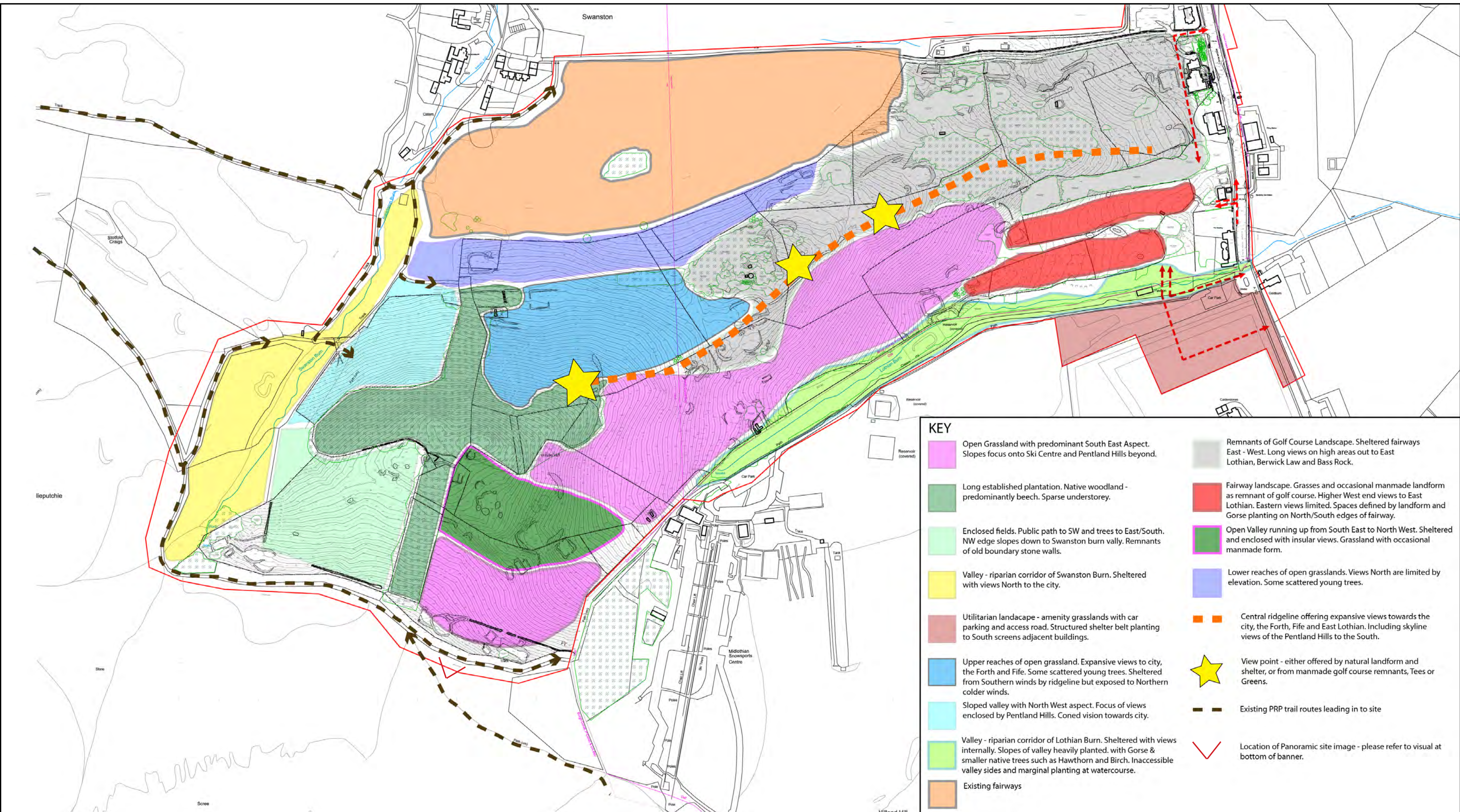




