STRAITON FILM STUDIO
VOLUME 3
NON-TECHNICAL SUMMARY
Pentland Studios Ltd.

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PRODUCTION TEAM

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INTRODUCTION

OVERVIEW

Pentland Studios Ltd is seeking Planning Permission in Principle (PPP) for the installation and operation of a Film Studio with associated uses on two parcels of land in Straiton, West Lothian (hereafter referred to as ‘the Site’). References to ‘the Film Studio complex’ in this document refer to the entire development. The Site is located southeast of the city of Edinburgh, adjacent to Loanhead and at the foot of the Pentland Hills.

In total, the Site extends to approximately 36.62 hectares (ha); and comprises Site A (23.59 ha) and Site B (13.03 ha) which are separated by Pentland/Damhead Road. The Site is predominantly made up of agricultural land and woodland, and is not subject to any heritage, landscape or wildlife designations. One area of land within Site B is the site of a former landfill. Figure 1.1 shows the location of the Site.

WHAT IS PROPOSED TO BE BUILT?

The development will consist of a Film Studio with associated uses including six purpose built stages, workshops, production offices, post-production facilities, an external water stage and car parking; in addition to a Data Centre, Education Facility, Student Accommodation, Studio Tour, Backlot Areas, Energy Centre (likely to be a gas-fired Combined Heat and Power plant), a Hotel, an Earth Centre and four new vehicular access points from the A701/Straiton Road.
At this stage, Planning Permission in Principle is being sought; as the ultimate design is yet to be finalised. These matters will be the subject of future Approval of Matters Specified in Conditions applications, to allow for a level of flexibility.

1.3 WHAT IS AN ENVIRONMENTAL IMPACT ASSESSMENT (EIA)?

EIA is a process that identifies the “likely significant environmental effects” of a development and suggests ways in which any significant negative effects on the environment can be prevented, reduced and/or compensated. EIA requires consideration of the likely significant environmental effects which may arise during all stages of a development, including the construction works and following completion (usually referred to as operation).

The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 (hereafter the ‘EIA Regulations) require that an EIA must be undertaken before planning permission is granted for certain types of development. For the Proposed Scheme, Midlothian Council identified the requirement for an EIA to inform the planning application. The EIA has been undertaken in accordance with the EIA Regulations and the scope of the EIA was agreed with the Council and other statutory authorities.

The findings of the EIA process are reported in a document called an Environmental Statement. The Environmental Statement was submitted with the planning application and is available on Midlothian Council’s website and at the Council offices, together with the other planning application documents, for the public to view to understand the nature and form of the Proposed Scheme and the outcome of the EIA process.

The Environmental Statement comprises three volumes: Volume 1 ‘Environmental Statement and Appendices, which comprises the full text of the Environmental Statement and supporting appendices (technical reports and supporting information); and Volume 3 ‘ES Figures where supporting figures to the Environmental Statement are presented. This Non-Technical Summary forms Volume 3 of the Environmental Statement.

A number of other Technical Reports and Plans are also submitted with the Planning Application with relevant information incorporated into the Environmental Statement as appropriate, these documents include the following:

- Planning Statement
- Planning Drawings: Site Location, Site Layout, Sections, Existing and Proposed Ground Levels
- Pre-Application Consultation Report
- Design & Access Statement, incorporating Landscape Design Strategy
- Transport Assessment
- Draft Traffic Management Plan
- Flood Risk Assessment
- Drainage Strategy
- Illustrative Landscape Masterplan

1.4 WHAT IS A NON-TECHNICAL SUMMARY?

The full results of the EIA (baseline information, survey findings and technical assessments) that have been completed for the development are presented in the ES. The findings of these studies are summarised and presented in this summary document in non-technical language.
This document is structured as a series of key questions and answers regarding the development proposals and identifies any likely significant effects and describes how such effects are to be mitigated, prevented and/or compensated by the Applicant during the construction and throughout the lifetime of the Film Studio complex.
THE SITE

2.1 WHAT IS THE SITE AND THE SURROUNDING AREA LIKE?

The Site predominantly consists of agricultural land and woodland, as well as an area believed to be the site of a former landfill. A dwelling house and steadings are also part of the Site. The area surrounding the Site is used for a variety of purposes; including:

- Cameron Wood and Old Pentland Wood and Cemetery to the north,
- a residential area to the southwest, and scattered residential properties at various locations around the Site,
- Pentland Hills AGLV and Regional and Country Park to the west, and
- two residential caravan parks in relatively close proximity to the Site.

