

Creag Dhubh to Dalmally 275kV Connection
Environmental Impact Assessment
Volume 4 | Appendix 8.8

Residential Visual Amenity Assessment

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Technical Appendix 8.8: Residential Visual Amenity Assessment

1.1 Introduction

- 1.1.1 The purpose of this Residential Visual Amenity Assessment (RVAA) is to identify whether any of the properties within the RVAA study area would experience 'overbearing' or 'overwhelmingly adverse' visual effects on their residential amenity.
- 1.1.2 It is important to note that the assessment of residential visual amenity is separate and distinct from the assessment of visual effects presented in **Chapter 8: Landscape and Visual Impact (LVIA)** of the Environmental Impact assessment Report (EIAR). As noted in the landscape institute's Technical Guidance Note 2/19, it is not uncommon for the LVIA to identify significant adverse visual effects for people at their place of residence as a result of introducing a new development into the landscape. Such significant effects do not necessarily constitute a matter of public interest, which is the province of the planning system rather than that of private interests.

1.2 Planning Context

- 1.2.1 The United Kingdom, and more specifically Scottish planning policy and legislation, does not provide for the protection of views from individual properties as this is deemed a matter of private rather than public interest. The planning system is intended to control development in the public interest, and not the private. The preservation of open views is a private interest, which the planning regime is not intended to protect. But public and private interests may overlap. The issue is whether the number, size, and proximity of transmission structures would have an overwhelming and oppressive visual impact on a dwelling and its amenity space that they would result in unsatisfactory living conditions, and so unacceptably affect amenities and the use of land and buildings which ought to be protected in the public interest.
- 1.2.2 Practice in respect of the assessment of living conditions or effects on visual amenity of properties has evolved in response to planning decisions and public inquiries throughout the United Kingdom.
- 1.2.3 Whilst these appeals relate to wind farm applications, they are relevant to the assessment of the effect arising from OHL and associated infrastructure.
- 1.2.4 This Inspector Lavender in his Appeal Decision in respect of Enifer Downs¹ of 16 March 2009 stated that:
*"when turbines are present in such number, size and proximity that they represent an unpleasantly overwhelming and unavoidable presence in the main views from a house or garden, there is every likelihood that the property concerned would be come to be widely regarded as an unattractive and thus unsatisfactory (but not necessarily uninhabitable) place in which to live. It is not in the public interest to create such living conditions where they did not exist before."*²
- 1.2.5 In the subsequent Carland Cross Appeal Decision of 19 January 2010, there were 209 properties within 3 km of the proposed turbines. Twenty three were identified as likely to experience "high significance of visual impact" which in each case the Council judged to be as "overwhelmingly adverse." However, Inspector Lavender stated that:
- 1.2.6 "...those who face the prospect of living close to a wind farm may attach very different value judgements to their visual impact than the wider public, who stand to benefit from the energy produced without seeing the turbines from their homes. In impact, the former is primarily a private interest whereas the latter is a public one and, in the case of the former, few householders are able to exercise control over development by others that may do no more than impinge into the outlook from their property. The planning system is designed to protect the public rather than private interests, but both interests may coincide where, for example, visual intrusion is of such magnitude as to render a property an

unattractive place in which to live. This is because it is not in the public interest to create such living conditions where they did not exist before. Thus, I do not consider that simply being able to see a turbine or turbines from a particular window or part of the garden of a house is sufficient reason to find the visual impact unacceptable (even though a particular occupier might find it objectionable).³ This has become known as the 'Lavender test'⁴.

