

Lothianburn Adventure Centre – Public Consultancy

1.0 Introduction

Swanston Farm intends to submit a Planning Permission in Principle application relating to the creation of Lothianburn Adventure Centre on the former Lothianburn Golf Course site.

The project is based around the creation of publicly accessible mountain bike trails and a range of other paid for activities, with ancillary facilities based at the former golf clubhouse plus overnight caravan, camping and lodge accommodation.

The full project, and concept masterplan, is detailed in the previously published and distributed feasibility study, carried out by Rare Management on behalf of Swanston Farm and funded by sportscotland.

- *An integrated feasibility study and market appraisal for the development of public mountain bike trails and other recreational activities at Lothianburn, Edinburgh.*

2.0 Pre consultation Process

13.01.15 PAN application submitted
10.02.15 Invitations to councillors, community council and other interested parties (See Appendix 1)
10.02.15 Public Notice in Evening News
16/17.02.15 Public exhibition/consultation 2-8pm, manned by project staff
20-28.02.15 Public exhibition in Swanston Brasserie, Swanston Golf Club. Unmanned.

3.0 Consultation

The following individuals and organisations were invited by direct email.

- Edinburgh Community Councils - Fairmilehead, Liberton, Colinton, Firrhill and Morningside
- Local councillors
- Pentlands Neighbourhood Partnership
- Midlothian Community Councils – Damhead, Penicuik and District
- Edinburgh City Council – Sport, Education
- Midlothian Council
- Governing/representative bodies - Scottish Cycling, Cycling Scotland
- Pentland Hills Regional Park
- Adjoining householders and neighbouring businesses
- User groups - Pentland Hills User Group, Friends of Pentland Hills
- Local bike retailers

There was additional circulation by social media.

A public exhibition of the project proposals was held in the former Lothianburn golf clubhouse for two days, between 2pm and 8pm.

The display showed the aims of the project, the initial concept and background details.

Over the two days there was an attendance of over 140, with 86 completed responses. Most of the visitors had individual discussions with the project team – who outlined the project and answered questions. (Appendix 2)

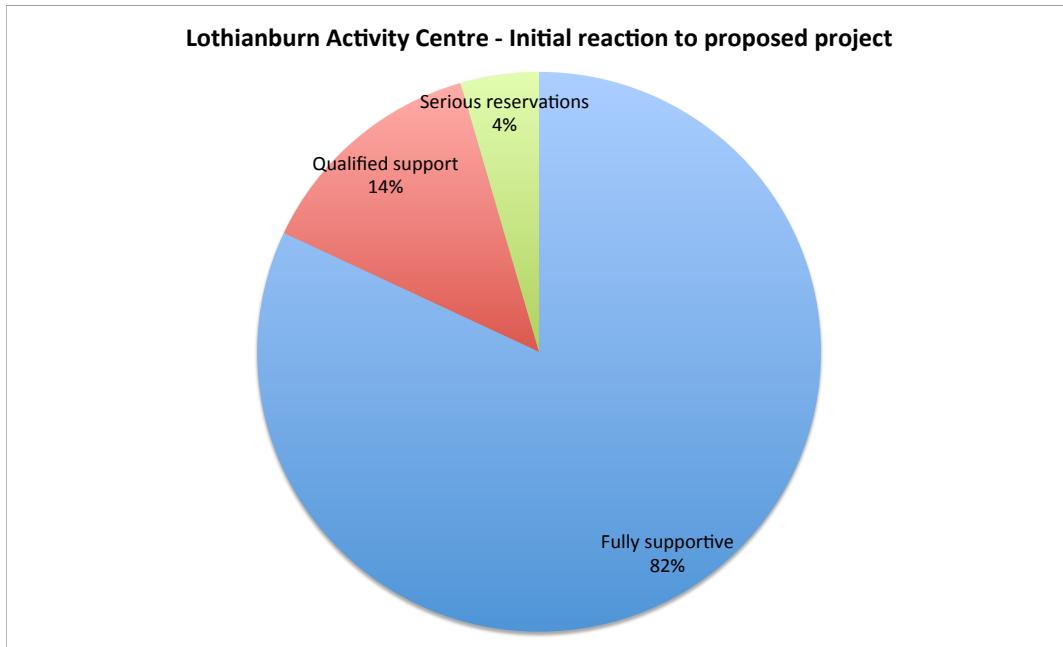
The exhibition panels were then moved to the lobby of the Swanston Brasserie in Swanston Golf Club, where visitors could study the proposals. The numbers who studied the unmanned display are not known but 27 questionnaires were completed.



4.0 Analysis of responses

The proposals were viewed by an estimated **200+** individuals, with **113** questionnaires being completed.

The questionnaires have been analysed and the data is presented below, along with an extraction of the key issues and all comments recorded.