Within the wider context of the Site, large-scale retail stores dominate the landscape; including giant stores such as IKEA, Asda, Cosco and Straiton Retail Park.

The topography slightly varies across the extent of the Site, with Site A forming a horseshoe shape and Site B more of a dome shape. There are no public rights of way (PRoW) or cycling trails traversing the Site.

There are no statutory designated ecological sites or listed buildings within the site boundary, however the general surrounding area (within 3 km of the site boundary) comprises several statutory designations including Listed Buildings, Scheduled Monuments Conservation Areas, Site of Special Scientific Interest (SSSIs), Local Nature Reserves, one Country Park as well as Gardens and Designated Landscapes. The locations of these are shown on Figure 2.1. There are also some non-statutory designated sites within 3 km of the Site, including Ancient and Semi-Ancient Woodland Inventories.

The Site is underlain by sedimentary rock with pockets of limestone. Superficial deposits largely consist of till with pockets of glaciofluvial deposits and peat. There is a known zone of limestone collapse on the site and evidence of former landfill sites within the site boundary.
2.2 WHY IS THE DEVELOPMENT BEING BUILT HERE?

The decision to build a Film Studio complex at Straiton has been informed by research into the current and future requirement for production companies at a local, national and international level. The Site was partly chosen due to being located with easy access to both Edinburgh and Glasgow city centres, because it is serviced by good road infrastructure and other utilities, and because of the topography of the Site which is conducive to creating powerful backlot settings (in relation to acoustics and visual requirements).

The Proposed Scheme is likely to attract both national and international investment and will be beneficial for the local and national economy and is likely to increase employment in the area in the short and long-term as well as increase overall spending.

The emerging Local Development Plan identifies the Site as being suitable for mixed uses including retail/office/hotel/commercial leisure (Site B), as it is identified as Committed Employment Development Land.
2.3 HOW HAS THE DESIGN EVOLVED?

The design of the scheme has been developed through extensive investigations into the character of the Site and its surrounding area; taking into account its surrounding landscape such as the Pentland Hills. Moving through a contrasting landscape, through light and dark, through open and restricted views, builds a sense of anticipation and drama conducive to filming. That said, the Film Studio complex has been considered within the context of a wider masterplan that includes other supporting uses, and has been designed to form a cohesive development that will fit into the local context and local environment. Further details of constraints and opportunities of the design in relation to its surroundings are set out in the Design and Access Statement which is submitted alongside the Planning Application.

Revisions to the Proposed Scheme have been made in response to consultation with Midlothian Council and other consultees (including during pre-application discussions). The design has also been influenced by feedback following public consultation events (details of which are provided below).

2.4 WHO HAS BEEN CONSULTED ABOUT THIS DEVELOPMENT?

A public consultation event was held on the 14th of January 2015 at the Asda store which lies adjacent to the Site. This event provided an opportunity for members of the public as well as members of the film industry to discuss the proposals with the Design Team and to ask any questions and/or express any concerns in relation to the proposals. Over 100 people visited the event.

The public were invited to provide their views through a comments form which could be submitted directly at the event, by post, or via the Scottish International Studio Website. The majority of the comments received were positive; especially emphasising the positive effects the Film Studio complex is expected to have in terms of job creation and economic development. Most of the concerns expressed related the potential for a change in the noise and light environment in the area, and the potential for adverse impact on local wildlife.

Consultation has also been undertaken with various organisations during preparation of the planning application and the environmental Statement.

2.5 WHEN WILL THE DEVELOPMENT BE BUILT?

The site preparation and construction works will be designed and programmed to minimise disruption to local residents, businesses and the general public. Subject to obtaining planning permission, and the discharge of relevant conditions, construction is anticipated to commence in Autumn 2015 and be completed by Spring 2017. Construction is anticipated to occur in four main phases, as detailed in table 2.1 below.