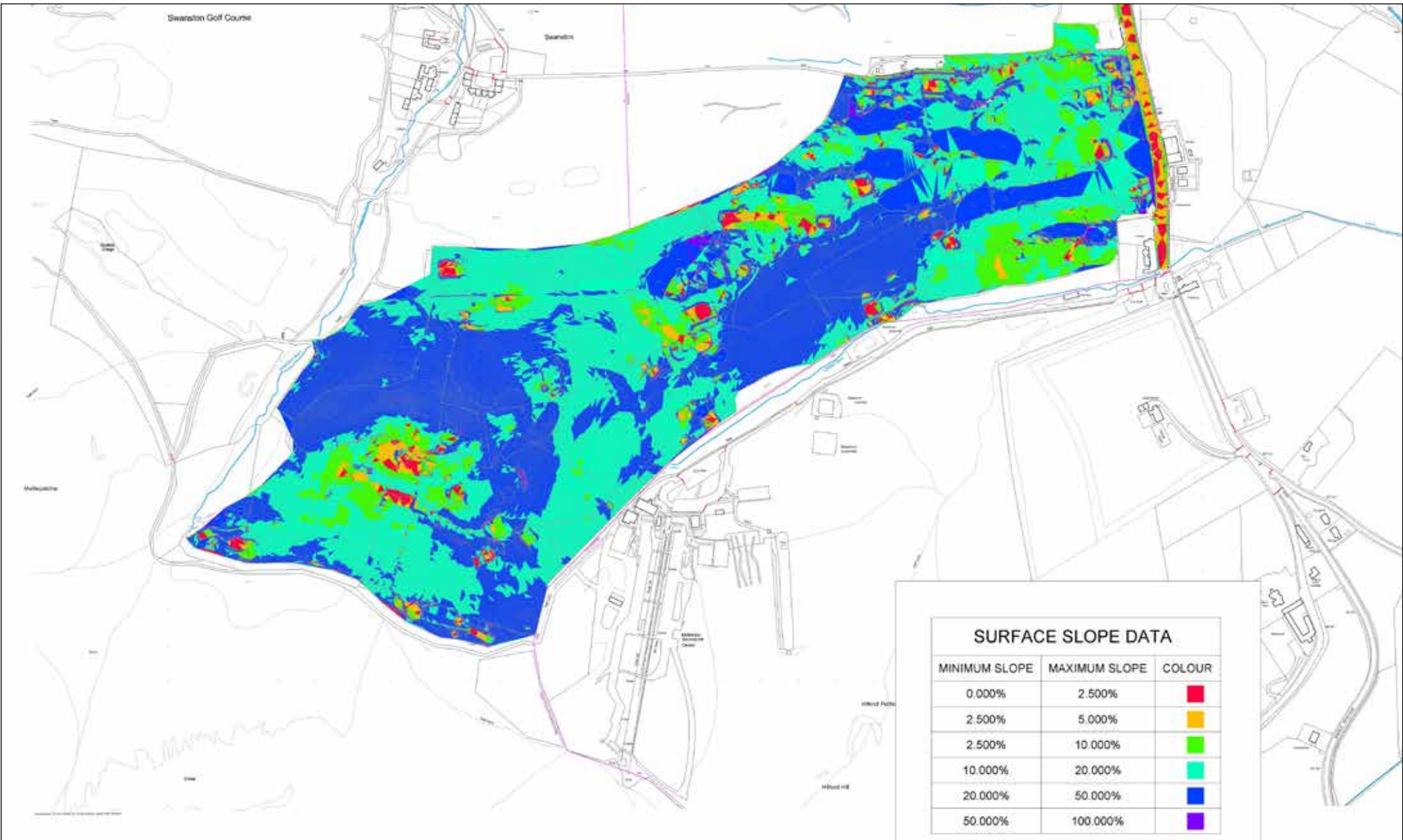