- 1.2.7 This position is echoed in Reporters Dent and Jackman's more recent appeal decision in respect of Fauch Hill and Harburnhead Wind Farms⁵ in which they stated that:
- 1.2.8 "a significant change to a local resident's outlook from their property does not mean a wind farm proposal is necessarily unacceptable. Significant changes are likely to be inevitable for the closest properties. We agree that a 'higher' test is relevant." They concluded that they "agree with the conclusions from previous decisions that this means a wind farm would have to be overbearing or dominant."
- 1.2.9 The preceding criteria adopted in consideration of residential visual amenity was reflected in the 2015 Afton Wind Farm appeal (PPA-190-2042) in which the Reporters recommended the test to be applied was whether the wind farm would have any overbearing visual effects on residential amenity to a degree that any property might be considered an unattractive place in which to live.
- 1.2.10 It is apparent from the foregoing discussion that residential receptors that are predicted to experience significant visual effects in EIA terms would not necessarily be subject to overbearing, oppressive⁶ or unpleasantly overwhelming or unavoidable effects in main views and may therefore not represent an unacceptable effect on residential amenity of properties or the undermining of public interest. However, whilst the following assessment comments on the extent of impacts on the amenity of properties it does not draw conclusions regarding the acceptability of such impacts as this is a planning deliberation.

1.3 Methodology

Method of Assessment

- 1.3.1 The following study is based on the recently published guidance by the Landscape Institute⁷, as well as accepted methods that have been tested in planning and public examination previously.

Structure and Approach

- 1.3.2 The study comprises three stages:
- Stage One: Establishing the Scope of the RVAA;
 - Stage Two: Survey of Properties; and
 - Stage Three: Assessing Impacts on the Visual Amenity of Properties.
- 1.3.3 The assessment was conducted with reference to Ordnance Survey mapping at various scales, wireline visualisations, and aerial photography. Field reconnaissance was undertaken by members of the project team in June 2021.

Stage One: Establishing the RVAA Scope

- 1.3.4 Stage One of the assessment comprised a desk study of mapping, aerial photography, address data, and a Zone of Theoretical Visibility (ZTV) drawing to identify residential properties within 500 m of the proposed overhead line (OHL) alignment corridor that would be subject to views of the Proposed Development, and where there would be potential

¹ North Dover (Enifer Downs) Public Inquiry, PINS Appeal Reference APP/X2220/A/08/2071880. Decision Letter, dated 16 March 2009 ('Lavender Test')

² Paragraph 66 Land west of Enifer Downs Farm and east of Archers Court Road and Little Pineham Farm, Langdon, Appeal decision APP/X2220/A/08/2071880. 28th April 2009 (SPR78).

³ Paragraph 23, Carland Cross Appeal Decision (APP/D0840/A/09/2103026) 19 January 2010 (SPR82).

⁴ North Dover (Enifer Downs) Public Inquiry, PINS Appeal Reference APP/X2220/A/08/2071880. Decision Letter, dated 16 March 2009 ('Lavender Test')

⁵ Report to the Scottish Ministers, Fauch Hill Wind Farm and Harburnhead Wind Farm, Directorate for Planning and Environmental Appeals, January 2014

⁶ From Land between Anderby, Anderby Creek, Chapel St Leonards and Langham. Appeal Decision APP/D2510/A/10/2130539, September 2011

⁷ Landscape Institute (2019) Residential Visual amenity Assessment (RVAA) – Technical Guidance Note 2/19

for visual receptors to experience significant visual effects⁸. Stage One also considers the potential for significant cumulative effects in respect of other transmission infrastructure.

- 1.3.5 The study area was based upon extensive previous experience in respect of similar developments elsewhere and was agreed in consultation with ABC in Scoping as reported in **Chapter 8: LVIA**, with further details provided in **Technical Appendix 4.3: Consultation Register (EIAR Volume 4)**
- 1.3.6 Census data (OS Address Point Data) and 1:25,000 mapping data were utilised during this initial stage and findings verified during field reconnaissance using computer generated Zone of Theoretical Visibility (ZTV) drawings and Ventus AR field visualisation system.
- 1.3.7 Properties falling out with 500 m of the proposed OHL alignment or outwith the viewshed as depicted in the **ZTV (Figure 8.1.1 of this TA)**, are generally omitted from RVAA for OHLs but may be included where the properties are located close to the edge of the RVAA Study Area (refer to **Table 8.1, Chapter 8, EIAR Volume 2**).

