distinction from the surrounding open farmland. The grounds are cut-off to the north by the presence of the Edinburgh Airport runways.

Landscape Character

There are two Landscape Character Assessments of relevance to this LVIA: 'The Lothians Landscape Character Assessment' (1998) and the 'Edinburgh Landscape Character Assessment' (2010). The Lothians Landscape Character Assessment presents a broad classification of the Landscape Character Types (LCTs) and Landscape Character Areas (LCAs) across the region. The Edinburgh Landscape Character Assessment presents a more detailed classification of the LCTs and LCAs in and around the City of Edinburgh. Whilst the Lothians Landscape Character Assessment provides useful descriptions of the broad landscape character, the Edinburgh Landscape Character Assessment provides more detailed and up-to-date descriptions focussing largely on the transitional landscapes around the city periphery. The relevant LCTs and LCAs to the proposed development are identified below.

In the Lothians Landscape Character Assessment (LLCA), the application site is located on the boundary between the Lower Almond Farmlands LCA and the Urban Area of Edinburgh. The Lowland Farmland Landscapes LCT, surrounding and underlying much of West Edinburgh, is characterised by a broad tract of predominantly arable farmland, extending from the western periphery west towards Uphall and Broxburn, and south towards Currie and Balerno. The land gradually rises to the south, reaching a high point at Dalmahoy Hill, with farmland made up of medium sized fields divided by hedgerows, fences or stone walls and interspersed with farmsteads, hamlets and villages. Since the LLCA was published in 1998, increased pressure for city expansion combined with an increase in development in the Green Belt beyond the city boundary, have combined to alter the landscape character, by increasing the urban and reducing the rural influences.

The LCAs within the LLCA follow a broad pattern of alignment in relation to the coastal edge of Edinburgh and the Lothians, such that parallel landscapes occur in linear bands following a west to east direction, their continuity interrupted only by the urban area of Edinburgh. In this pattern, landform rises from the coastal edge of the Firth of Forth to the uplands of the Pentland Hills. The application site is located fairly close to the coastal edge, such that it occupies a relatively low-lying location in the wider landscape.

In the Edinburgh Landscape Character Assessment (ELCA), three LCAs are identified within the study area, namely, Lowland Farmland: West Craigs Farmland LCA, Settled Farmland: Airport LCA and Settled Farmland: Gogar Farmland and Institutions.

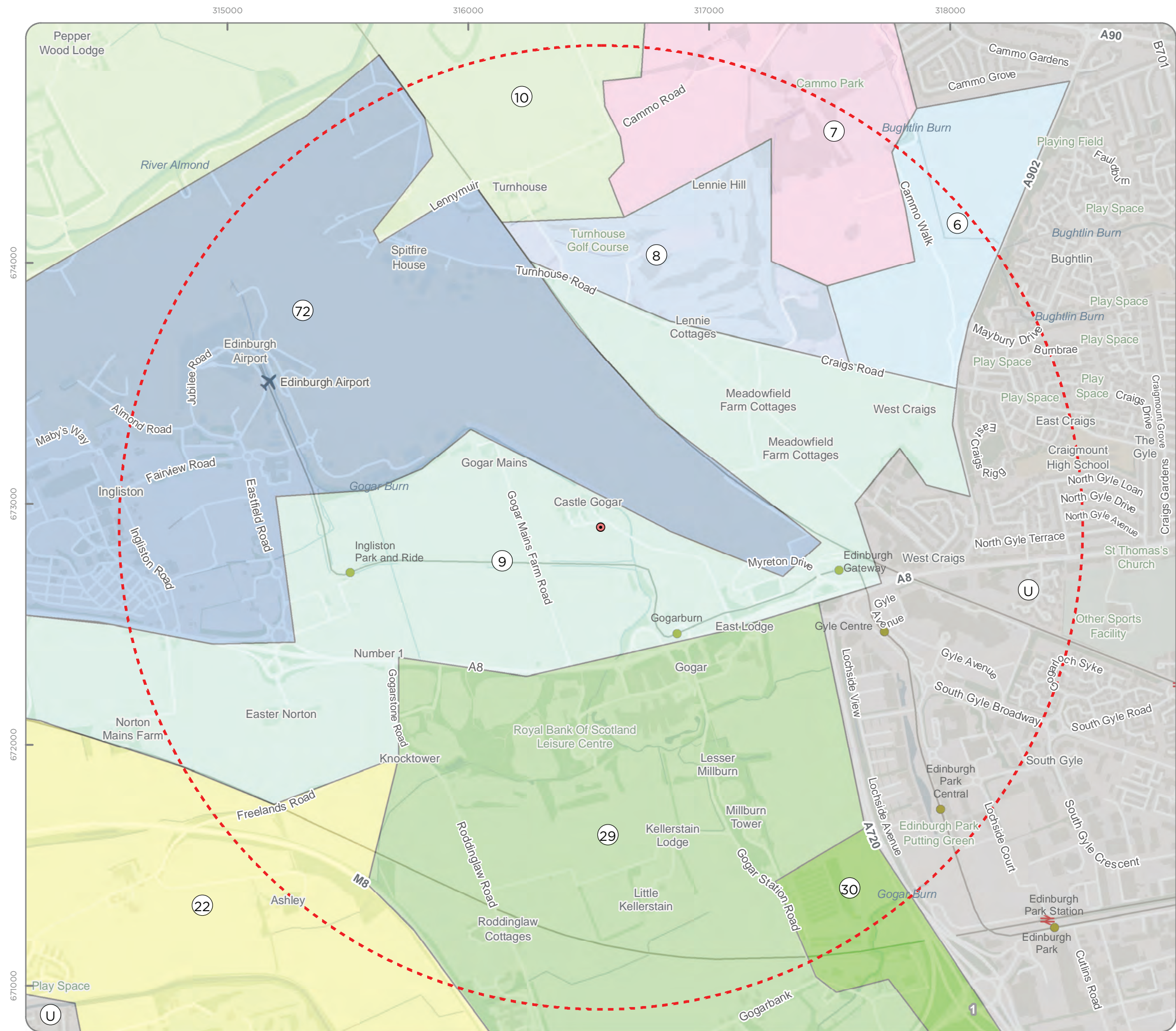
The West Craigs Farmland LCA lies to the west of Edinburgh City and is a small pocket of land that lies between Edinburgh Airport, in the north, and RBS Headquarters in the south. It comprises an area of gently undulating farmland with large fields of arable and small clumps of woodland. It identifies the early 17th century tower house of Castle Gogar as a feature in this landscape, although one largely concealed by surrounding woodland. West Craigs Farmland is described in the ELCA as *'an area of relatively low scenic quality due to the fragmentation of the landscape by built development and transport infrastructure.'*

The effects of the proposed development in the context of the West Craigs Farmland LCA is assessed in this appraisal. As previously noted, the more detailed and recent nature of the ELCA classifications, makes them a more appropriate basis for the assessment of landscape effects. It is unlikely that the Settled Farmland: Airport LCA or the Settled Farmland: Gogar Farmland and Institutions, would be notably affected by the proposed development owing to the extent of built development that characterises the baseline description of both these LCAs.