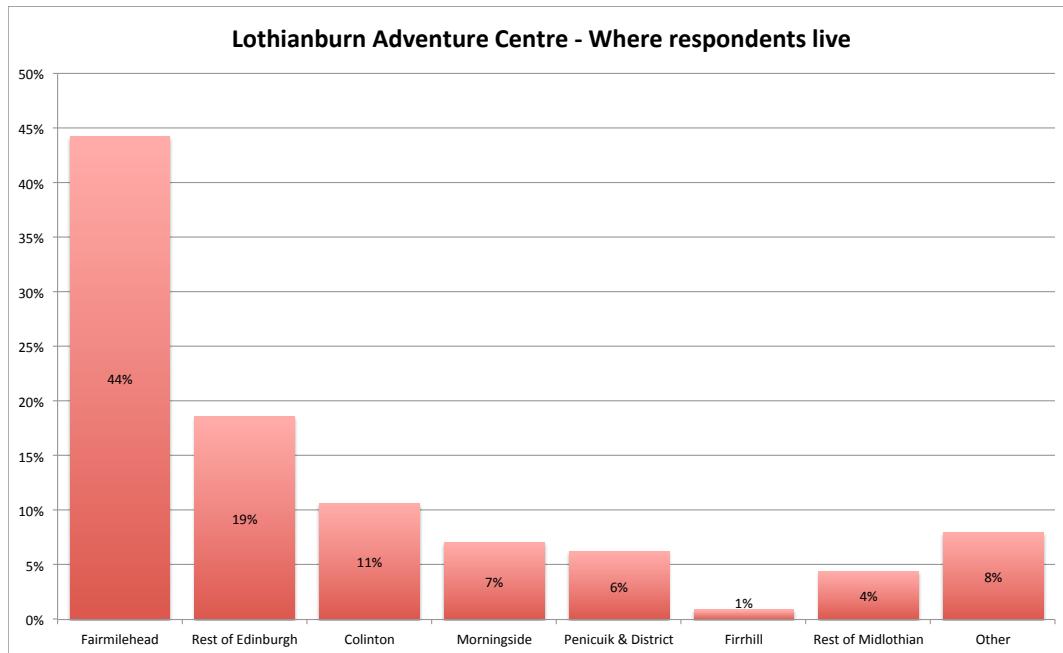


The most important question with regard to the project was the initial reaction. The **82%** level of unequivocal support is reflected in the very positive discussions with majority of attendees. It is widely considered to be a great addition to the local area and Edinburgh as a whole.

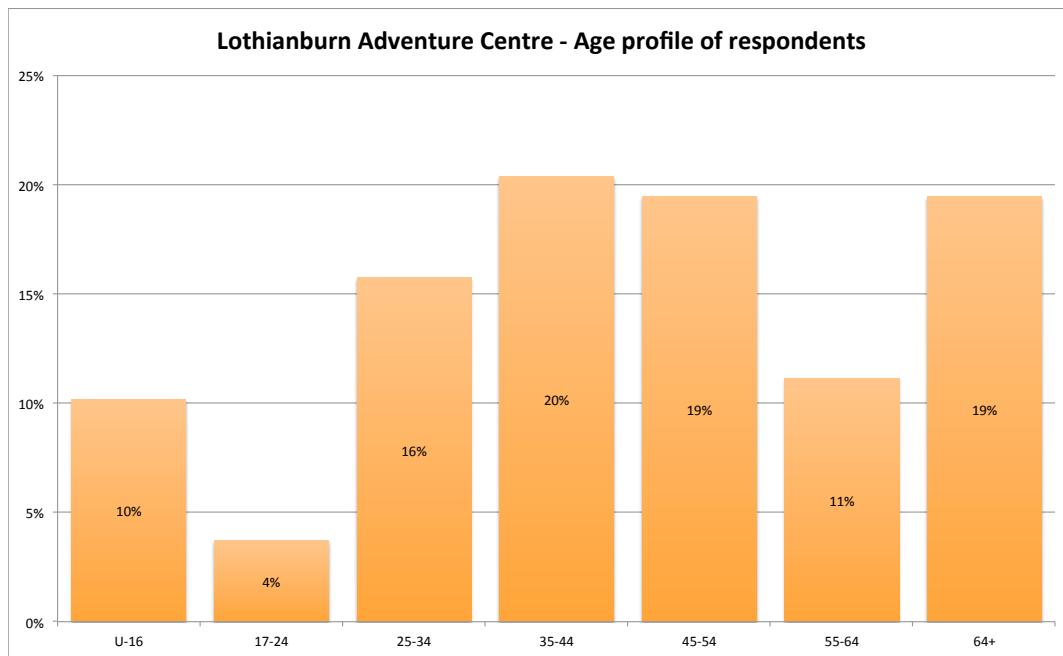
A further **14%** is broadly supportive, with questions regarding a number of specific concerns, which is understandable given the outline nature of the proposals.

Only **4%** of those who attended are opposed to the project (5 individuals). 4 of these are direct neighbours or residents of Swanston Village.

In summary, **96%** of respondents are supportive.

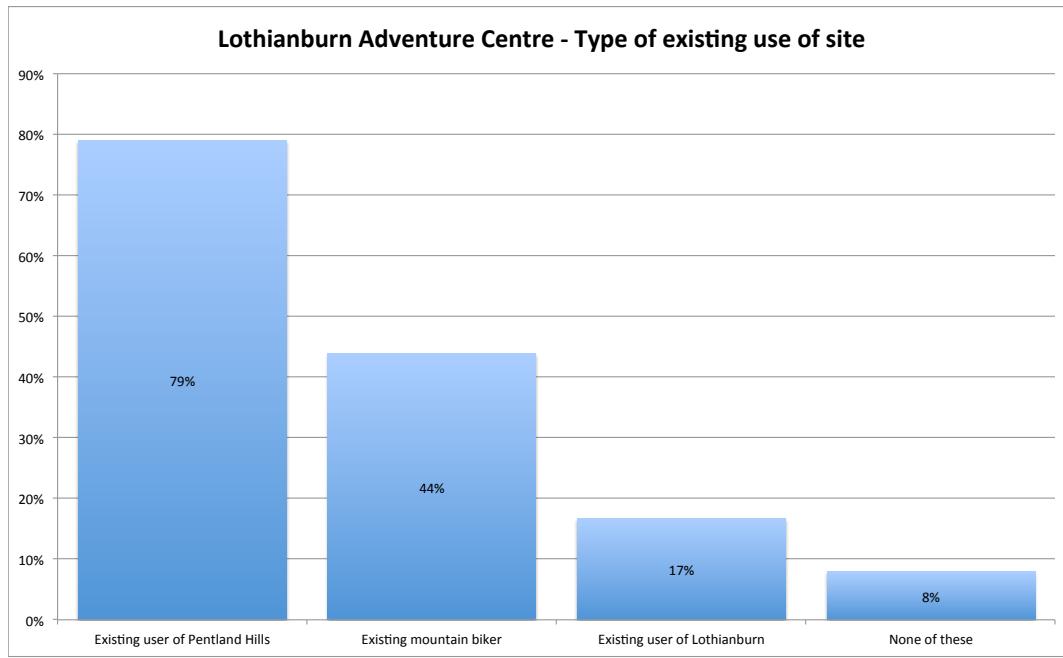


The largest group of attendees (44%) was from the Fairmilehead Community Council area. This shows an encouraging level of interest and engagement from those most directly affected by the proposals.