Stage Two: Survey of Properties

- 1.3.8 Stage Two comprised a detailed investigation of properties identified for inclusion in Stage One. This entailed further desk study and field reconnaissance at properties and publicly accessible locations. The findings of the field reconnaissance were recorded in standardised survey forms, which include details of:
- each property's location, geographical extent and curtilage, and landscape and visual context;
 - the type of property: whether detached, semi-detached or terraced; whether the property is single-storey or two-storey;
 - the orientation of the property (i.e. its main entrance and its main façade);
 - main external recreational and amenity spaces;
 - secondary locations, including utilitarian spaces;
 - main approaches that are of relevance to the amenity of the property;
 - main views out (both internal and external), their character and scenic quality, and any specific qualities or elements that are key to the property's amenity; and
 - details of any restrictions on views out, including buildings/ structures, topography and vegetation.
- 1.3.9 The survey also provides an indication of each property's susceptibility to the type of development proposed and potential for appropriate mitigation⁹.

Stage Three: Assessment of Impacts on the Visual Amenity of Properties

- 1.3.10 Stage Three entailed the identification of likely impacts of the Proposed Development on the key views and defining aspects of the visual amenity at each property, as defined in Stage Two. This stage includes an assessment of the implications of the Proposed Development when considered in conjunction with the cumulative context described in **Chapter 8, Table 8.7: Cumulative Development** Context of the EIAR.
- 1.3.11 Key considerations in the assessment of impacts include:
- which aspects of the Proposed Development would be visible from each of the key viewpoints at the property, including number of towers and how they appear (e.g. prominent skyline position or partially obscured behind intervening topography, vegetation or structures);
 - the main and ancillary/ secondary locations at the property subject to views and the approximate distance between them and the nearest visible element of the Proposed Development;
 - any approaches to the property that are adversely affected;
 - height of the Proposed Development relative to each property;

- whether views are channelled/ focused, direct or oblique and whether they are open or partially constrained;
- the proportion of the view and skyline occupied by the Proposed Development in terms of horizontal and vertical angle, subtended, and a description of the resultant prominence or dominance of the Proposed Development;
- the degree of perceived proximity or separation of properties from the Proposed Development; and
- analysis of cumulative visibility, identifying:
 - the distance and direction to each cumulative development;
 - which aspect and views at each property would be affected; and

1.3.12 the cumulative effects attributable to the Proposed Development (i.e. both in terms of what additional effect the Proposed Development would represent, as well as its effect in respect of enclosure or encirclement of properties). Where there is potential for current screening elements to be removed with consequent implications for levels of impact (e.g. in the case of commercial forestry) this is noted.

1.3.13 The level of impacts on residential visual amenity are described in Table 8.8.1, below, in order to provide a degree of transparency to the professional judgements and analysis made in the RVAA. Stated levels of impact are described as High, High/ Moderate, Moderate, Moderate/ Low, Low and None in order to differentiate them from the main LVIA levels of effect in **Chapter 8** of the **EIAR (Volume 2)** and reflecting the particularities of the RVAA methodology.

Level of Impact	Definition
High	The Proposed Development would form a dominant element in main views and in close proximity to key locations in and around the property, and would be considered oppressive, overbearing or overwhelming. High impacts may also occur where the Proposed Development results in the physical or perceived encirclement or the completion of the encirclement of a property by similarly visually dominant developments, thereby making cumulative effects on the property truly unavoidable, oppressive, overbearing or overwhelming and therefore resulting in a situation where the properties concerned may be considered an 'unattractive place in which to live' which would fail the Lavender test.
High/ Moderate	The Proposed Development would form a prominent element in main views and seen in close proximity to key locations at the property, resulting in considerable change to the quality and character of views from the property, and a corresponding lessening of visual amenity. However, such impacts would not be oppressive, overbearing or overwhelming. High/ Moderate impacts may also occur where the Proposed Development results in a partial encirclement or the completion of the encirclement of a property by similarly visually prominent developments. However, such a cumulative effect may be avoidable in some of the main views and may not be considered oppressive, overbearing or overwhelming.
Moderate	The Proposed Development would form a notable or even prominent element in views from a number of key locations at the property, resulting in notable change to the quality and character of a number of views from the property, and corresponding loss of visual amenity. However, such impacts would not be oppressive, overbearing or overwhelming. Whilst cumulative visibility may be possible, cumulative developments would not form dominant visual elements. The Proposed Development would not contribute to encirclement of the property by development.
Moderate/ Low	The Proposed Development would be appreciable in views from a small number of key locations but would not be prominent. Consequently, it would have little influence on the visual amenity of the property.
Low	The Proposed Development would form an inconspicuous element in views from a small number of key locations and would have a negligible influence on the visual amenity of the property.
None	Whilst the Proposed Development would theoretically be visible from the property, field reconnaissance indicates that it would be screened by intervening structures, localised topographical features or