Landscape Designations

Landscape designations are used, along with LCTs, in the assessment of effects on landscape character. They denote the special scenic value that has been formally attributed to a landscape area.

The site is not covered by any landscape designations which would otherwise denote a special sensitivity in terms of landscape value. It is, however, subject to the planning designation of the Edinburgh Green Belt. This is a planning designation that does not relate to landscape value.



Legend

- Site Location
- ⋯ 2km Study Area Boundary

Edinburgh Landscape Character

Source: Edinburgh Landscape Character Assessment (2010)

- 6 - Lowland Farmland - Cammo Fringe Farmland
- 7 - Policy Landscape - Cammo Policies
- 8 - Lowland Farmland - Lennie Golf Course
- 9 - Lowland Farmland - West Craigs Farmland
- 10 - Lowland Farmland - Almond Farmland
- 22 - Rolling Farmland - Ratho Farmland
- 29 - Settled Farmland - Gogar Farmland and Institutions
- 30 - Settled Farmland - East Hermiston Farmland
- 72 - Settled Farmland - Airport
- U - Urban



CASTLE GOGAR RIGG

Figure 2.
Landscape Character

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‘Policy Env 10 Development in the Green Belt and Countryside’ of the Edinburgh Council LDP, states the following:

‘For development relating to an existing use or building(s) such as an extension to a site or building, ancillary development or intensification of the use, provided the proposal is appropriate in type in terms of the existing use, of an appropriate scale, of high quality design and acceptable in terms of traffic’.

Furthermore, the policy states in point 181 that: *‘The purpose of the green belt is not to prevent development from happening’.* This landscape and visual appraisal demonstrates that the proposed development would not have a significant impact on the landscape character or visual amenity.

The two types of landscape designation which occur within the 2km study area around the proposed development are Gardens and Designed Landscapes (GDL) and Special Landscape Areas (SLAs).

Gardens and Designed Landscapes

Gardens and Designed Landscapes (GDLs) are designated by Historic Environment Scotland (HES) to reflect the national importance of a landscape area in respect of its special design qualities or value. Although not protected by statute, GDLs are protected through SPP23 Planning and the Historic Environment . HES provides citations for GDLs, which are presented on the HES website. These highlight the special value of each inventory landscape against the following criteria; work of art, historical, horticultural, architectural, scenic, nature conservation and archaeological value.

Although GDLs are not a statutory designation, they are protected through the Edinburgh Local Development Plan (2016). Policy Env 7 ‘Historic Gardens and Designed Landscape’s states:

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

Cammo and Millburn Tower are the only GDLs which occur in the study area. The Cammo GDL broadly coincides with the Cammo SLA, while the Millburn Tower GDL occurs as a small area within the Gogar SLA. The extent

of intervening landform and mature tree cover means that it would be unlikely for the proposed development to be visible from either of the GDLs and for this reason these have been scoped out as potential receptors from this appraisal.

Although not a GDL, Castle Gogar is included in City of Edinburgh Council’s ‘Survey of Gardens and Designed Landscapes.’ While the assessment of significance attributed to this site concludes that there is only little or some significance relating to all criteria apart from the architectural value, which is outstanding, it does highlight some specific sensitivities, including the ‘essential setting’ of the outlook to the south and the importance of the mature tree cover to the wider landscape setting. The presence of the existing modern residential dwellings on this site has already altered the character of the designed landscape. The design of the proposed dwellings does, nonetheless, create a central paddock to replicate this original feature shown on historic maps and retains a gap between the detached dwellings on the southern boundary to ensure a visual connection still occurs with the adjacent landscape.

Special Landscape Areas

Special Landscape Areas (SLAs) are designated by Edinburgh Council to reflect the local importance of a landscape area in respect of its scenic qualities or value. The justification for their designation is presented in LUCs Edinburgh ‘Review of Local Landscape Designations’ (2010). SLAs were formally adopted by The City of Edinburgh Council through the Local Development Plan in 2016. Policy Env 11 ‘Special Landscape Areas’ of the LDP states:

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

The Gogar SLA and Cammo SLA are the two SLAs which occur in the study area. Neither of these SLAs are relevant to the assessment, as the extent of intervening landform and mature tree cover means that it would be unlikely for the proposed development to be visible from either of the SLAs. For this reason the effects of the proposed development on the Gogar SLA and Cammo SLA have been scoped out as potential receptors from this appraisal.