The age profile of attendees is similar to the natural demographic curve – apart from the over-representation of under 16 year olds (it was half term week and a number of families attended) and over 64 year olds (retired, with free time and real interest in community matters).

Despite the older age profile (**49%** over 45), **91%** of this group are supportive of the project.



79% of respondents use the Pentland Hills and **44%** are mountain bikers, so there is a high level of interest in and awareness of the area.

Only **17%** use Lothianburn, which is understandable as it has always been an enclosed site and in the past few months the site has been split into a number of fenced enclosures. The farm track between Swanston Village and Lothianburn is the most used part of the site.

83% said that they would use the proposed facility.

5.0 What was liked about the project

All comments are listed. In general the tone is extremely positive, highlighting the perceived very real benefits to the local community and Edinburgh. There is considerable excitement about the project and many offers to help and get involved.

The main themes that get regular mentions are:

- Accessibility to mountain biking for locals and the City as a whole
- Ideal learning environment
- Gateway to Pentlands, improved accessibility and incentive to participate in outdoor activities
- Good use of land
- Adds facilities to the local area
- Good for schools and families with children
- Reduces need to travel to other centres
- Promotes healthy lifestyle
- Employment for locals
- Limited impact on environment
- Compliments existing range of activities

Actual comments by respondents.

- Reduce pressure on mixed use trails within Pentlands
- Opens up mountain biking to riders who do not have the opportunity to use existing trail centres elsewhere.
- Ideal venue for progression from local school/community trails that are now being developed in the city.
- Excellent venue for local/regional school level competition.
- Superb gateway into the Pentlands.
- Other activities will bring city dwellers closer to the local countryside.
- I think I would look forward to using these facilities. I think it would be a very good idea. It would help keep people active and it would be very fun.
- I would look forward to using the ropes course, luge, pump track and other facilities.
- Very good use of land following closure of golf course.
- Close link with snowsport centre - similar culture. Close association with skiing fraternity.
- Additional sports facilities in this area. Good for Edinburgh without undermining the looks of the Pentlands.
- Mountain biking courses such as proposed are much needed - particularly on land near to city which cannot in other ways be developed.
- Demand must be strong at present with cycling of all types increasing in popularity.
- Asset to Edinburgh
- I love mountain biking
- Everything!
- A long-awaited and much needed facility. We have a fantastic natural gem here in the Pentland Hills and to have a dedicated MTB facility would be fantastic. From what I can gather, in the main, it would be geared to introducing people to the sport which I would applaud. It is such a fantastic sport and a great way to get kids active. If we are really concerned about the health of our kids, also trying to encourage cycling to school etc., this is a great way to give more opportunities for people to try and love the sport.
- I like the fact that there will be lots of fun activities to do. I also like that most people will never have been on a roller luge and/or a zipline.
- Healthy sport for young (and not so young!) people.
- Opportunity to show the public the beauty of the hills.
- I think this would be a great project and a great facility. Our family would definitely use it and feel it would really help bring awareness to mountain biking as a mainstream sport.
- I fully support this development and would love to be involved in the project.
- The proximity to Edinburgh, saving medium to long car journeys to similar sites.
- Encouraging youngsters to get into the open air for exercise.
- Very exciting opportunity for all sports.
- Just what the area and people need - very important to promote a healthy lifestyle in a fun way.
- Great challenges (eg ropes course and zipwire) which will be fun - very good for kids (and adults) development.
- This HAS to happen - Scotland needs this - we are FAR behind what happens in other countries.
- Great asset for Edinburgh as a city. A gateway to the Pentlands.
- A dedicated MTB facility that Edinburgh is lacking.
- A safe, family friendly facility to introduce new and young people to the sport.
- Exciting proposed activities which both families, friends and visitors could enjoy.
- There is also a lack of outdoor activities in Edinburgh and the surrounds.
- Ties in with existing infrastructure eg ski slope, golf course, walks.
- Can reach it by bus.
- Good for using in evenings as so near large population.
- Having a great facility in Edinburgh which is not currently available. Could be a great areas to build peoples skills for children, families and anyone interested in this could also be used for youth groups and scout groups (I am a leader) and would definitely bring scouts to this venue.
- Employment for local people.
- Limited existing facilities - would utilise the potential of the hills which are currently limited.
- Limited impact to the environment.