⁸ For the purposes of this Stage significant visual effects will be determined based on criteria utilised in the completion of the Landscape and Visual Impact Assessment presented in the EIA Report. The criteria utilised in the RVAA are set out in Stage Three of the methodology in Table 5.4.1.

⁹ Deemed to be appropriate to the character of the property and adjoining landscape, and to not constitute, in itself, an adverse effect on the visual amenity of the property.

Table 8.8.1: Levels of Impact on Residential Visual Amenity

Level of Impact	Definition
	permanent structural vegetation with the result that there would be no effects on the visual amenity of the property.

1.3.14 The specific terms used to describe the impact of the Proposed Development on the visual amenity of a property are listed below and are defined here in order to Reflect the 'test' set out by inspector Lavender, and from which the competent authority may draw conclusions regarding materiality of potential impact on the visual amenity of properties to determination of the application for the Proposed Development.

- **Overbearing:** Tending to overwhelm. Of such scale and dominance relative to the residential environment and views that the development can be said to be represent a significant detractor from views and the character of the environment of the property.
- **Overwhelming:** Impacts are of such scale and dominance relative to the residential environment and views that the development can be said to be 'overpowering and/ or oppressive'. Such effects are pervasive and largely unavoidable in main views and main/ principal locations in the property.
- **Oppressive:** Effects may be considered intolerable or of such an extent that they result in a sense of ill-ease and discomfort.
- **Pervasive:** Effects are ubiquitous or experienced widely throughout the property and associated accesses.

1.4 Findings

Stage One: Establishing the RVAA Scope

1.4.1 An initial desk study and field reconnaissance confirmed a high degree of intervisibility in the landscape within 500 m of the Proposed Development. A total of two properties were identified within 500 m of the Proposed Development. These properties were taken forward of detailed assessment, along with three other properties that lie just outside of the 500 m RVAA Study Area and have potential to be subject to similar effects to those within the Study Area.

Stage Two: Survey of Properties

1.4.2 Findings of the survey of properties are set out in **Table 8.8.2**, below.

Stage Three: Assessment of Impacts on the Visual Amenity of Properties

1.4.3 **Table 8.8.2** also contains details of predicted Levels of Impact based on the definitions set out in **Table 8.8.1**. The findings from the table are summarised in Section 1.5 of the RVAA.

1.5 Summary and Conclusions

1.5.1 The purpose of this study was to identify potential effects of the Proposed Development on residential visual amenity.

1.5.2 The study comprised three stages:

- Stage One: Establishing the Scope of the RVAA;
- Stage Two: Surveying Properties; and
- Stage Three: Assessing Impacts on the Visual Amenity of Properties.

1.5.3 Initially the establishment of the RVAA scope was undertaken using computer modelling of theoretical visibility at recorded properties/ addresses as well as aerial photography analysis and field survey to establish properties with potential views towards the Proposed Development. Based on this exercise, five properties with potential views of the Proposed Development (see **Figure 8.8.1**) were assessed using aerial photography, OS base mapping fieldwork.

1.5.4 The purpose of this fieldwork was to verify the availability of views towards the Proposed Development from key amenity spaces at properties and to assess the magnitude of impact and visual effect on views from properties based on the criteria set out in the RVAA methodology. Whilst it is undoubtable that the Proposed Development would result in significant visual effects at a number of the properties considered in the RVAA, it is apparent from the findings in **Table 8.8.2** that such effects were not considered likely to prove "overbearing "overwhelming, pervasive or oppressive."