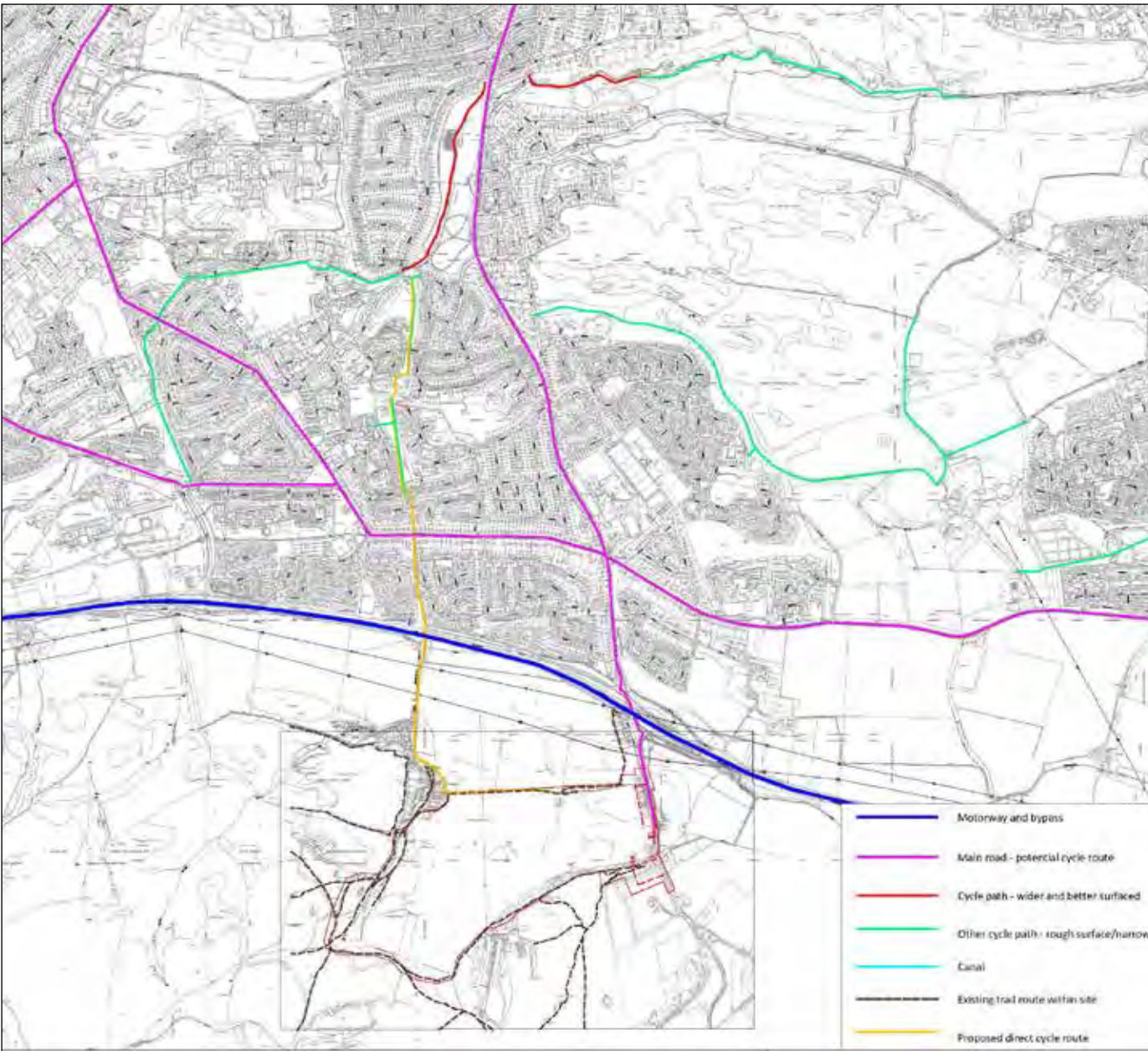