- Great entry level proposals for young and new riders.
- New jobs and income for local community.
- Great for schools and youth groups.
- Great for our area.
- Would go down good with family of all ages.
- Bring people into our area.
- Potential of jobs for local people.
- Good for our local school for kids to learn in a safe place.
- As a golfer (member at Swanston) it was disappointing to see Lothianburn close but if it can now be put to good use providing safe and accessible leisure activities for families, then I think it's a very good idea.
- This is a long term sustainable development of great value to Edinburgh and the community
 - Sustainable local trails
 - Family-friendly
 - Access gateway to the Pentlands
 - Facilities
 - Multi-activity
 - Encourages exercise and getting outdoors
 - Low impact
 - Potential events
- Great use of a fantastic local natural resource.
- Perfect use of land - will be much-used, I'm sure.
- Good mix of activities will provide something for everyone.
- Lots of good ideas - using natural trails.
- Encourage biking.
- Bringing people - families outdoors.
- I am delighted to see such a positive use of Lothianburn being proposed, now that the golf course is no longer. I wish it well.
- Managed and weatherproof trails close to the city centre
- Family friendly trails with cafe and facilities = great day out!
- Somewhere to ride in summer evenings without travelling further
- Great use of land and promotion of outdoor activity!
- Potential: more experienced trails and routes over time
- Love the fact that the riding will be free - more than happy that paid-for activities (and even parking) would support this
- The location is perfect!
- Great to have trails nearer than Glentress.
- A safe environment for kids to learn bike skills.
- Increase in outdoor activities in Edinburgh is always a good thing.
- A variety of activities appeals to me and my family.
- I like the fact that it seems to be primarily aimed at kids/beginners/improvers. Glentress and the like are perhaps a bigger leap in terms of ability required to properly enjoy them. Such a facility here would present the opportunity to cycle from the house, enjoy the tracks and other facilities, then cycle home again.
- Imaginative use of land
- Employment opportunities
- Complements existing outdoor facilities nearby.
- Great idea to get people active and into the countryside, who wouldn't normally be able to access it. Also good for experiences members too.
- It may also reduce the impact on the more muddy trails in the rest of the Pentlands.
- So close to home.
- Fantastic for families
- Looks v exciting
- Teenagers will love it
- It saves going to Glentress and everything looks amazing. I think it will turn out a great success. It's right outside our house as well!
- So close to home
- I love the Pentlands anyway
- Fun for families
- Development gap between Glentress, great for children/beginners.
- To use during rainy winter months for mtb-ing, night riding also.
- Looks great! Would love to see this built and would be a great intro to mtbing for kids and novice bikers.
- Currently teenagers and children living in Edinburgh rely on parents or friends parents to drive them (past Lothianburn) to Glentress/Innerleithen. This will give a comprehensive trail network with excellent facilities that young people can access independently. A great idea, long overdue!
- Should be good for our business (Hart's Cyclery). Full support development of the area.
- It seems a great location for such facilities you seem to be aiming to offer something for all levels of cycling ability.
- Great mixed use development
- Free public access trails
- Enhanced use of the Pentlands
- As the scout leader at the local troop this is an exciting proposition for the local area. I know that many young people would be keen to use the trails. Also with the snow sports centre nearby and easy access to the Pentland Hills it helps develop Fairmilehead as an outdoors hub which can only be a positive move.

- Excellent use of the location. Open access.
- Lots of family friendly activity. Weatherproof trails ideal for winter riding when the rest of the area is very wet and boggy.
- We love it's accessibility. We love how it intends to cater for families with the cafe and play park and green and blue level runs. This will be a perfect facility for our club and provide great training opportunities for youth without the requirement to drive down to other facilities. Weather proof trails which will help prevent erosion on more delicate Pentlands trails
- As a keen mountain biker I appreciate the excellent facilities that are at Glentress but the time added to a biking trip is quite a big day out once you take travel time into account (and with a new small child that is a big consideration) To have similar facilities so close to home would make riding so much easier and I'd be more likely to get a quick ride in the evening. The separation of walkers and bikers in the Pentlands would also avoid quite a lot of conflict between the parties. I also like the extra facilities - zip line etc.
- Good use of the land
- Very good location/transport
- Encourage activity by everyone
- Complement the existing skiing at Hillend and the orienteering at Hillend. Possibility in future of extending the existing orienteering map of Hillend into this area.
- A great use of the area and should attract more visitors to Edinburgh
- Excellent potential for what has effectively become a completely unused site. Be brilliant to have a facility like this on the doorstep of southern Edinburgh. Cheers!
- The fun activities
- All the great mountain bike trails
- I like how there is a lot of things to do. All the great bike trails.
- I think the pump track will be a great!
- Great proposal with a wide range of activities to encourage the local community out into the outdoors.
- Great use of the hill without the look of the edge if the Pentland Hills. Sustainable without damaging the hillside. We are a family who enjoy mountain biking and could see ourselves becoming involved with a club etc.
- I think this is a fantastic proposal. To have a cycling/mtb/activity facility on the edge of the city would be great for Edinburgh and its surrounding communities.
- It would offer an easily accessible centre for youngsters and families alike - often such centres involve a lot of travel which excludes some. Swanston/Lothianburn is easily accessible via the Braidburn Valley and Cockburnspath footpaths.
- I could easily use this on my daily commute for a quick blast - pump track session!
- Would be appealing for a day trip with family and friends when they visit - if bikes provided in a hire shop.
- Great use of land that is currently going under utilised. Extensive trails only a stone throw from city centre.
- Exciting facilities
- Uses land without destroying 'the view' or encroach
- Good for Edinburgh image
- We like the idea of the project but:
 - don't think the parking area is large enough
 - like the lodges and pods but not the idea of camping
 - the luge is a good idea but wrong design, i.e. it looks rather boring. We realise there is just a limited visual impact. Could be better and improved. Look at Calgary luge in their Olympic area (for idea)
 - would like the aerial ropes in the forest
 - Do you open the area for off-road Segway?
 - is the tented area a good design for the weather conditions there?
- Think it's good to have something like this close to the urban centre. My main interest is nature/hillwalking so don't think I'd use this (unless people visiting me, especially if they have teenage kids) were interested. Anyhow, wish you the best of luck with the venture.
- Great!!!
- I think this would be a massive benefit to the local area. My children enjoy Glentress so would be great to have somewhere closer to home.
- Good new facility that seems to have been very well thought out.
 - improved outdoor leisure facility for area
 - doesn't scar landscape
 - need or more off-road biking
 - job creation?
 - good for tourism
- Good addition to the area and would fit in well to diversify activities available here instead of travelling to Central Scotland/Borders for similar activities.
- Excellent idea
 - close proximity to Edinburgh city and all areas of Lothian
 - good use of natural surrounds to promote sport and the outdoors
 - Excellent diversification for Swanston
- All ability cycle trails in the doorstep.
- A variety of activities to entice people to the area
- Complimentary facility to ski slope/zorbing.
- An asset to the area that isn't another golf course!
- Excellent - exactly what we need. Ideal for families, schools and to attract tourists.
- Can you make sure the bus service is improved and of course have good equipment for fair hire prices.
- Thank you