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<th>Phase</th>
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<tr>
<td>1</td>
<td>Energy Centre and Studio Complex</td>
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<td>2</td>
<td>Data Centre and Back lots</td>
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<td>3</td>
<td>Hotel and Film School</td>
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<tr>
<td>4</td>
<td>North Site (Site B)</td>
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OVERVIEW OF THE DEVELOPMENT PARAMETERS

3.1 SITE LAYOUT

The Indicative Site Layout Plan (Figure 3.1) shows the general extent of the proposed built footprint and the distribution of land uses across the Site. The primary land uses across the Site comprise:

- A Film Studio including six sound stages, workshops and offices
- Data centre
- Education Facility/Film School
- Student accommodation
- Studio Tour
- Backlot areas
- A gas-fired Combined Heat and Power plant/Energy Centre
- A hotel
- Employment land
- Earth Station 0.05 ha

3.2 SITE ELEVATIONS

The Proposed Scheme has been designed to minimise visual impact and to sit comfortably in the surrounding landscape. This is reflected in the Site Elevation Plan (Figure 3.2) over the page.
Figure 3-1  Indicative Site Layout
Figure 3-2  Site Elevations
3.3 SITE ACCESS

Primary access to the development will be gained from the A701/Straiton Road via up to four new entrances from Pentland/Damhead Road. The access points will be developed to a standard suitable for adoption by Midlothian Council. The scenarios currently being considered are:

- Combined access to the Film Studio complex to the south and to the north of the Site; or
- Combined access to the hotel, film school & energy centre sites (may be split into two entrances); or
- Access to the data centre site.

The layout proposed for the Film Studio complex segregates pedestrian and vehicular routes through water attenuation areas. This ensures a strong physical and visual segregation between pedestrians and vehicles and creates clearly defined crossing points significantly reducing the risk of pedestrians and vehicles coming into conflict.
4 ENVIRONMENTAL EFFECTS OF THE PROPOSED FILM STUDIO COMPLEX

4.1 WILL THE EXISTING LOCAL COMMUNITY BE DISTURBED AS A RESULT OF THE CONSTRUCTION PHASE?

Construction works may result in disturbances to nearby sensitive receptors. Examples of disturbances include noise from construction works and machinery, dust during certain activities, and construction traffic. To mitigate adverse effects, a Construction Environmental Management Plan (CEMP) will be agreed with Midlothian Council. The CEMP will set out the management measures that the contractors will adopt and implement during construction to avoid and manage any construction effects on the environment and the local community. The construction phase is not anticipated to have significant long-term negative effects on the local community.

4.2 WILL THE FILM STUDIO COMPLEX BENEFIT THE LOCAL COMMUNITY?

The Film Studio complex is expected to have a positive economic effect on the local community in terms of job creation and increased spending in the area. Direct employment opportunities will be created during the construction phase, with up to 600 construction workers employed during the peak of construction. Additionally, the number of staff expected to be employed during the operational phase is expected to be up to 900 people, with fluctuations depending on the scale of features being filmed. The employment generated by the Film Studio complex will in turn create indirect opportunities for employment in the wider area. Similarly, increased spending levels in the area will have an indirect positive effect on the local economy.

4.3 WHAT EFFECT WILL THE FILM STUDIO COMPLEX HAVE ON THE LANDSCAPE CHARACTER AND VISUAL AMENITY OF THE AREA?

An assessment of the potential impacts upon the landscape and visual amenity of the surrounding area considered the landscape fabric, landscape character and visual receptors within a 3 km radius of the Site.

Construction of the Film Studio complex will change how the Site looks. The existing residential properties, farm steadings will be removed, and areas of the existing agricultural fields will be built upon, and some of the internal hedgerows will be removed. The Film Studio complex will introduce new built form across much of the site area; which will have a significant effect on the existing landscape resource.

The Site is located within the “Lowland River Valleys” landscape character type which includes a diverse mix of existing uses and benefits from a strong framework of tree belts and woodland. The assessment of potential impacts has concluded that there will be locally significant effects on the Lowland River Valleys landscape unit reflecting the large scale of the Film Studio complex which will be visible over a short distance.