Views and Visibility

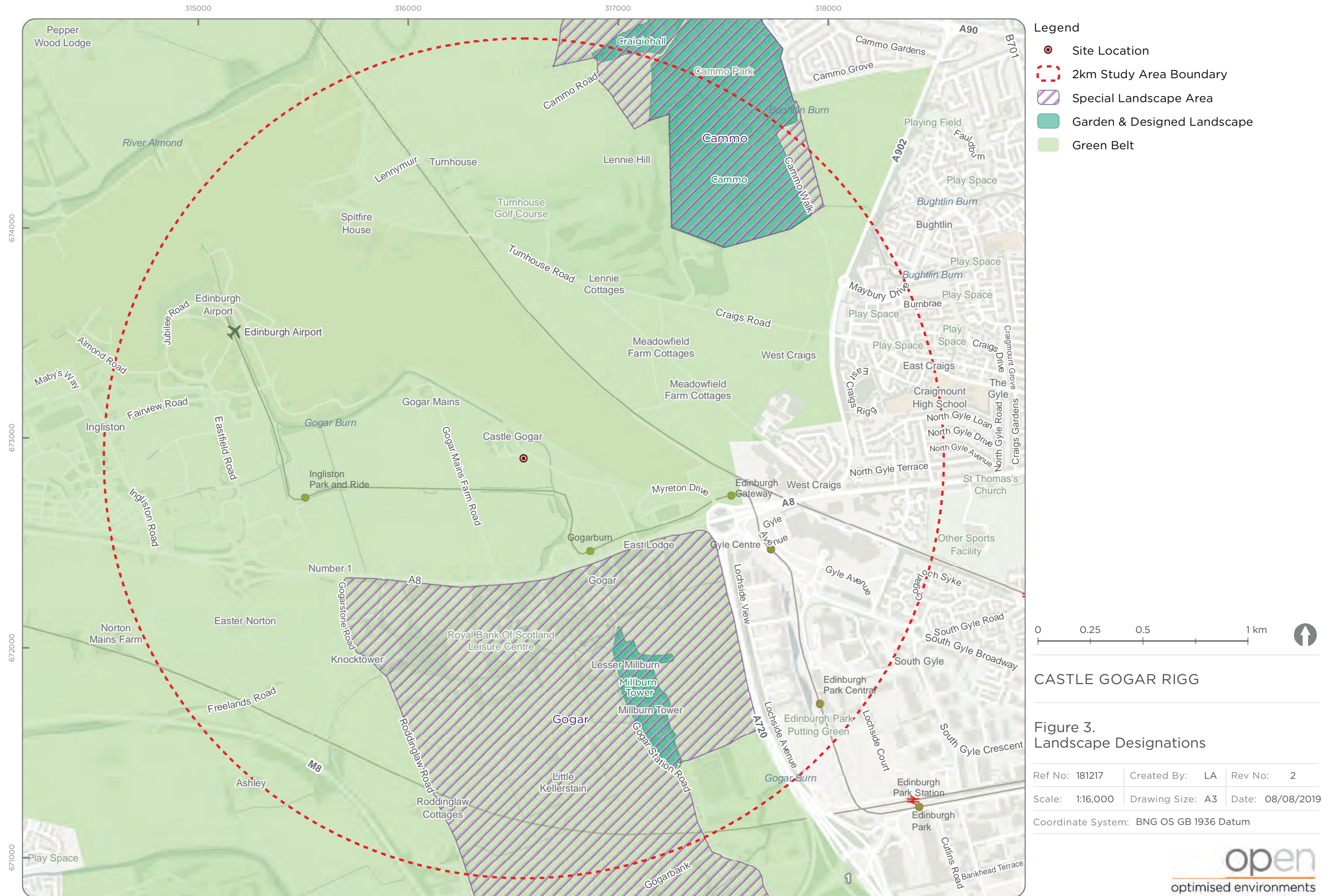
The extent to which the proposed development would be visible across the surrounding area would be limited. This would be a result of the screening effect of the mature trees and high walls surrounding Castle Gogar, which would screen the new dwellings in views from the north and east, and the existing dwellings which would screene the new dwellings in views from the north and west.

Potential visual effects would, therefore, arise in respect to the southern aspect, along which all six of the new dwellings would be located, albeit with partial screening from tree cover. There is a limited number of visual receptors on this southern aspect, the most notable being the A8 and Gogarburn Bridge. While there is potential for road-users to experience relatively open views from the elevated overbridge, visibility is reduced along sections of the A8 by intervening vegetation and landform.

Viewpoints representing the visual amenity of the surrounding area have been selected and are shown in Figures 5 to 7 and listed in Table 1 below.

Table 1: Representative viewpoints

Viewpoint number and name	Reason for inclusion
Viewpoint 1 (Figure 5): A8 Gogarburn Bridge	View from RBS overbridge looking north towards site. Representative of views of road-users, cyclists and pedestrians on the overbridge.
Viewpoint 2 (Figure 6): A8 opposite Gogarburn Golf Club	View from the A8 to the south-west with view looking north-east towards the site. Representative of views of road-users, cyclists and pedestrians on the A8 / path.
Viewpoint 3 (Figure 7): A8 near Edinburgh Airport junction	View from the A8 further to the west with view looking north-east towards the site. Representative of views of road-users, cyclists and pedestrians on the A8 / path.



4. Development Design Mitigation

This following section presents the appraisal of effects on the landscape and visual receptors. The appraisal is laid out in two sections that follow the categories of effects as described previously:

- Appraisal of effects on landscape character (including effects on landscape character types and designated areas); and
- Appraisal of visual effects (effects on principal visual receptors).

Within each of these categories, the effects which could arise from the construction and operational phases of the proposed development are assessed. This appraisal includes an evaluation of the sensitivity of each landscape character receptor and visual receptor; the magnitude of change that would result from the introduction of the proposed development; and the level of effect, which is determined by the combination of the sensitivity rating and the magnitude of change rating. The level of effect is assessed as being major, moderate or minor.

The appraisal also includes a description of how potential effects have been mitigated. The principal mitigation of landscape and visual effects is 'embedded' mitigation, achieved through careful design of the various elements of the proposed development, such as the layout of the buildings and how the layout responds to the existing tree cover and orientation of the site, the density and massing of the buildings, and the integration of open space and planting, which can reduce effects, or in some cases, prevent effects from arising.

The concept for the layout design has been to consolidate the residential development within a well-defined landscape setting, to retain a sense of containment and achieve a good level of integration with the existing buildings already set in the grounds. This has been achieved by locating six relatively compact residential dwellings in the available space along the eastern side of the southern boundary and keeping them suitably recessed from the tree-lined boundary to ensure this strong landscape feature can be retained and enhanced.

The following mitigation measures have been incorporated into the design of the layout;

- The retention of the tree-lined avenue on the approach into the site, which would create a setting for the new dwellings and moderate their prominence as new features;
- The inclusion of tree and hedgerow planting integrated within the site layout to further enhance the landscape framework in and around the site;
- The flat-roofed and low-lying design of the residential dwellings which ensures they 'blend well' into the site; and
- The creation of a positive frontage along the southern side, which will present an attractive aspect to this new part of the wider development.

The potential for mitigation of landscape and visual effects has been considered throughout the design and appraisal process and is described in the appraisal of each receptor that has been identified as requiring detailed appraisal. There is very limited potential for 'add-on' mitigation of landscape and visual effects, that is mitigation that would be added following the construction of the proposed development, and this has not been considered in the appraisal.