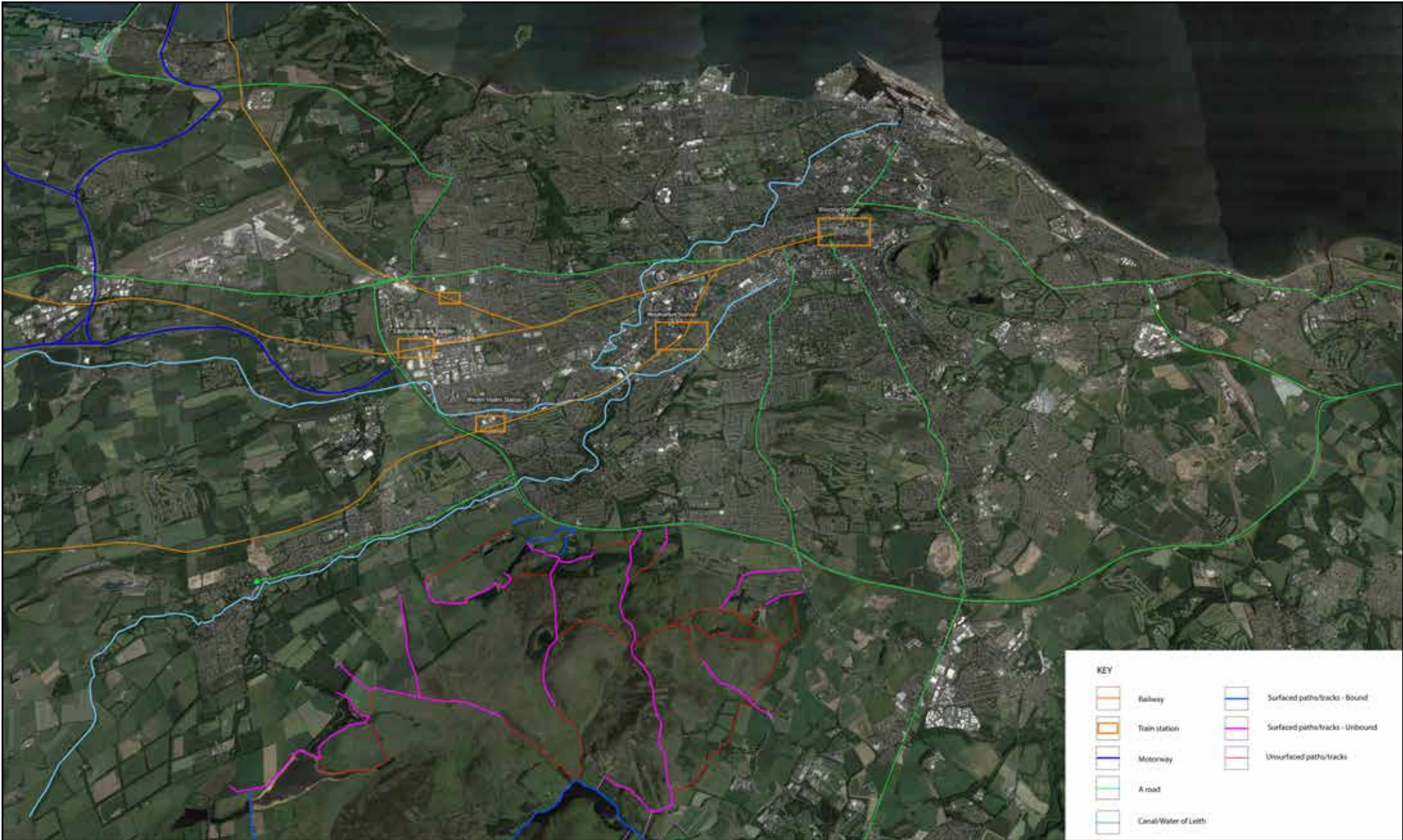