The assessment also considered effects on the designated landscapes including Gardens and Designed Landscapes and Areas of Great Landscape Value/candidate Special Landscape Areas. The assessment has concluded that no significant effects are predicted to arise with respect to these designations.

The assessment also considered effects upon settlements, transport corridors and viewpoints representative of a range of receptors within the wider area. The assessment concluded that there will be locally significant effects upon visual amenity from the edges of the Niven’s Knowe...
residential park from which there will be opportunities for direct local views in which the Film Studio complex will be seen as a clearly visible new element in the landscape.

Whilst the Film Studio complex will be visible to limited extent as distant element in views from transport corridors, significant effects from roads are limited to local views from Damhead road along the north along the northern edge of the Site.

The nature of the visibility of the Film Studio complex was assessed from 12 individual viewpoints that are representative of wider views. The viewpoints included adjoining districts of Edinburgh, hill summits, recreational routes, adjoining settlements, route corridors and the local road network. The assessment concluded that there would be significant effects on visual amenity from four viewpoints at locations close to the Film Studio complex where it would appear as a large and new recognisable element within the views.

4.4 WILL THE FILM STUDIO COMPLEX AFFECT THOSE WHO USE THE LOCAL ROAD NETWORKS?

The Film Studio complex will result in increases in traffic flows across the local highway network; however, the existing transport infrastructure surrounding the Site is deemed to be capable of accommodating the increase in trips associated with both the construction and operational phases of the Film Studio complex. The site is readily accessible on foot, by cycle and by bus, with Edinburgh rail station accessible via a range of bus services or by taxi. Measures will be taken to reduce the impact of the predicted increase in traffic on the local community, and the overall impact is as such expected to be negligible. Further details are supplied below.

CONSTRUCTION PHASE

It is anticipated that the generation of construction materials and waste arising from groundworks would necessitate a maximum of 25 Heavy Goods Vehicles (HGVs) and commercial vehicles per day, at peak construction activity. This is equivalent of approximately 50 HGV movements per day. Furthermore, the employment of up to 600 construction workers is estimated to result in an additional 420 vehicle arrivals to the Site per day, at the peak of construction.

In order to reduce effects on users of the local road and path networks during the construction phase, the CEMP will include details governing HGV routing to and from the Site and arrangements for worker start and finish times to be staggered such that the majority of arrivals and departures occur outside of the peak hours. Construction hours will be 07.00 to 19.00 Monday to Friday and 08.00 to 13.00 Saturdays, with no working on Sundays or Bank Holidays.

OPERATIONAL PHASE

Once the Film Studio complex is operational, there will be an increase in overall traffic flow relating to both staff and visitors numbers. A Travel Plan will be adopted to inform staff and visitors about travel to the Site by sustainable modes of transport and to encourage staff to use them, which is expected to achieve a 5% reduction in car use.

4.5 ARE THERE ANY CONCERNS RELATING TO GROUND CONDITIONS OR CONTAMINATED LAND WITHIN THE SITE?

Historical land uses differ between Site A and Site B. Site A appears to have been primarily in agricultural use, with historical development limited to presumed agricultural structures and residential dwellings localised to the north of Site A. Widespread contamination is not anticipated within Site A, however, localised instances of made ground or small-scale chemical releases (for example from fuel spills from farm equipment) may have occurred historically. In terms of modern biocides applied under agricultural use, these tend to dissipate/degrade relatively quickly, and as
such do not typically represent a risk for sites which are being converted from agricultural to commercial land.

There is anecdotal evidence suggesting that land use within Site B used to be dominated by the former Clippens landfill. As such, there is a risk of residual contamination present as a result of the infill materials applied to the site. This may present a risk to construction workers and end users by direct contact, ingestion, and/or inhalation of dust. It is also possible that ground gas and vapours from infill materials will present a risk. There is also a former oil works encroaching onto Site B which may represent an additional source of residual contamination which could be harmful to construction and end users of the Site. All of these will be managed through appropriate on-site practices during the construction phase.