5. Appraisal of Effects on Landscape Character

Landscape character is the distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and the way that this pattern is perceived. Effects on landscape character would occur contextually, where visibility of the proposed development may alter the way in which this pattern of elements would be perceived.

As previously noted, the more detailed and recent nature of the ELCA classifications, makes them a more appropriate basis for the assessment of landscape effects and therefore the appraisal considers the impact on the West Craigs Farmland LCA, in which the site is located.

5.1 Effects on the landscape character of West Craigs Farmland LCA

Baseline

The landscape around the site is typical of the description contained in the ELCA classification in that it comprises an agricultural landscape fragmented by transport corridors, the airport and other large scale developments. West Craigs Farmland LCA is divided into a northern and southern area by the runways of Edinburgh Airport which lie to the immediate north of the site. The southern boundary of the LCA is marked by the A8 and the western boundary is also marked by Edinburgh Airport. This small pocket of land is occupied by fields of arable farmland with little enclosure from hedgerows or trees. It is in the context of this relatively open local landscape that the mature tree cover around Castle Gogar forms a notable feature. While the castle is largely screened by the tree cover, the modern dwellings, which occupy the grounds to the west and south of the castle, are readily evident.

Sensitivity

The value of this LCA is medium to low. The LCA is not covered by any local, regional or national designations which would otherwise denote a special value. In addition, the LCA is assessed to be typical of Edinburgh and the Lothians and does not have any key features which make it either unique or rare. The proposed development would be situated within the curtilage of the castle grounds, which is a clearly defined area, in which modern residential dwellings form an existing component of the baseline character. The proposed development would, therefore, not result in any loss of farmland. The landscape surrounding the site does not have a high sensitivity and there is already a major influence from the presence of the busy A8 to the south and Edinburgh airport to the north.

The susceptibility of the local landscape character to the proposed development is medium to low. There is already a notable influence on this site owing to the cluster of modern dwellings at Gogar Riggs. Furthermore, the proposed development would be located within the existing curtilage which is clearly defined and enclosed by a row of mature trees.

The combination of the value of the West Craigs Farmland LCA and its susceptibility to the proposed development gives rise to an overall **medium to low** sensitivity.

Magnitude of change

The proposed development would be located within this LCA, however, given its location within the curtilage of an existing area of recent development it would have a limited effect on the character of the wider landscape. The relatively small number of dwellings being developed, their relatively small scale and their contained nature, whereby they will be partially screened by tree cover, will all moderate the potential magnitude of effect, which would be **low**. The proposed development would be located within a concentration of existing development associated with Castle Gogar, and within the existing curtilage of the developed grounds, which means the proposed development will not cause an expansion of the development into what is perceived as the rural area.

Level of Effect

The effect of the proposed development on the Ratho Farmland LCA would be **minor**. Whilst the proposed development would be located within the LCA, its limited scale and extent, and its location within the castle grounds curtilage where there is already a baseline influence from the existing modern dwellings, means that the impact on the rural character is very limited. Furthermore, the existing influences of the A8, Edinburgh Airport and other developments, sets a baseline character in respect of which the proposed development would have little additional influence.

6. Appraisal of Effects on Visual Receptors

Effects on visual amenity are the changes to views that would result from the introduction of the proposed development. The assessment of effects on views was carried out through site survey. The assessment of effects on views is based on three representative viewpoints. Baseline photography has been presented with the location of the six new dwellings apparent relative to the existing dwellings on the site. This is not representative of the form, detail, style or materials of the proposed building but is an indication of location in relation to the existing developments.

Three viewpoints have been selected to represent the visual amenity of the surrounding area. The baseline character of the view from each viewpoint is described and then the predicted effects are assessed in respect of the sensitivity of the view and the degree of change that will occur to the view as a result of the proposed development, taking into account the mitigation measures incorporated into the design of the layout.

Visibility across the surrounding landscape is limited by the combination of the enclosure of landform, tree cover and built-form, such that the only aspect with potential to be affected is to the south and south-west and the only receptors with potential to be affected being the A8 and the Edinburgh Tram. The viewpoints are, therefore, representative of the local area to the south and south-west of the site.

6.1 Viewpoints

Viewpoint 1: A8 Gogarburn Bridge

The viewpoint is located on the northern side of the Gogarburn Bridge, south of the proposed development, and looking north towards it. It represents a localised area from which elevated and open views towards the site can be experienced by road-users, cyclists and pedestrians. The view comprises a mix of rural and urban features, with the open farm fields of arable and the predominantly deciduous tree cover highlighting the agricultural origins of this settled landscape, while the presence of the A8 and overbridge, the tramline and Edinburgh Airport emphasises the extent to which development has encroached into this peripheral area to the west of the city. The existing residential dwellings on this site form a prominent feature owing to their white render and modern flat roof structures.

Sensitivity

The value of this view is medium to low. The view is not taken from a formal viewpoint and the area is not covered by any landscape designations which would otherwise denote a special value. It is a view that is experienced incidentally by road-users, cyclists and pedestrians crossing the bridge. Many workers at RBS Headquarters use the bridge to connect with Gogarburn tram stop.

The susceptibility of road-users, cyclists and pedestrians crossing the bridge is medium. Whilst the proposed development would be visible from

this location, it would be seen from only a short section of the wider route from which this elevated and open view would be experienced and seen in association with the existing residential dwellings.

The combination of the value of this view and susceptibility of road-users, cyclists and pedestrians users gives rise to an overall **medium** sensitivity.