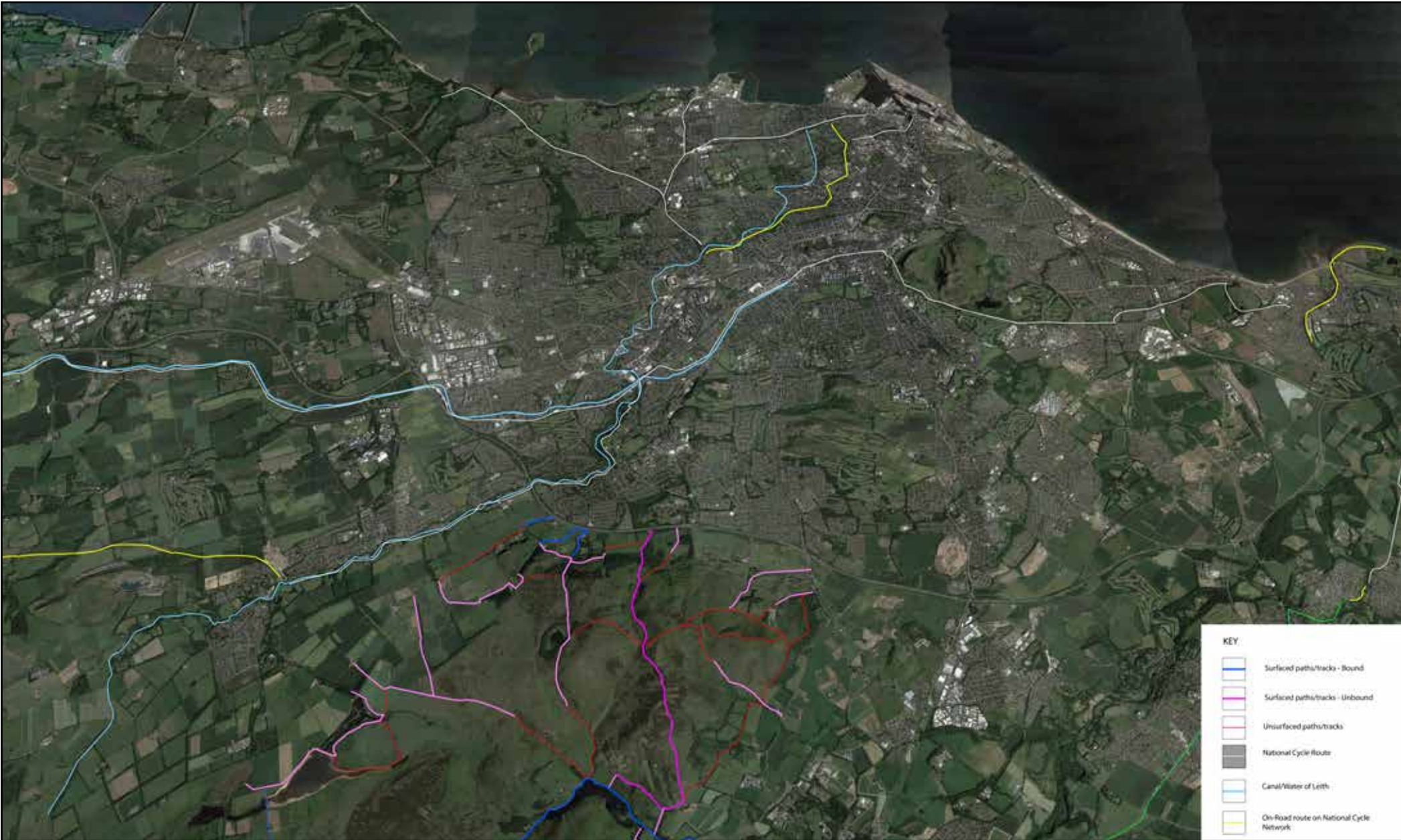
## THE SITE