Contamination relating to both Site A and B has the risk of affecting the local water environment, and ground gas from shallow mine workings may affect the development of both Site A and B. However, through further investigation and through adoption of potentially required remediation strategies, the risk of pollution to site users, and to sensitive receptors in the surrounding area will be minimised during the construction phase and operational phase of the Film Studio complex. Additionally, implementation of the CEMP will ensure the adoption of safe working systems and good environmental practices during the construction phase. If any contaminants are encountered, these measures will ensure the protection of water receptors and people, thus removing the risk of contamination. It is expected that the future state of the geological and hydrogeological environment on the Site will be improved in terms of contaminant loading following installation of the Film Studio complex.

4.6 WHAT ECOLOGICAL SURVEYS HAVE BEEN UNDERTAKEN AT THE SITE AND WHAT EFFECT WILL THE PROPOSED SCHEME HAVE ON LOCAL WILDLIFE?

An extended Phase 1 Habitat Survey has been completed across the western part of the Site, however, no dedicated protected species surveys have been undertaken as of yet. Indeed, further surveys are required to support an application for the Approval of Matters Specified in Conditions for the Proposed Scheme.

Nevertheless, results of the extended Phase 1 Habitat Survey confirm that the Film Studio complex is situated mainly within an area of relatively low ecological interest. The Site is dominated by "species-poor semi-improved grassland", with the greatest potential interest at this stage comprising marshy grassland habitat in the eastern section of the Site (which was not fully accessible and has therefore not been fully surveyed). Further habitat types include mature broadleaved woodland/trees, hedgerows, and farm buildings.

No protected and/or notable species were confirmed to be present on the Site; although badgers were confirmed as being present immediately adjacent to the Site boundary, and it is suspected that bats will be present in similar proximity (both animals are likely to visit the Site for foraging purposes). A common nesting bird assemblage is likely to be present on the Site, with the only species of conservation interest potentially being barn owl, which may make use of buildings at Jacaranda Cottage.

Potential significant effects as a result of the Film Studio complex have been identified with regards to loss of marshy grassland, impacts to foraging and roosting bats and disturbance/displacement of nesting/foraging barn owl. Mitigation proposals have been provided which will reduce the above effects to an acceptable level, mainly through sympathetic landscaping/planting incorporated as part of the detailed design, and also provision of artificial nesting sites.
4.7 DOES THE SITE HAVE ARCHAEOLOGICAL POTENTIAL?

An archaeological review of the Site and surrounding area (up to 2 km from the Site referred to as the “Study Area”) has confirmed that no designated heritage assets are present within the site boundary, but that some exist within the wider Study Area. These include one Scheduled Monument (Caerketton Hill fort), one Registered Battlefield (the Battlefield of Roslin) as well as several listed buildings. There are also some non-designated heritage assets found within the Study Area including historic buildings located within the northern part of the Site.

In general, the Study Area contains evidence of Prehistoric activity (particularly Iron Age) with occupation sites such as Caerketton Hill fort and artefacts having been found previously. There is also evidence of activity having occurred during the Neolithic and Bronze Ages, as well as during the Late Medieval and Post-Medieval period. The latter relates to the expansion of settlements at Straiton and Pentland, as well as mining activities.

Several designated and non-designated heritage assets are expected to be affected during both the construction and operation of the Film Studio complex, including the Scheduled Monument at Caerketton Hill Fort, the Old Pentland Burial Ground (including two Grade B Listed Buildings) and the earthwork remains of the former Oil Shale Mine at Straiton. Following the implementation of recommended mitigation measures, the Film Studio complex is likely to result in effects ranging between negligible to minor negative in terms of significance. The gravity of the effect will depend on the asset being affected.

4.8 WHAT WILL HAPPEN TO THE LOCAL NOISE ENVIRONMENT DURING CONSTRUCTION AND WHEN THE DEVELOPMENT IS OCCUPIED?

An assessment has been made of the likely noise and vibration impacts associated with the Film Studio complex on existing noise sensitive receptors surrounding the site. The assessment is addressed in terms of construction phase and operational phase.

Consideration has also been given to the effects of existing noise sources on future occupants of the Film Studio complex itself, particularly for the noise sensitive hotel, student accommodation and Film School. All such effects have been determined as being insignificant as local noise levels affecting the site are low and relatively conventional design can suitable mitigate potential negative effects.