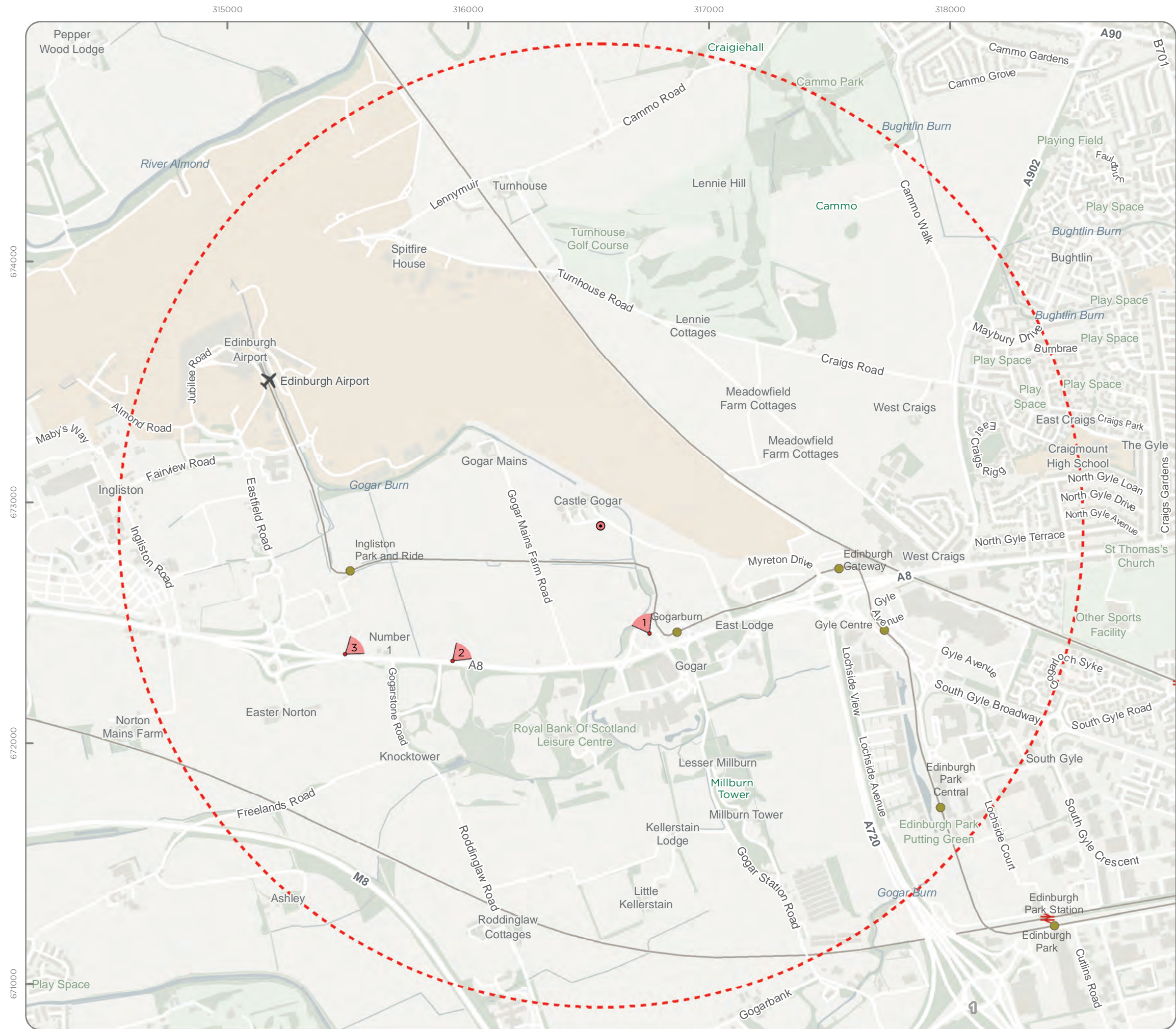
Magnitude of change

The magnitude of change as a result of the proposed development would be **medium**. The proposed development would be seen in the context of the existing developments at Gogar Riggs and, therefore, would not add a new feature to this area, but instead be seen to extend an existing feature. While the existing dwellings on the western side of the site form quite exposed features, the proposed dwellings, more towards the eastern side of the site would benefit from the partial screening of the mature tree cover along the southern site boundary and the slight dip in landform levels towards the burn in this easterly direction. There would be good integration between the existing and proposed dwellings owing to their similar design and scale, such that would appear as part of a unified whole.

Level of effect

The effect of the proposed development would be **moderate**. This finding relates principally to the influence of the existing dwellings on this view and the extent to which the proposed dwellings would integrate with both the existing dwellings and the wooded landscape context.





CASTLE GOGAR RIGG

Figure 4.
Viewpoint Locations

Ref No: 181217	Created By: LA	Rev No: 2
Scale: 1:16,000	Drawing Size: A3	Date: 08/08/2019
Coordinate System: BNG OS GB 1936 Datum		

Viewpoint 2: A8 opposite Gogarburn Golf Club

The viewpoint is located on the A8 between Viewpoint 1: A8 Gogarburn Bridge and Viewpoint 3: A8 close to Edinburgh Airport junction. It is situated to the north of Gogarburn Golf Club and while this aspect is largely enclosed by mature road-side trees, to the north, the views open out across arable farmland.

Sensitivity

The value of this view is medium to low. The viewpoint is not representative of a formal viewpoint and is not located in an area covered by a landscape designation. The view wil be experienced incidentally by road-users, cyclists and pedestrians travelling on the A8 and is representative of the open views of the landscape in which rural development is a baseline feature.

The susceptibility of road-users, cyclists and pedestrians to the proposed development is low. From this section of the A8, although the rise in the landform is subtle, it is of sufficient elevation to largely screen both the existing dwellings and the proposed dwellings from this section of the A8.

The combination of the value of the view and the susceptibility of road-users gives rise to an overall **medium to low** sensitivity.

Magnitude of change

The magnitude of change as a result of the proposed development would be **negligible**. The intervening landform would largely screen the proposed development from this section of the A8. Whilst it may be possible for the roof tops to be visible towards the west or the east from the viewpoint, the magnitude of change on these views would be very limited.

Level of effect

The effect of the proposed development would be **minor**. This finding relates to the very limited visibility that would be experienced by road-users, cyclists and pedestrians on this section of the A8.



Viewpoint 3: A8 near Edinburgh Airport junction

The viewpoint is located on the A8, east of the junction to Edinburgh Airport. The view looks north-east, over the open arable fields towards the site. The view is representative of the views of east-bound road-users, cyclists and pedestrians. The key feature in the view is Edinburgh Airport, which is seen on the left of the view (to the north of the viewpoint). While the control tower acts as a landmark feature, the other modern blocks extend over a wide horizontal extent to form a notable urban influence. In contrast, the view to the north-east is predominantly rural, characterised by open fields of arable with tree cover and low hills adding to the perceived extent of this area. The existing residential dwellings at Gogar Rigg are visible from this viewpoint, although seen as distant and relatively small scale features, set within a wooded backdrop.

Sensitivity

The value of this view is medium to low. The viewpoint is not representative of a formal viewpoint and is not located in an area covered by a landscape designation. The viewpoint is representative of the views experienced incidentally by road-users, cyclists and pedestrians travelling east-bound along the A8. The key feature is Edinburgh Airport which detracts from the rural character of the wider landscape.