- It looks to be a very well thought out project that will serve the local and wider community well. Should also complement existing facilities in the area, e.g. Midlothian Ski Centre. The proposed camping/eco-lodges will provide accommodation for future events and boost tourism in the area.
- This looks a good plan but I can't see any facilities which would be accessible for people with disabilities. I feel this is important to ensure wide access. Please let me know if I missed reading this, though.
- Everything! Really like the idea of having something like this easily accessible from Edinburgh. Please do it!
- The proximity to my home, as I have 4 active, outdoor loving kids and have family who would love to visit this facility and would use camping.
- Looks fantastic, a wonderful resource for local children/families.
- Easy access to tracks from Edinburgh. Hopefully you will also offer facilities for schools to use. We have 2 boys who love biking so hopefully the facilities are family friendly.
- It would be great to have more in the area for children.
- Great idea. Sensible use of land and a great addition to Edinburgh Town and local user industry.
- Fabulous location on outskirts of Edinburgh.
- Great array of different activities.
- Edinburgh is crying out for a facility like this.
- Development of the area but without building on the area and overdeveloping.
- Will bring tourists to the area.
- Activities seen to be accessible for wide age range and abilities.
 - ease of access
 - multi-use centre
 - great activities
 - close to Edinburgh
 - I would bring my girlfriend here to teach her to mountain bike
 - I will promote this to friends and family
- Proposals look good, makes sense to repurpose an existing site.
- Also good plus point - not FCS land!
- Existing infrastructure being thought about is also a big plus point.
- It's a very exciting project and is making the most of a site that was previously a heavily managed landscape. It is obviously easily accessible to Edinburgh residents and visitors.
- As Director of Ridelines, I can see obvious business potential for providing complimentary services to support and enhance the site.
- I have mountainbiked in the Pentlands for over 20 years and I feel that a facility like this would not only reduce the mountain bike traffic on what are largely walking trails, but would also provide a fantastic facility for experienced bikers and families alike. The sums of trail centres in the Tweed Valley and D&G has really shown that Scotland is a worldclass venue for a growing and extremely popular sport. I'm not sure how much revenue is brought to Scotland through mountain biking but events like Tweedlove have been hugely successful in bringing large sums of money to the area. I know literally hundreds of mountain bikers who would use this facility.
- Thanks!
- I like how it is very close to go to - walking distance so myself and friends could easily go to it. I also like how it has multiple activities. I especially love the idea of the zipline and ropes course and roller luge. I would definitely use it!
- Local mountain biking centre. Only a minutes walk away. The other proposed facilities look interesting as well.
- The prospect of having an area like the proposal, available to bring on young MTB riders
- A multi-facility site to encourage viable use of the area and facilities.
- Great for the area
- Providing infrastructure for new mountain bikers, or those interested in starting out, close to existing infrastructure and the city is necessary to give mountain biking the boost that other cycling disciplines have received. Tapping into the cycling community will provide a reliable and needed boost to local economy.
- The location to city and to our project hub in Midlothian promoting cycle activities and sustainability
- As a venue for introducing new MTB clients without the long drives to Glentress/Beecraigs and similar
- It looks really fun for kids and it makes you healthy to do fun exercise
- Fantastic to have local biking opportunity for children for exercise and fun.
- We love Glentress but it is a long drive out so we could easily do a quick cycle before or after another day's activity.
- It would be a good tourist attraction too.
- Also really good as set for local schools and help encourage cycling and environmentally friendly transport.
- There is nothing like this in the area. Will be great place to bring the family for a day out or even a couple of days. Edinburgh needs something like this to get people motivated and outside.
- Makes use of a redundant facility
- The variety of activities planned.
- Range of trail grades will be ideal to introduce people to mountain biking.
- Location to populated area
- Preferable to housing development or Park & Ride.
- Offers other sporting facilities near to the skiing slopes and makes good use of the former Lothianburn golf course
- It is a facility for non-motorised outdoor activities on a reasonable scale.
- The project would be a good use of land and bring visitors to the area.
- I enjoy both biking and walking and this would encourage this for many others.
- My teenage children will also use the facilities which are walking distance from us.
- Ideal stepping stone to bigger facilities i.e. Glentress
- I am not entirely sure as yet about how much this will impact on the local community.
 - The provision of free access bike/walking trails

- The provision of pay-for-use "adventure" activities
- Putting the former golf course to productive use
- Employment opportunities in construction and use
- (Small scale) economic developments
- Need for such facilities in Edinburgh.
- Exciting opportunity (but possible issues listed overleaf)
- Very little
- It relates to the snowsport centre.

6.0 What concerns about the project

All comments are listed. In keeping with the high level of support for the project, there were far fewer concerns highlighted – in fact a large number stated they had no specific concerns.

Responses to each of these concerns will be highlighted as part of the eventual Planning Permission in Principle application.

The main themes that get regular mentions are:

- Access being restricted (in fact access will be increased for everyone)
- Noise
- Overnight accommodation and camping (design, location and management to limit any impact)
- Develop links with Midlothian Snowsport Centre (discussions are ongoing but the principle is agreed)
- Possible impact on local wildlife (new habitat will be created)
- Costs should not be excessive (the bike trails will be free to access)
- Parking – location and quantity (part of traffic impact assessment)
- Sufficient resources to maintain trails (trail maintenance is a fundamental part of business plan)
- Visual impact (very little visual impact but this will be demonstrated)
- A720 traffic access and exit (part of traffic impact assessment)
- Segregated cycle access required on roads from city (an issue for the City)
- Drainage (despite the presence of some springs the site drains very well and trail design would take into account all aspects of drainage)
- No damage to the trees in T Wood (trees would not be removed for the facilities but a report highlights the need for some thinning to encourage growth. Part of environmental impact assessment)
- Length of time to make the project happen
- Safety issues (separation of trails is part of the design process)
- Retention of farm track between Swanston and Lothianburn (this will be maintained)
- Major events parking, noise, security (specific plans for events)
- Ziplines over horses (zipline design will take account of trails used by horses)

Actual comments by respondents.

