

# Pentland Trail Centre



## INTRODUCTION

### WELCOME TO PENTLAND TRAILS!

Welcome to this exhibition which is part of the pre-application consultation on the Pentland Trail Centre. This is a development on the site of the former Lothianburn Golf Course for a new mountain bike (MTB) trail and other activities centre.

The site is being developed by Hillend Leisure Limited - a joint venture between Swanston Farms Ltd (the site owner) and Advie Properties.

Hillend Leisure Limited has appointed a full technical team to work on these proposals (see details at foot of boards) and the pre-application consultation is following the appropriate planning guidance in Planning Advice Note 3/10 from Scottish Government and also the advice from PAS (SP+EED) and 2018 Scottish Government guidance on community engagement in decisions on land.

We present various details on these panels. This includes the results of previous engagement with the public about MTB trails at this site, details of the current proposals and an opportunity for you to return a comment sheet. These feedback comments are very helpful to us so please speak to a member of the team if you have any queries about the development proposals and how to make comment.

Hillend Leisure is in active discussions with a development team at Midlothian Council which is engaged in "Destination Hillend" an exciting snow sports-focused redevelopment of the adjacent Hillend site. This proposal has been through its first public consultation in January 2019. The Pentland Trail Centre will be masterplanned to connect with and complement the Destination Hillend proposals.



### Summary of Application

Proposed development for mountain bike trail centre, indoor and outdoor leisure, food and beverage, professional services suites, offices, retailing, short stay visitor accommodation and associated site access, parking, landscaping and other works.



Pentland Trails Red Line Boundary

### Board overview / legend

- 1
- 2
- 3
- 4
- 5
- 6

Board 1 - Introduction to project and overview of content to follow

Board 2 - 2015 Consultation

Board 3 - The site

Board 4 - The Pentland Trails Project

Board 5 - Our proposal

Board 6 - Summary of our proposal



#### Board 1 overview

- Pentland trails welcome board, introducing the public to our project
- Overview of the boards to follow and what content to expect
- Overview of previous PAN applications (diagram)
- Overview of Local Development Plan (LDP)
- Outline of consultation process and events

#### Board 2 overview

- previous 2015 consultation event
- statistical data based on outcomes of 2015 event
- Public comments taken from 2015 consultation

#### Board 3 overview

- Landscape character diagram, outlining main characteristics of current site and how they are interpreted based on numerous site visits and research
- Diagrams outlining potential access to site in the form of aerial views and technical plans
- Habitat and Ecology section, outlining species currently evident on site, as well as LDP

#### Board 4 overview

- The projects precedent studies
- Why mountain biking is appropriate for the site
- Comparison of Pentland Trails site to nearby Catkin Braes in Glasgow (of similar size)
- Precedent imagery specifically from Catkin Braes

#### Board 5 overview

- Our proposal outlined on a large scale aerial plan
- Initial site sketch ideas in relation to proposed building and infrastructure
- Precedent imagery built up of key components that have influenced/are included in our proposal
- Transport and access section, assessing site accessibility

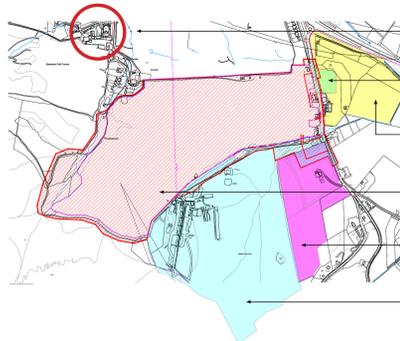
#### Board 6 overview

- General summary of all boards,
- Summary of previous applications and their individual scale shown as a comparison by diagram
- Historical timeline of the site and how it has developed over recent years, to where it is now
- Public feedback section - please don't hesitate to comment on our proposal!

### Edinburgh & Midlothian Surrounding Applications:

Being in the Pentland Hills Regional Park, the site has the potential to contribute to an enhanced level of outdoor recreation in the countryside. This is one of the key criteria for an allowance of appropriate development in the green belt. We are in pre-application discussions with the planning authorities to explore the land use planning case for the outdoor and the indoor built facilities. Our planning application will undertake a thorough appraisal of planning policy, landscape and visual impact, transport and other potential impacts.

The site straddles Edinburgh and Midlothian planning authority areas. It is allocated within the green belt and it also has open space, landscape, conservation area and nature conservation allocations.



Swanston Brasserie (you are here)

Lothianburn Hotel Planning Approval: 09/00614/PPP

Park and Ride Planning Approval: 08/00139/OUT

2019 Pentland Trail Centre PAN: 19/00126/PAC

Calderstone Hotel Planning Approval: 15/00113/PPP

Midlothian Snow Sport Centre PAN: 18/00970 PAC

### Consultation overview List:

- Previous 2015 consultation
- Current PAN consultation (March 5th, 2019)
- Proposal Pre Application Consultation (A final round of consultation will be undertaken before the application is lodged)

# PENTLAND TRAIL CENTRE

BOARD 1

PUBLIC CONSULTATION - EVENT 1

Hillend Leisure Ltd

HarrisonStevens+

rare

ITPENERGISED  
Earth. Smart. Solutions

SYSTRA

AVISON  
YOUNG