The susceptibility of road-users, cyclists and pedestrians at this location is low. This is because the proposed development would occur as a distant feature and seen in the context of much closer range and larger scale development associated with Edinburgh Airport.

The combination of the value of the view and the susceptibility of road-users gives rise to an overall **low** sensitivity.

Magnitude of change

The magnitude of change as a result of the proposed development would be **low**. The extent to which the proposed development would be visible would be limited by the separation distance from the viewpoint, the screening effect of parts of the proposed dwellings by the existing dwellings and the partial screening formed by intervening landform and tree cover. A comparison with the large scale and extent of the developments associated with Edinburgh Airport would further accentuate the relatively small scale of the proposed development.

Level of effect

The effect of the proposed development would be **minor**. This finding relates to the low sensitivity of the visual receptors and the low magnitude of change they would experience as a result of the proposed development. It would form a relatively distant and small scale feature in this view.



7. Summary

A Landscape and Visual Appraisal (LVA) has been prepared in support of the planning application for Gogar Rigg and this follows best practice guidance produced by the Landscape Institute in its Guidance for Landscape and Visual Impact Assessment (GLVIA) (3rd Edition 2013). It evaluates the level of effect on the landscape character, and visual amenity of the site and its surroundings.

The proposed development comprises the addition of six residential dwellings, associated infrastructure, open and private space, tree and hedge planting, on the Gogar Rigg site to the south of Castle Gogar. The potential effects relate to the changes to landscape character on this urban / rural fringe, and changes to the visual amenity of road-users, cyclists and pedestrians on the A8 and Gogarburn Bridge.

The following table sets out the findings of the appraisal in terms of the sensitivity of each receptor and the magnitude of change as a result of the proposed development. The level of effect defines the extent to which landscape character or visual amenity will be redefined by the proposed development and is determined by combining the sensitivity rating with the magnitude of change rating.

Receptor	Sensitivity	Magnitude of change	Level of effect
Lowland Farmland: West Craigs Farmland	medium to low	low	minor
VP 1:	medium	medium	moderate
VP 2:	medium to low	negligible	minor
VP 3:	low	low	minor

The appraisal has found that the effects of the proposed development on the surrounding landscape and visual receptors would be limited in terms of level of effect and extent of effect, with all effects contained within the local area. This finding relates to the following factors:

- The presence of existing residential dwellings on the Gogar Rigg site establishes this type and style of development as part of the baseline character;
- The proposed development would be contained within the well-defined curtilage of Castle Gogar and avoid extending into the distinctive surrounding rural farmland;
- The existing residential developments form a screen to parts of the proposed development, especially from the west;
- The design of the proposed development ensures it integrates visually with the existing residential developments;
- The relatively low vertical scale of the proposed dwellings means that the effects rapidly dissipate with distance from the site;
- The landform of the site and surroundings is relatively flat such that the site is not prominent within the wider landscape;
- The mature trees along the northern, eastern and southern boundaries would reduce the extent to which the proposed development would be visible across the wider landscape;
- The inclusion of additional tree and hedge planting would enhance the existing landscape setting and reduce the urban influence of the proposed development; and
- The presence of Edinburgh Airport contributes to a context where large scale development forms an established part of the baseline character, thus reducing the comparative influence of the relatively small scale of the proposed development.

The main finding of the appraisal has been that most of the effects as a result of the proposed development would be contained within the local area around the site. Visibility of the proposed development would be very limited in extent, especially to the north and east where visibility would be negligible owing to the dense screen of the woodland edge, as well as to the south-east, where tree cover screens visibility from much of the adjacent area. This creates a situation in which visibility is concentrated to the immediate south and south-west where the A8 overbridge and the A8 occur.

In terms of effects on landscape receptors, the site constitutes a very small proportion of the much wider *West Craigs Farmland LCT*, which is already influenced by the presence of the existing residential dwellings at Gogar Rigg. The contribution the site makes to the character of the wider LCT is very limited and this reduces the level of effect that the proposed development would have on the landscape character.

In terms of effects on visual receptors, there would be no major effects. A moderate effect has been assessed for the closest range viewpoint; Viewpoint 1: A8 Overbridge to the immediate south of the site. This effect relates to the proximity of the viewpoint to the proposed development and its elevated position, although the proposed development would be seen as an integrated extension to the existing development. Visibility from the A8 would be intermittent and where open views towards the proposed development would occur, the proposed development would be seen as a distant and small scale feature, partly screened by intervening landform and existing tree cover around the southern site boundary. The level of effect on these views would be minor.

This report concludes that while effects may arise as a result of the proposed development, these would be mostly minor and occur within the localised area of the site. These effects would also be mitigated by the responsive and integrated design of the layout and proposed mitigation planting.

optimised environments ltd.

Edinburgh

Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL
t 0131 221 5920 | w [optimisedenvironments.com](https://www.optimisedenvironments.com)

London

Unit 6 | 36-42 New Inn Yard | Shoreditch | London | EC2A 3EY
t 0203 984 4022

Manchester

13 Swan Street | Manchester | M4 5JJ
t 0161 696 7550

Optimised Environments Ltd. Registered in Scotland SC359690.
Registered address: Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL



QUARRY INVESTMENTS LTD.



REVIEW STATEMENT

APPLICATION 22/02294/FUL

Proposed Residential Development

Castle Gogar Rig, Edinburgh

November 2022

apt planning &
development

6 High Street

East Linton

EH40 3 AB

T – 07747 780 852

tony@apt-plandevelop.co.uk

www.apt-plandevelop.co.uk



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LRB Review Statement

In 2005 The City of Edinburgh Council took a decision that saw the refurbishment of Castle Gogar (04/02302/FUL). This decision also permitted development in the former grounds of the Castle severely diminishing its influence over its wider setting. The saving of the Castle was deemed worth the compromise, but the setting was forever diminished.

Further development has since been permitted including the delivery of 8 apartments and a substantial detached home. Application 22/02294/FUL represents an exceptional design response the remaining vacant land at Castle Gogar Rigg. The proposed homes will therefore sit within a small neighbourhood of other existing modern, high quality properties and provide a coherent and attractive final phase of development at Castle Gogar essentially completing the work started by the Council in granting that first decision on the 31st May 2005.