- That 'ordinary' walkers will be restricted.
- That children will have to be restricted (maybe not a bad thing!)
- Noise, especially for me) when a southerly wind is blowing.
- Camping gets out of control and litter or misuse become a problem.
- Absolutely none.
- Lodges & camping pods - fine.
- Concern that there could be random camping.
- I would like to see some link to the existing facility at Hillend Ski Centre. An already popular, but under-funded resource. Surely it would be better if we could all work as one?
- I have some concerns about the local wildlife. I am concerned that they may get pushed out of their home environment.
- N/A
- None
- None
- Apart from affordability
- Cost - would be aimed at families and would need repeat business, so would have to be affordable.
- Cost
- Traffic
- Keep it open to walks
- Concerned about overspill parking.
- That not enough focus will be on making quality mountain bike trails and so not enough people will come to ride - make good trails (and maintain them) and people will come!
- Make sure the cafe is good and does good coffee and cake :-)
- Will there be enough funds in place to keep trails maintained.
- I hope all will be done to minimise any visual impact on the view of the Pentlands.
- Gaining access to facilities if approaching from the city (ie the need for a crossing or roundabout or traffic lights. It's too dangerous to make a right turn during busy periods.
- None
- None

- There's a lot of additional facilities alongside the cycling - whether these are so appealing I don't know. Cycle access from the city and Pencuik is not in place, which means I expect that most will drive by car - I would like to see tie-ins to Edinburgh providing segregated cycle lanes from the city centre.
- Traffic important as a very busy road.
- Nope
- None. There are only positives.
- Really none - it seems a great idea. Not only improving services it will also create jobs.
- Entry from main road
- I have none.
- No concerns
- None other than potential environmental impact to Pentlands. Trails would need to be managed to minimise damage.
- don't think the parking area is large enough
- like the lodges and pods but not the idea of camping
- the luge is a good idea but wrong design, i.e. it looks rather boring. We realise there is just a limited visual impact. Could be better and improved. Look at Calgary luge in their olympic area (for idea)
- None, only that it doesn't go ahead.
- None
- Visual impact of the entire amenities - presumably the experts involved will ensure this is managed sensitively
- Public transport access (see below)
- Traffic congestion
- Admission prices need to be set appropriately to ensure accessible to all
- Will the ropes course and aerial assault be within mature trees longterm? Makes for a more pleasant experience for the participant
- General access issues on A702.
- Drainage issues on the hill given the number of springs that appear in wet weather.
- Will the pedestrian access from Swanston still exist?
- Would walkers be able to use car park/site for access to Caerketton?
- That an ambitious and positive scheme might be watered down to appease different complaining interest groups.
- I would make sure that traffic management/infrastructure can cope with the additional volume of traffic for day to day running of the facility and any planned events.
- None
- None
- effect on natural landscape
- we are in favour of mountainbiking track but not that keen on luge/zipwire as consider it will have more of an impact on environment
- we would not be happy to see any trees etc removed from the T-woods.
- None
- No personal concerns. I just hope the project gets the backing it deserves.
- Nothing immediately springing to mind.
- Access (parking facilities)
 - It will take three years to build - in three years I will probably lose interest and will be almost be going to uni.
 - It's taking so long to do. By time it's open I'll be moving away to uni.
 - Lack of cycling infrastructure to travel to the site.
 - Local cycle infrastructure to the venue is currently very limited, to encourage use of the site without relying on car would need to be explored making it accessible to all.
- None
- None
- Damage to environment from the bike paths.
- I would be concerned about the size and design of the campsite.
- I am concerned about the potential visual impact of luge and rope/ zip slides and I am sceptical as to how much such facilities would be utilised following the initial interest phase.
- Multi user conflict: pedestrians walking on trails.
- Trail crossing point
- Lack of any black graded technical features.
- Any development on north side of spine/ridge running east/west up to the T-Wood will be a blot on scenic landscape when viewing Pentland Hills from Fairmilehead.
- We would like to see a specific ban on motor bikes.
- We would like to see special protection of the trees.
- We would like to see retention of as much gorse as possible to help wildlife and preserve the scenery.
- That it may encroach on Swanston Village which must be preserved before any other consideration. Swanston Village is unique and must remain so.
- I keep my horse at Swanston and regularly ride up by Lothianburn and the Pentland Hills. I do not think bikes and horses go together as there have been several close encounters with cyclists who fail to respect the danger they are causing by not slowing down for horse riders. Will there be enough 'signage' up warning cyclists about horses in the area? Will the cyclists be restricted to an area away from bridle paths?
- Feel this is an accident waiting to happen! Safety should be of the upmost importance!
- The scarring of the hillside by mountain bikes. Light pollution, extra traffic and congestion. The encroachment of developments on the Pentland Hills/Green Belt.
- The increase in traffic in area already congested traffic zone is a real concern.