Table 8.8.2: Survey of Properties and Assessment of Impacts on Residential Visual Amenity

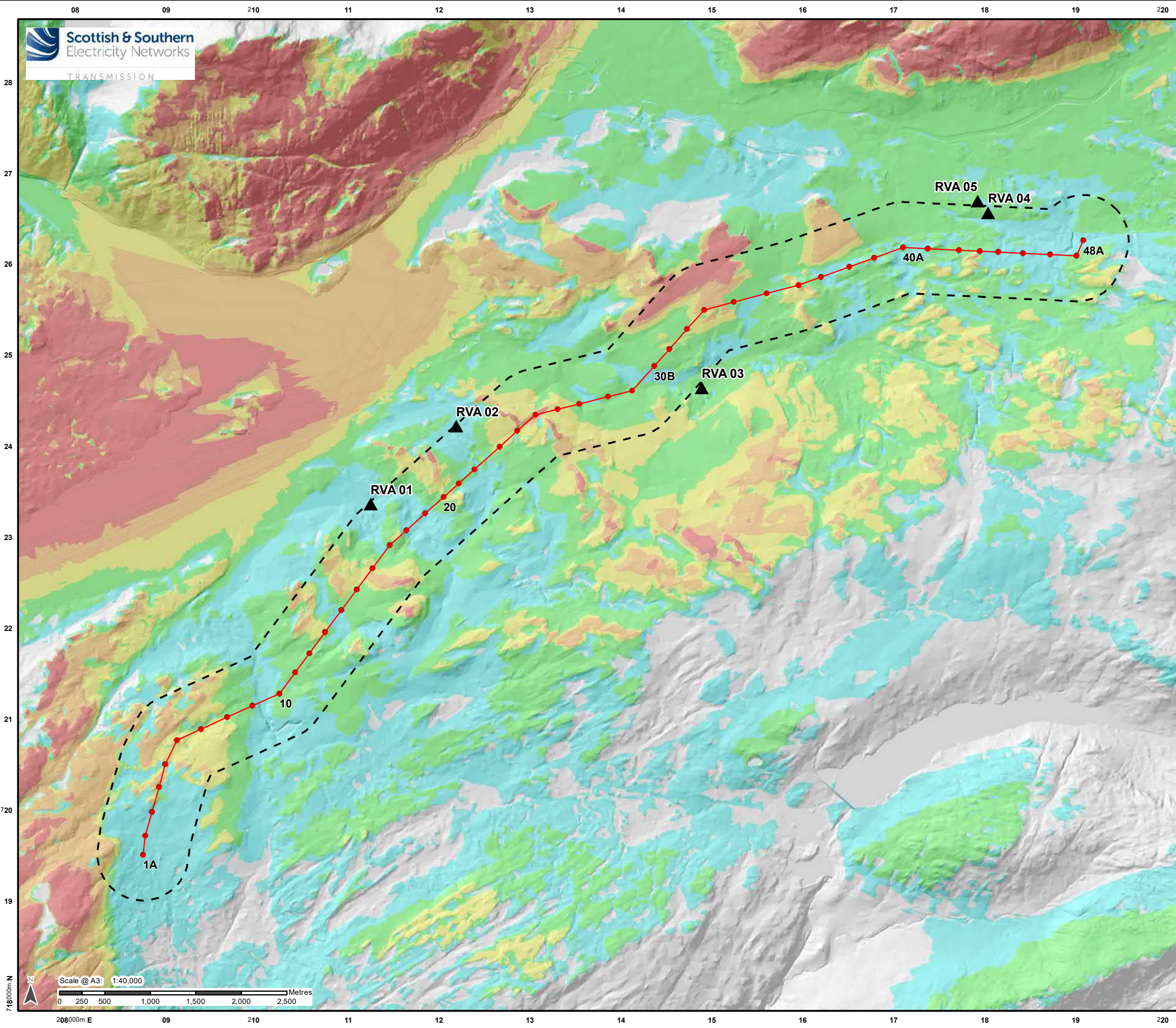
Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<ul style="list-style-type: none"> Property RVA01: Millside Cottage (see Figure 8.8.2a) <p>Location</p> <ul style="list-style-type: none"> Location (Latitude 56.36493, longitude-5.0575203): Situated to the east of the A819, along the eastern banks of Loch Awe, at an elevation of 51 m AOD on the lower slopes of Creag Bracha, situated with an area heavily enclosed by woodland vegetation. Distance: 480 m northwest of the Proposed Development. Access to the Property: Access taken from a short private driveway, extending from the A819 to the west. Property Type: Detached 1.5 storey cottage Related Buildings: Agricultural buildings to the northwest of the property Main Elevation: West Front Garden: West Rear Garden: East Main amenity space: Front Garden. <p>Existing Views from Property</p> <ul style="list-style-type: none"> Views from the Main Elevation: Views from the front of the property extend across a front garden and driveway across the A819 towards Loch Awe, with Creag Thulach and Cnoc Lomain forming the key element within the middleground view. Views out from the Rear Garden/ Rear Windows: Views from the rear of the property are heavily restricted by the adjacent woodland and boundary vegetation as well as steeply graded topography. It should be noted there are only two small windows from the rear of the property with the lower half being frosted, there are no windows from the upper level. Views from the rear amenity space of the property area all contained by topography and woodland vegetation. Principal Views: Filtered views across the A819, towards Loch Awe, with connecting views of the Beinn a' Bhuiridh summit to the north of this property. Restricted Views: Views to the south, east and north are generally contained by topography and by mature woodland vegetation. <p>Existing OHLs visible from Property</p> <ul style="list-style-type: none"> Operational and Consented Development (as listed in Chapter 8: LVIA, Table 8.7: Cumulative Development Context): There is no visibility of other OHLs from this property, due to intervening topography and vegetation. 	<p>Field Survey Assessment Location: Aerial photography, OS mapping and from the property and access track.</p> <p>Visibility of Proposed Development</p> <ul style="list-style-type: none"> Theoretical Visibility According to the ZTV in Figure 8.8.2a of this TA, and Wirelines in Figures 8.8.2b and 8.8.2c (EIAR Volume 3b): Seven OHL towers would be theoretically visible across the skyline to the northeast, east and south of the property. Views of the towers would be a mix of full and partially exposed towers, with the majority being partially screened by intervening topography. <p>Predicted Views from Property</p> <ul style="list-style-type: none"> Field reconnaissance suggests that the proposed OHL towers would, in fact, be extensively screened along the eastern and southern extent of the property by a combination