The planning system was established to promote development and planning policy established to facilitate and enable that role. Over the years it has become far more restrictive in its implementation, losing its focus on the positive **outcomes** of development.

We should all work within the system to deliver high quality, positive **OUTCOMES** and it is on this basis that we have lodged this appeal to the Local Review Body.

The LRB Panel is able to take a more holistic view of these proposals and we strongly contend that the reasons for refusal are exaggerated and do not respond to the information lodged in support of the application.

Fundamentally, the setting of Castle Gogar has changed significantly in the last 20 years and the aim is now to complete the development of Castle Gogar Rigg to the highest quality whilst ensuring there are no unacceptable impacts on the Castle. The application before you meets these aims and complies with all the relevant tests in the extant and emerging Local Development Plan.



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LRB Review Statement

Executive Summary

- a. **Planning permission 04/02302/FUL, granted in May 2005 resulted in the saving of Castle Gogar, but the irreversible change in its setting within the wider landscape.** The enabling housing development significantly compromised this setting and subsequent development, though of the highest quality, has further eroded the influence of the Castle on its surroundings. This application seeks to complete the sympathetic development of the site to deliver six attractive new homes and ensuring the Castle's hinterland provides an appropriate high-quality context for the hidden Castle in its north-east corner.
- b. Planning should focus on the **outcome** of the process and not restrict itself to too narrow a focus on the strict interpretations of planning policy. **Planning policy is a framework within which we are all charged with reaching the best decisions, the best outcomes.**
- c. In this instance, we are applying for six very high quality, innovatively and sustainably designed new homes within an existing modern neighbourhood of other large, high quality homes.
- d. We encourage The Local Review Panel to consider that the design, layout and location of the proposed development **will not result in any unacceptable impacts on the character and appearance on the Castle Gogar group of buildings.** Despite other policies referred to in the reasons for refusal, **we believe that it is the setting of Castle Gogar itself that is the key determining issue.**
- e. The Local Review Panel has **the advantage of looking at the application afresh** and not be hamstrung by planning policies. Regardless, we believe the reasons for refusal greatly exaggerate the potential impacts of the development and therefore **invite the Panel to look again at the actual situation at Castle Gogar Rigg.**
- f. **The Panel is able to take a more holistic view,** and determine that in-the-round, the application represents an **excellent and innovative design solution** for the site; that it would represent an appropriate and high quality final phase of development at Castle Gogar Rigg and should be granted planning permission.
- i. In responding to an earlier refusal we have provided reports dealing with flooding, ecology and tree protection. We have also consistently provided information and justification with regards to the potential impact on Castle Gogar. Due in part to the lack of any engagement from the case officer, we are unaware of any issues with any of the professional reports lodged in support of the application. **We must therefore assume that these reports, dealing with tree protection and protected species, are credible and accurate. Their findings have not been challenged.**



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- j. **The committee report acknowledges that the Castle is no longer the dominant feature of the site.** While it must be protected in its own right as a significant historic building, its influence beyond the policy walls is now far more limited. This is amplified by the earlier development in the walled garden.
- k. **The so called ‘paddock’ area to the south of the Castle walls has no historic reference or relevance.** No historic maps or HES documents make reference to it. It is merely private land within the general area and currently surplus to the previous high-end developments.
- g. As the supporting information clarifies, **the Castle is almost entirely hidden from view** from anywhere within The Rigg development and further afield. The proposed new homes would never be seen as part of any limited views from the south-west. **In other words, the new homes will never interrupt or impact on any existing minor views of the Castle.**
- h. The visual and cross-sectional analysis submitted as an **Addendum to the Design and Access Statement** and in direct response to the concern over impacts to the Castle, clearly demonstrates that the height of development, coupled with the existing site levels and protected trees, ensures that not view towards the Castle can be interrupted by the proposed development.
- i. **The proposals will not therefore have a detrimental impact on how the Castle and its grounds can be understood, appreciated and experienced exactly as is the case now.**
- j. The historic relevance of Castle Gogar is no longer tied to its setting but through an acknowledgement of its history both architecturally and culturally. The proposals do nothing to diminish this interpretation but seek to ensure the Castle sits in a high quality environment befitting a Category ‘A’ listed building.
- k. We strongly contend that the proposed development of up to six well-designed well positioned new homes, designed to reflect the enabling and subsequent development that has gone before, will ensure that the Castle sits in its own environs whilst neighbouring development is of the highest quality, ensuring it sits in an environment befitting the quality of the Castle itself.
- l. **The applicant has also coordinated a programme of bridge repairs (the bridge is a Category ‘B’ listed structure). This improves the quality of the approach to both Castle Gogar Rigg and the Castle itself. This work amply illustrates the applicant’s commitment to the site (where he lives). His intent is to create a high-quality environment at Castle Gogar through landscape management and maintenance alongside appropriate and high-quality development.**



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Application 22/02294/FUL - Proposed Residential Development - Castle Gogar Rigg

LRB Review Statement

INTRODUCTION

1. **apt planning & development** has prepared this Review Statement on behalf of **Quarry Investments Ltd.** with regards to application **22/02294/FUL** seeking planning permission for the erection of six new two-storey homes on land at Castle Gogar Rigg, Edinburgh. The application was refused via delegated powers on 4th August 2022.
2. Application for planning permission **22/02292/FUL** was accompanied by a suite of supporting documents (and also submitted in support of this appeal), including a comprehensive Design & Access Statement, Landscape and Visual Analysis, Protected Species Survey, Tree Survey, Flood Risk Assessment and Transportation Statement.
3. This appeal statement tries not to repeat much of what has been written before, but will concentrate on the reasons for refusal given when the application was refused via delegated powers in December. To this end, no concerns over flooding, transportation or the design of the homes have been raised. It is taken that these elements of the proposal are acceptable.
4. Despite this comprehensive approach, which in itself addressed concerns raised during a previous LRB determination, there was no engagement from the application case officer, nor was and further information requested to better inform the determination process.

SITE CHARACTERISTICS & PLANNING HISTORY



5. The appeal site lies close to the Category 'A' listed Castle Gogar at the end of a 600m access driveway off the A8 Glasgow Road, close to Edinburgh Airport to the west and north, the new tram line and Gogar Tram Depot to the south and east, as well as the Gyle Shopping Centre and Royal Bank of Scotland Headquarters (immediately to the south) at Gogarburn.