Baseline noise surveys were undertaken to determine the underlying noise environment around the Site and at nearby noise sensitive receptors. The Site and surrounding areas are subject to sound predominantly from road traffic on the surrounding road network, as well as rural sounds from farmland, and industrial noise from nearby work yards. The baseline survey indicates that the Site and surrounding areas are typically exposed to low levels of existing noise. Calculated predictions of future noise changes have also been made to inform the assessment.

Noise and vibration during the construction phase have potential to generate major negative impacts prior to mitigation. Mitigation measures will take the form of a CEMP to place restrictions on working hours, types of machinery used and construction methods. The most significant effects during the operational phase are related to industrial noise from new workshop areas and backlot areas. Consideration will be given to façade sound insulation performance, including openings for doors and ventilation as part of the scheme design. Noise management policies will need to be put in place to limit noise when doors are open, and when high noise level activity is taking place in the backlot areas. Noise impacts due to operational road traffic, both within the Site and on the local road network are considered to be negligible. There is potential for major negative impact of noise from fixed plant prior to mitigation; however plant and machinery will be designed to comply with limiting environmental noise emissions as part of the scheme design which will reduce impacts to an acceptable level.
The operation of the Film Studio complex will not result in significant negative impacts on noise and vibration levels following implementation of the mitigation measures.

4.9 WHAT MEASURES WILL BE USED TO AVOID AND REDUCE THE ENVIRONMENTAL EFFECTS OF THE PROPOSED DEVELOPMENT?

A summary of the “mitigation measures” which will be implemented to avoid and reduce any negative environmental effects and enhance environmental benefits associated with the Film Studio complex is provided in the table below.