- On a personal note, there is also concern about security with such a proposed increase in numbers of people accessing the area.
- There is no mention of how many events are likely/planned for, and what the parking in the field will be like.
- Noise level is a concern in a residential area.
- Concern would be traffic access on A702. Access to the ski slopes can already be a problem, and so having another busy car park will cause further problems.
- Overspill of mountain bikes from centre into surrounding Swanston Farm and associated tracks.
- People overspill into normally quiet areas in this corner of the Pentlands, depending on how it is managed.
- Traffic congestion/access
- The pathway between Biggar Road and Swanston Farm must remain
- The lodges must not shift location from the south side of the terrain
- The impact on the view from the north side of the bypass
- The impact on the view from the south (North face/ridge of Pentlands)
- Access onto A702
- size of proposed car park
- concern over "major" events which might be held - can infrastructure cope?
- issues of possible vandalism/abuse if unsupervised
- concern of possible damage to T-Woods (iconic feature in Edinburgh) - when installing equipment and using it
- need for trees/bushes to be planted to preserve view from a distance
- Noise - especially if the 'event parking' area close to 82 Biggar Road is to be used regularly.
- Traffic - impact on A702 traffic volumes
- Parking - especially if this results in additional parking (or traffic) in our cul de sac (70-82 Biggar Road).
- Security - if events involve large numbers of passers-by.
- Potential damage to the environment.
- Intrusive structure within the Green Belt - especially toward Swanston Road/T Woods/Swanston Village area.
- Limit to access a few parts of the hill to walkers - bikes taking up areas - making access more difficult.
- Conservation Area and Landscape Value Area - impacts.
- Campsite would be incompatible with Regional Park - open landscape - potential large lodges and caravans.
- Zip lines visual impact/huge centre - visual impact.
- Serious reservations re ziplines overhead the horsetracks - this could result in serious accidents. It would be safer if the zipwires and the horsetracks are kept well away from each other.
- Caravan site unacceptable.
 - The lodges are shown on conceptual plans without any cars and vans parked around them. I would be concerned the area would be badly affected by such parking and become an eyesore.
 - The design of the lodges needs to be improved so they don't look like a collection of pig sty's.
 - The facilities around the T-wood need to be better integrated into the landscape and made less visible.
 - The paragliders need to be consulted so their landing and safe areas are not compromised.
- A caravan, camper van area in this part of the Pentland Hills should be unacceptable.
- The use of the field next to my homes as a point for events. There were 2 such events last year. Mobile homes and tents just over my garden wall very unpleasant to have so close.

7.0 Any other comments

All comments are listed. In the main, additional comments were constructive suggestions supporting the project. There are some very specific offers to get involved both at a community and commercial level.

The main themes that get regular mentions are:

- Suggestions on trail type and construction
- Need for engagement with schools and youth groups
- Consideration of disabled access
- Better public transport access
- Will the trails get enough use
- Importance of traffic management

Actual comments by respondents.

- What look on the plans like "open trails" where one loop is clearly visible from another will be more attractive to ride if trees planted in between to create a "riding through" type of experience.
- Excellent mix of compatible sports and activities.
- Good luck
- Please consider asking as many local schools as possible to be involved in the consultation process.
- It is so important that we engage our youngsters in these decisions that could affect the way they live in the future. If given the chance, more people could benefit from the positive effects of MTB.
- Just look at the Glentress effect. A far higher percentage of children in Borders region cycle to/from school every day and that is because they have been introduced to cycling from an early age.
- Please let me know if I can be of any help in the project.
- I can't wait! :-)
- The site was a private golf course so this should open up more of the Pentlands to the public.
- This should start as soon as possible.
- Looking forward to it.
- Would use coffee shop if it is as good as Swanston Golf Club.

- Looks fantastic!
- Appreciate the opportunity to get a preview of the plans at this early stage.
- I hope it goes ahead and works really well.
- Good Luck! I hope it comes off successfully
- I am the leader of SMESU Edinburgh. An explorer scout leader at Fairmilehead. We work with 75 young people aged 14-18. We would be very interested in using the site to develop OS programme, MB and activities.
- We would be happy to discuss the plans further from the point of view of a youth organisation. Please get in touch by email 114scouts@gmail.com
- I'm sorry I'm getting too old to be a future user. But as an ex-Outbound Board member and at one time responsible under John Cook for the Outdoor Education provision for the City of Edinburgh I am right behind this imaginative project
- We really hope it happens. Good luck
- This is amazing.
- I fully support these proposals and it has the potential to have a huge impact in offering local people a fantastic doorstep activity as well as offering the people of Edinburgh a fantastic opportunity.
- As a teacher at a local school who has been involved in organising mountain biking, the opportunity of having such a facility 3 miles from the school is very exciting and could make Friday afternoon biking for a large number of youngsters possible.
- Woohoo!!
- Public transport:
 - Are the Council looking to improve transport options to the area including the provision of means of carrying bikes.
 - this would facilitate access for all including older adolescents with no access to private transport
 - Ecofriendly
 - reduce congestion (potentially) in what is already an over-congested road system at particular times of the day
- Pedestrian crossing/foot bridge needed for safe access to both Hillend and the Lothianburn Centre
- Are there any plans for improving disabled access to the hills? Chairlift or equivalent leading to wheelchair accessible paths
- How closely will Hillend and Lotianburn work together? Combined multiactivity children's holiday clubs?
- Any chance/feasibility for a climbing wall?
- Orientation course as an additional feature?
- Would the cafe stay open late? The potential number of overnight campers seems high with currently only The Steading (which is already busy for food, especially at weekends) close by.
- Obviously a long term plan, is there a timescale of what/when should approval go ahead?
- Well done for trying to do something positive.
- Best of luck and hope that it proves to be a great success.
- None
- It would be good if it did act as an access point to bike trails in the Pentlands.
- Happy to support this - contact me if required
- This will be a fantastic opportunity to get people of Edinburgh out and active and a great opportunity for tourism too.
- Looks fantastic
- Love the concept!
- Great work, exciting stuff! Just wish this was already built!
- It is a great idea. I really hope it happens. There are lots of local families I know who support this idea but they are on half term so are unable to come to the consultation to show their support.
- I would like to understand the next stages in the process and the timescales involved.
- IN theory a good idea for the area with great potential. I think it will struggle to draw in the volume of riders Glentress and the other established trail centres attract due to the limited red and blue features and length of trails.
- Take care of the above comment, I would be for the development to take place
- I hope the traffic management for this is taken into consideration with the proposed changes at Calderstone as the same road serves both.
- Planning permission needs to stipulate conditions addressing the (illegible). Enforcement of conditions will be important as implementations of such projects often result in significant "drift" from concept as consulted upon