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LRB Review Statement

6. The wider Castle Gogar site was the subject of **planning permission 04/02302/FUL** which sought the refurbishment/redevelopment of Castle Gogar, enabled by the development of a number of residential properties within the environs of the Castle.
7. **Application 15/01051/FUL** was granted planning permission (via delegated powers) in September 2015 for the development of two apartment blocks and a single detached dwelling.
8. **Application 17/00202/FUL** was granted permission in March 2017 for the erection of a single detached dwelling house on land at Castle Gogar Rigg. This house has been completed.
9. This brings the total number of **new** dwellings at Castle Gogar to 17 (including the two new homes created from the conversion of the existing stable buildings) alongside Castle Gogar that remains on the north-east part of the site, though almost totally hidden from its neighbours, owing to a combination of the high stone walls and mature tree cover.
10. The last fifteen years has therefore seen an **evolution of Castle Gogar**, initially by way of enabling development to secure the restoration of the Castle, but more recently, by way of allowing further, appropriate and high quality development in the immediate vicinity of the previous developments.
11. Application **19/04849/FUL** was then lodged in 2019 for the development of 5 homes in similar positions within the site to this application. Despite attempts to engage proactively with the Council planning officials, there was no post-submission feedback, the application was refused via delegated powers and an appeal via the LRB process was lodged. This appeal (June 2020) saw support for the logic of the layout and design of the proposals but there were concerns that there was insufficient information in support of the application with specific regard to flooding, ecology and tree protection. **These matters were therefore fully addressed as part of the preparation for the submission of application 22/02294/FUL.**
12. **This proposal is very much the final stage of the evolution of Castle Gogar Rigg, creating a high quality and established residential neighbourhood in its own right but also in relation to Castle Gogar.**
13. Development in and around Castle Gogar and Castle Gogar Rigg is further underpinned by the allocation of the **International Business Gateway (IBG)** on land to the south and west, creating a significant new business, commercial, leisure and residential area between the Gogar Roundabout and Tram Depot and Edinburgh Airport.
14. The entire Castle Gogar site is included within the IBG allocation and the additional large scale development around the wider Castle Gogar location will further diminish any sense of a rural setting.



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15. In more general (SESPlan) terms, residential development is to be steered to '*sustainable locations where there is infrastructure capacity*'. Policy 1A of SESPlan identifies 13 Strategic Development Areas (SDA's), one of which is West Edinburgh and including the Castle Gogar site within its boundary.
16. The Edinburgh LDP was adopted in November 2016 and remains the extant Local Development Plan offering the Council's most up to date planning policies. Although the application site is too small to be considered in depth as a LDP proposal, we tested the proposal against relevant policies.
17. The proposed development at Castle Gogar will complement the future plans for this area of Edinburgh whilst the limited scale of development will not prejudice any wider employment use proposals that may have an element of residential development.
18. This is a very site-specific proposal, both in terms of the land being available under a single ownership and in being able to respond to the common design character evident throughout the site and especially in the various iterations of new build homes over the past 15 years.
19. Great care has been taken, with all the phases of development at Castle Gogar to ensure that a **common design character has been adopted**, typically a clean, modern approach, picking up on some key design elements of the Castle, whilst also creating interesting and high quality homes, fit for modern living.
20. We have continued this ethos with this final proposal for development at Castle Gogar Rigg. **The new homes will be high quality, appropriate and will not have a detrimental impact on the surrounding area.** The design of the individual properties has evolved since the last application to use natural stone at ground floor to root the houses to their rural surroundings and echo the stone walls which surround the Castle grounds. At the core of the design concept, the layouts of the site plan also form a legible connection to the boundary walls around the castle and reinforce the historic geometry of the site.
21. Each of the phases have been delivered under a single ownership, ensuring control in the delivery of the development but perhaps more importantly, an assurance over the design detail, enabling the overall character of Castle Gogar Rigg to evolve sympathetically, sensitively and attractively.
22. **The applicant is a resident of Castle Gogar Rigg. This ensures great care being taken in the design and maintenance of the wider site, and it is the applicant that has overseen and funded the significant refurbishment works to the listed bridge over the Gogar Burn just before you reach the application site.**



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23. The applicant has lived at Castle Gogar Rigg since it was developed in 2004/2005 and is **invested in its future not simply as a developer but as a local resident**. He is also responsible for ensuring that the wider landscape has been maintained, whether through grass cutting or more complex tree maintenance (ultimately in removal and replacement) and this dedication ensures that in the longer-term it is the wider setting of Castle Gogar itself that benefits (with no input or contribution from the owner of the Castle itself).

Application 22/02294/FUL

24. **Application 22/02294/FUL** was validated on the **16th May 2022**. Despite repeated and unsuccessful requests for further engagement with the planning team, the application was subsequently refused via delegated powers **on 4th August 2022**. Six reasons for this refusal were given and we address each in turn below.
25. The application site is similar to the previous application (19/04849/FUL) though we have applied for an extra unit, and at the previous LRB hearing in June 2020, there was support for the proposals in terms of layout and design but concern expressed that flooding, ecology and tree protection had not been fully explored. Naturally, alongside a revised design approach (though still substantial two-storey villas) these issues were dealt with as a matter of priority.
26. It is reassuring that flood risk is no longer deemed of concern (and is not referenced in the reasons for refusal) though astonishingly, despite the Council having been provided with professionally prepared tree and protected species surveys, these two topics are amongst the reasons given in refusing this application. **Of even more concern is the statement that insufficient evidence had been supplied.**
27. This flies in the face of the work undertaken at considerable cost and effort. At no point did we receive feedback on the protected species report of tree survey or any request for further information of clarification. It is deeply concerning and unprofessional for the Council to use these two reasons for refusal when the information has been provided and no feedback offered. **We would strike these two reasons for refusal immediately from consideration as the Council's position is totally unsubstantiated on these matters.**
28. Similarly when looking at the loss of open space, the land in question is privately owned land, amongst substantial properties all of which benefit from generous existing levels of amenity and open space.
29. The reference to the '*paddock*' areas is erroneous referring simply to an area of surplus land that was once part of the Castle policies but is not referenced anywhere as being the Castle paddock etc. The use of the term creates a romanticised image of horses grazing within the Castle grounds, whilst we can find no historical reference to it whatsoever. In truth, any paddocks would have almost certainly been to the rear of the Castle away from public view and close to servant/staff quarters.