### Table 4-1 Measures to avoid and offset potential negative environmental effects/Enhancement Measures

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<td>Mo mitigation required.</td>
<td>No mitigation required.</td>
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<td><strong>Landscape and Visual</strong></td>
<td>Comprehensive Landscape Masterplan Proposals and measures adopted through the Design Statement.</td>
<td>Comprehensive Landscape Masterplan Proposals and measures adopted through the Design Statement.</td>
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<td><strong>Traffic and Transport</strong></td>
<td>A Construction Management Plan will be prepared for each phase of construction, which will detail the pattern of HGV arrivals and departures and routings to be used. Any large items of plant or other large loads that need to be brought to or from the Site will be transported during off-peak periods.</td>
<td>A Travel Plan will be adopted to inform staff and visitors about travel to the Site by sustainable modes of transport and to encourage staff to use them. This will help to reduce the amount of additional vehicular traffic travelling around the local network.</td>
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<td>In relation to construction worker traffic, the Construction Management Plan may also arrange for worker start and finish times to be staggered such that the majority of arrivals and departures occur outside of the morning and evening peak hour periods.</td>
<td>It is envisaged that the provision of a Travel Plan will assist in achieving a modal shift away from the private car, particularly single occupancy trips. It is expected that a 5% reduction in car use could be achieved over a 5 year period following occupation of the Proposed Scheme.</td>
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<td>It is proposed that all HGV traffic access the Site via the A701 so as to avoid the non-standard A702/A703/Damhead junction (receptor location 11). This would also result in the Old Pentland Road / Damhead (receptor location 13) being avoided.</td>
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<td><strong>Ground Conditions and Contamination</strong></td>
<td>Desk study and intrusive site investigation prior to construction</td>
<td>The Operational phase of the development is not anticipated to result in the potential for any significant effects. All mitigation measures will be completed during the construction phase and as such no mitigation will be required during the operational phase.</td>
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<td>Adoption of CEMP</td>
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<td>■ Implementation of ground gas monitoring programme</td>
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<td>■ Appropriate precautionary measures during excavation works, informed by the gas monitoring programme. This may include gas monitors, alarms and mechanical ventilation.</td>
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<td>■ Delineation of contamination if present</td>
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<td>■ Remediation and validation of contaminated soils if necessary</td>
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<td>■ Control of surface water runoff</td>
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<td>■ Piling risk assessment prior to commencement of works (if piling is required)</td>
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<tr>
<td>Ecology and Nature Conservation</td>
<td>■ Additional field surveys</td>
<td>All mitigation measures combined in Site Preparation, Earthworks and Construction and Operational Phase</td>
</tr>
<tr>
<td></td>
<td>■ Incorporation of marshy grass/land habitat in to planting/landscaping plans as appropriate.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>■ Incorporation of ‘green’ corridors into the planting/landscaping plans in order to allow access through the Site for commuting badgers.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>■ Provision of purpose built artificial roost sites prior to any demolition should the detailed survey work suggest that bat roosts will be lost as a result of the Proposed Scheme.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>■ Incorporation of ‘green’ corridors into the planting/landscaping plans in order to allow access through the Site for foraging bats.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>■ Provision of purpose built artificial nest sites prior to any demolition should the detailed survey suggest that barn owl nest sites will be lost as a result of the Proposed Scheme.</td>
<td></td>
</tr>
<tr>
<td>Archaeology and Cultural Heritage</td>
<td>Disturbance or loss of potential buried archaeological remains:</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>■ A programme of further targeted archaeological works will be requested by East Lothian Archaeology Service to mitigate the effects on the potential buried/surface archaeological remains,</td>
<td></td>
</tr>
<tr>
<td></td>
<td>■ For areas where it is appropriate, preservation by record can be achieved prior to construction activity or in association with it</td>
<td></td>
</tr>
<tr>
<td>Topic area</td>
<td>Construction phase</td>
<td>Completed development</td>
</tr>
<tr>
<td>----------------------------------------</td>
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</tbody>
</table>
|                                        | - Fieldwork will comprise of archaeological watching briefs and historic (buildings and landscape) survey  
- All works will be completed in accordance with current Chartered Institute for Archaeologists guidance for field practice, as well as being formally agreed through a Written Scheme of Investigation (WSI) |                                                                                                                                                                                                                       |
|                                        | Change to the fabric of designated and non-designated heritage assets:  
- Implementation of a Construction Environmental Management Plan  
- Basic historic buildings record (photographic and plan drawings)                                                                                                                                                      |
|                                        |                                                                                                                                                                                                                      | Noise management policy to limit delivery times and to avoid deliveries in exposed areas at night.  
- Facade to provide adequate sound insulation to limit noise break-out, consideration to be given to door locations, ventilation openings fitted with suitable attenuators, implementation of a noise management plan  
- Implementation of a noise management scheme, including for continual communication with surrounding residents to advise of high noise activity  
- Limit noise emissions relative to background noise level, include noise control measures in M&E design to achieve limits                                                                                                                                 |
|                                        | Implementation of a Construction Environmental Management Plan with noise specific mitigation measures as guided by BS 5228-1. (E.g. using quiet plant, limiting working hours)  
- Use of appropriate piling techniques (augering or bored piling as opposed to impact) and consultation with local residents as required, reduced auger excitation from the maximum assumed 10.7kJ  
- Limiting site delivery hours to daytime only, and avoiding peak hours                                                                                                                                                                                                 |
|                                        |                                                                                                                                                                                                                      |                                                                                                                                                                                                                       |
| Noise and Vibration                    |                                                                                                                                                                                                                      |                                                                                                                                                                                                                       |
# PROJECT TEAM

<table>
<thead>
<tr>
<th>TEAM MEMBER</th>
<th>ROLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pentland Studios Ltd</td>
<td>Applicant/Developer</td>
</tr>
<tr>
<td>WSP Parson Brinckerhoff</td>
<td>Engineering, EIA Co-ordination and Project Management; Socio-Economics; Ground Conditions and Contamination; Ecology and Nature Conservation; and Archaeology and Cultural Heritage.</td>
</tr>
<tr>
<td>Hoare LEA</td>
<td>Noise and Vibration</td>
</tr>
<tr>
<td>Harrison Stevens</td>
<td>Landscaping, Landscape and Visual Assessment</td>
</tr>
<tr>
<td>Keppie Design</td>
<td>Architecture and Planning</td>
</tr>
<tr>
<td>Mayer Brown Ltd.</td>
<td>Traffic and Transport</td>
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</tbody>
</table>