of intervening topography, boundary and woodland vegetation. In addition, windows at the rear of the property (which faces the OHL towers) comprise two small windows on located on the ground floor, of which half of the windows is covered by frosted glass. A small number of OHL tower tips would be seen when entering the property from the local access road heading eastwards, albeit backclothed by the surrounding slopes of Cruach Mhor, reducing their visibility within the landscape. <p>Predicted Cumulative Visibility</p> <ul style="list-style-type: none"> Other Developments: There are no existing, operational or in-planning OHL's visible from this property, therefore no cumulative visual impacts are predicted. <p>Assessment of Impact on Visual Amenity</p> <ul style="list-style-type: none"> Views from the rear of the property would theoretically be affected by the proposed development, extending the pattern of development across a wide horizontal angle to the northeast, east and south. However, given the extent of boundary and adjacent woodland vegetation, it would heavily screen any intervisibility with the proposed development. There would be small intervisibility with the upper extent of a handful of OHL towers from the driveway heading eastwards due to the angle of approach, however the OHL towers would be backclothed by the surrounding topography and would only be experienced in transitional views. Therefore, it is considered that the proposed development would not cause overwhelming, pervasive or unavoidable visual effects on the amenity of this property. Based on the preceding analysis the level of impact on the visual amenity of the property is considered Low Consequently, there would be no effects that could be described as overbearing such as to render the property an unattractive place to live.
<ul style="list-style-type: none"> Property RVA02: Achlian (see Figure 8.8.3a) <p>Location</p> <ul style="list-style-type: none"> Location (Latitude 56.373012, Longitude -5.0444023): Situated to the east of the A819 at an elevation of 84.5 m AOD, overlooking Loch Awe, adjacent to the Allt Eainein watercourse, along the eastern banks of Loch Awe. Distance: 580 m northwest of the Proposed Development. Access to the Property: Access from private driveway extending southeast from the A819 Property Type: Detached 1.5 storey farmhouse Related Buildings: Agricultural sheds and workshops located immediately to the southeast of the property. Main Elevation: Northwest Front Garden: Northwest Rear Garden: Southeast Main amenity space: Front Garden <p>Existing Views from Property</p> <ul style="list-style-type: none"> Views from the Main Elevation: Views from the front elevation of the property extend across a front garden, access road, A819 and Loch Awe, towards the prominent hills of Monadh Driseig and Beinn a' Bhuiridh which form a key element within the views from this location. Views from the Rear Garden/ Rear Windows: Views from the rear of the property extend across a small courtyard for parking onto a series of barns/ workshops, with a series of access