Rare Management 19.3.15

Public Consultation

Proposed Mountain Bike Trail centre and other activities and facilities at the former Lothianburn Golf Course, 106 Biggar Road, Edinburgh

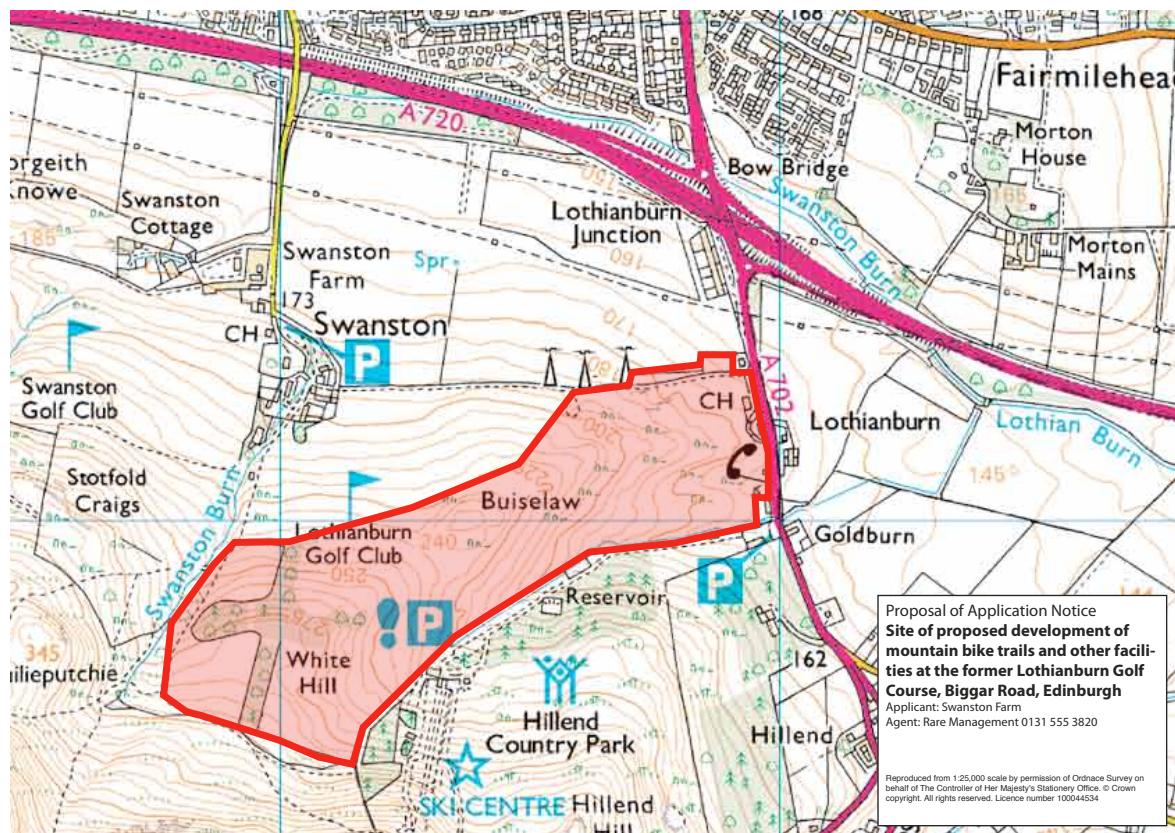


Town and County Planning (Scotland) Act 1997 as amended by The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 (Regulation 7(2)(b))

All local residents and those interested in a development that will bring new public mountain bike trails and adventure activities to Edinburgh, are invited to public consultation sessions, prior to a planning permission in principle submission.

**2pm - 8pm, Monday 16 and Tuesday 17 February 2015
at the former Lothianburn golf clubhouse, 106 Biggar Road, Edinburgh**

If you wish to make comments on the proposals you may do so at the above event and/or in writing to Rare Management, 3 Coalhill, The Shore, Edinburgh EH6 6RH or by email (info@raremanagement.co.uk) and no later than 20 February 2015. Please note that all comments must be sent to the above address and are not representations to City of Edinburgh Council. An opportunity to make representations to the Council will exist when a formal application is made.



Proposed Lothianburn Adventure Centre - Public Consultation

Swanston Farm is inviting comment and input from both the local community and mountain bikers, regarding the proposed development at the former Lothianburn golf course.

Once you have looked at the proposals and or spoken with project staff, could you please complete and return this questionnaire.

Thank you for your assistance.

1. Name: _____

2. Contact email: _____ **or phone:** _____

(Only to be used for any follow-up communication. Details will not be passed to 3rd parties)

3. Age range: Under 16 17-24 25-34 35-44 45-54 55-64 64+

4. Where do you live:

City of Edinburgh Community Council Area

Fairmilehead Liberton & District Colinton Firrhill Morningside Rest of Edinburgh

Midlothian Community Council Area

Penicuik and District Damhead Rest of Midlothian

Other

5. Would you describe yourself as (tick any that apply):

Existing mountain biker Existing user of the Pentland Hills Existing user of Lothianburn

None of the above

6. Would you/you and your family use the proposed facility?

Yes No

7. What is your reaction to the project?

I think it looks an interesting and exciting project and I would fully support such a development

I think it looks good in principle but I have some concerns

I have some serious reservations about such a project in this location

8. What do you like about the project?

9. What are your concerns about the project?

10. Any other comments

Please leave with the project team, or return by post or fax to:
Rare Management
3 Coalhill
The Shore
Edinburgh EH6 6RH
Fax: 0131 553 7488

Email comments to info@raremanagement.co.uk