## Location & Connections

Located in between Edinburgh and the Midlothians, the site has numerous widespread access points. Accessible by foot, bike and vehicular transport, the existing transport network provides ample access for patrons of the proposed trail centre.

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.



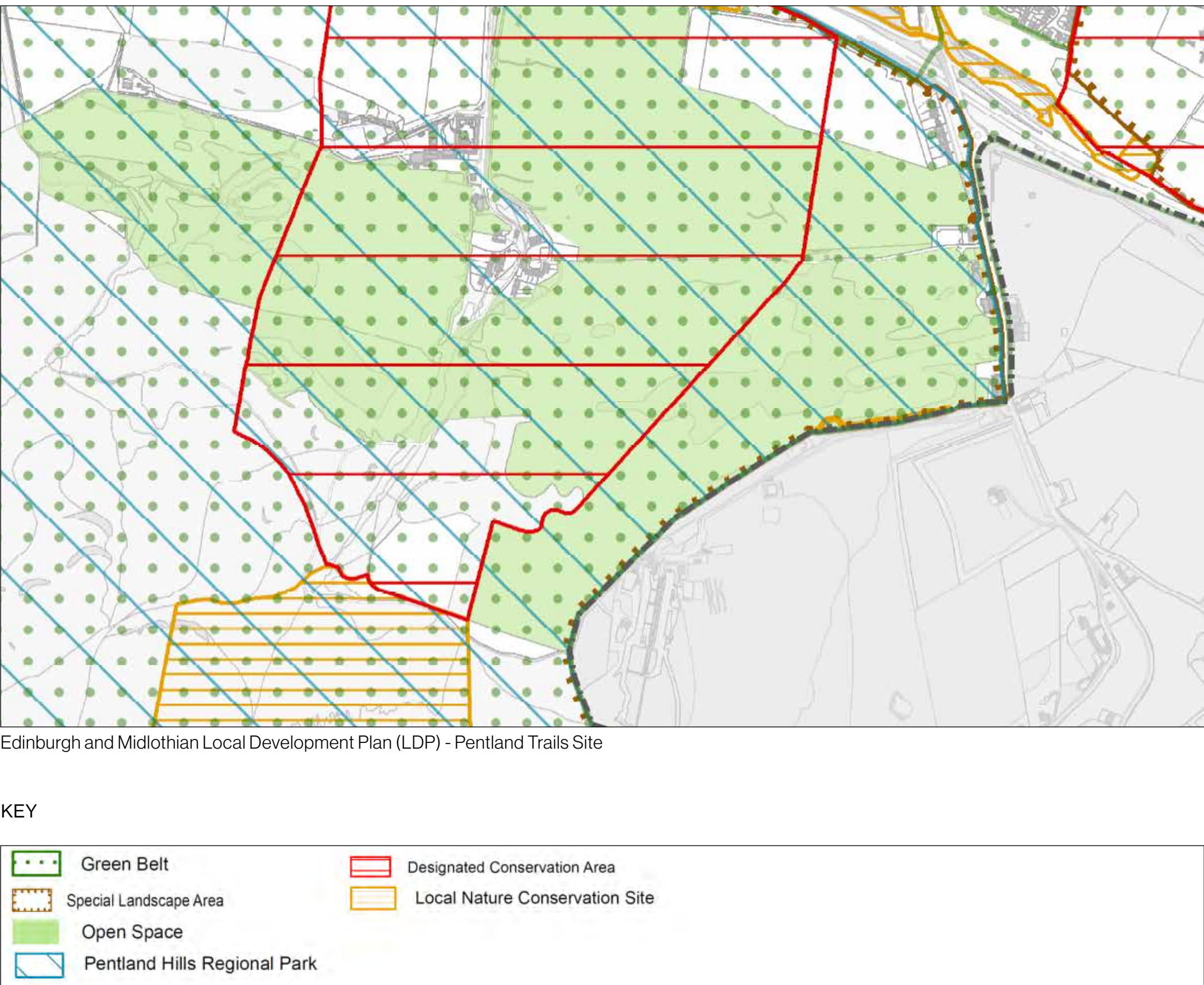
## Habitat & Ecology

The proposed development is situated within the Pentland Hills Regional Park and lies directly north of Hillend Country Park, which is used for hillwalking and which includes the Midlothian Snowsports Centre. A number of surrounding sites are designated for landscape and conservation value, including Bonaly Country Park, Blistorn Burn Site of Special Scientific Interest (SSSI) as well as Blackford Hill Local Nature Reserve (LNR) and Burdiehouse Burn Valley Park LNR.

The proposed development is situated in an area comprised largely of semi-improved grassland with sections of dense gorse scrub and woodland scattered throughout. The large section of woodland, in the west of the proposed development, is long established plantation, and part of the ancient woodland inventory.

The requirement for an Environmental Impact Assessment (EIA) will be subject to screening with the planning authority. Regardless of whether EIA is required an ecological survey will be undertaken to determine the habitats and wildlife present within in the site and close by. This will include an assessment of the Swanton Burn and Lothian Burn, which run along the west and south of the area respectively.

The ecology study will be used to complete an ecological impact assessment on the potential impact of the proposed development on wildlife. The findings will influence the design of the development to avoid, or limit impacts, on sensitive wildlife species and habitats. Opportunities to enhance the biodiversity of the site and interaction with the Pentland Hills Regional Park will be a key aspect of the project.



# PENTLAND TRAIL CENTRE

PUBLIC CONSULTATION - EVENT 1

BOARD 3

Hillend Leisure Ltd

HarrisonStevens+

rare

ITPENERGISED  
Earth. Smart. Solutions

SYSTRA

AVISON  
YOUNG