points providing access to grazing fields. The buildings restrict views outwards to the east, with the forested summits of Cruach Mhor being visible just above the ridge line. Views to the southeast and northwest are strongly contained by mature woodland. Principal Views: Northwest across front garden towards Loch Awe Restricted Views: Views to the west and east are filtered by mature boundary vegetation. Views to the south and A819, towards southeast are largely contained by large agricultural buildings. <p>Existing OHLs visible from Property</p>	<p>Field Survey Assessment Location: Aerial photography, OS mapping and from the property and driveway</p> <p>Visibility of Proposed Development</p> <ul style="list-style-type: none"> Theoretical Visibility According to the ZTV in Figure 8.8.3a of this TA, and Wirelines in Figures 8.8.3b and 8.8.3c (EIAR Volume 3b): There would be views of seven OHL towers from the north-eastern, eastern and southern parts of the property. Views would comprise a mixture of two full height OHL tower and five towers that would be partially obscured by intervening topography, with the greatest visibility being attainable in eastern views. <p>Predicted Views from Property</p> <ul style="list-style-type: none"> Field reconnaissance indicates that the proposed development would be substantially screened from the northeast, southeast and south of the property by intervening woodland and boundary vegetation. To the west of the property three OHL towers would be visible in the skyline, but would be partially screened on the lower level by woodland vegetation and backclothed by the surrounding topography. Views from the lower ground windows from the rear of the property would be largely contained by intervening agricultural outbuildings. However those on the first floor and attic levels would experience views of the OHL towers. There would be one OHL tower which would form a new element within the view from the driveway, however, this would be screened on the lower level and only be attainable in a glimpsed view between the property and adjacent agricultural shed. <p>Predicted Cumulative Visibility</p> <ul style="list-style-type: none"> Other Proposed Development: There are no operational or in-planning OHL's visible from this property, therefore no cumulative visual impacts are predicted. <p>Assessment of Impact on Visual Amenity</p> <ul style="list-style-type: none"> Views from the main elevation of the property would not be affected by the proposed development as views from this part of the property is oriented westwards, across Loch Awe and away from the proposed development. The rear elevation would be subject to views of three OHL towers, particularly from the upper levels of the property, with the adjacent agricultural barns screening the lower extremities of the OHL towers from the ground floor level. Therefore, it is considered that the proposed development would form a notable or even prominent element in views eastwards, which would result in a notable change in the character in the view eastwards from the property.

Table 8.8.2: Survey of Properties and Assessment of Impacts on Residential Visual Amenity

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<ul style="list-style-type: none"> Operational and Consented Development (as listed in Chapter 8: LVIA, Table 8.7: Cumulative Development Context): There is no visibility of other OHLs from this property. 	<ul style="list-style-type: none"> Given the preceding analysis, the level of impact on the visual amenity of the property is considered Moderate/ Low, the proposed development would be appreciative in views from a small number of key locations but would not be prominent. Consequently, such impacts would not be oppressive, overbearing or overwhelming.
<ul style="list-style-type: none"> Property RV03: Blarchaorain (see Figures 8.8.4a) <p>Location</p> <ul style="list-style-type: none"> Location (Latitude 56.377734 Longitude -4.9992929): Situated within a topographical low point within the landscape, to the south of Teatle Water. Positioned at an elevation of 105.2 m AOD on the lower slopes of Bealach nan Cabrach, situated within an area of extensive coniferous forestry plantation. Distance: 570 m southeast of the Proposed Development. Access to the Property: Access taken along a minor access track off the Old Military Road south west of Dalmally Property Type: Detached 1.5 storey farmhouse Related Buildings: Agricultural buildings to the east of the property. Main Elevation: Northwest Front Garden: Northwest Rear Garden: Southeast Main amenity space: Front and side (northeast) garden. <p>Existing Views from Property</p> <ul style="list-style-type: none"> Views from the Main Elevation: Views from the front elevation of the property extend across a front garden, access road, rough grazing field and to the more distant hills of Monadh Driseig and Beinn a' Bhuiridh to the northwest. Views from the Rear Garden/ Rear Windows: Views from the rear of the property extend across a small back garden area, enclosed by mature boundary vegetation. Beyond this topography and the adjacent coniferous forestry restrict any distant views out with. Principal Views: Views extend northwest across the minor valley of the Teatle Water. Restricted Views: Views to the south are contained by topography and by coniferous forestry plantations. <p>Existing OHLs visible from Property</p> <ul style="list-style-type: none"> Operational and Consented Development (as listed in Chapter 8: LVIA, Table 8.7: Cumulative Development Context): : There is no visibility of other OHLs from this property. 	<ul style="list-style-type: none"> Field Survey Assessment Location: Aerial photography, OS mapping and from the property and access track. <p>Visibility of Proposed Development</p> <ul style="list-style-type: none"> Theoretical Visibility According to the ZTV in Figure 8.8.4a of this TA, and Wirelines in Figures 8.8.4b and 8.8.4c (EIAR Volume 3b): Thirteen OHL towers would be theoretically visible, partially on the skyline to the northeast, north and west, occupying a wide horizontal angle. Views would be a mix of full or partial towers, with those towers to the west being most prominent. <p>Predicted Views from Property</p> <ul style="list-style-type: none"> A section of the proposed OHL route would be highly visible from the main elevation of the property facing northwest, towards Monadh Driseig and Beinn a' Bhuiridh, which both form key elements within the view. The OHL towers to the immediate west of the property would be prominent in views in this aspect, being partially skylined and interposed in front of these mountains. In contrast, towers situated to the north/ northeast would be partially screened by a combination of intervening boundary vegetation, woodland and topography within the landscape, thereby reducing the prominence of these towers. The proposed OHL towers would also be visible from sections of the properties access track when entering and exiting the property. Seen from the access track, the Proposed Development would form a prominent new element that crosses the track south of the Duncan Ban Macintyre monument. <p>Predicted Cumulative Visibility</p> <ul style="list-style-type: none"> Other Proposed Development: There are no operational or in-planning OHL's visible from this property, therefore no cumulative visual impacts are predicted. <p>Assessment of Impact on Visual Amenity</p> <ul style="list-style-type: none"> Views from the rear of the property would not be affected by the Proposed Development, due to the nature of topography and enclosure provided by boundary vegetation on this side of the property. However, views from the main elevation, where the Proposed Development would form a prominent new feature in the middle ground of views from the property. Some mitigation would be provided, however, by partial backclothing with topography and partial screening of the lower extents of towers, thereby achieving a degree of perceived separation between the Proposed Development and the property. Given all of the above analysis, the level of impact associated with the proposed development on the visual amenity of the property is considered to be Moderate. The proposed development would be visible from a number of key locations at the property, resulting in a notable change to the quality and character of the property, and corresponding loss of visual amenity. However, such impacts would not be oppressive, overbearing or overwhelming.
<ul style="list-style-type: none"> Property 4: Brackley (see Figures 8.8.5a) <p>Location</p> <ul style="list-style-type: none"> Location (Latitude 56.396278 Longitude -4.9498357): Situated to the south of the A85 and north of the West Highland Line. Positioned at an elevation of 99 m AOD, overlooking the Strath of Orchy and Loch Awe. Distance: 450 m north of the Proposed Development. Access to the Property: Access from shared access drive with a series of other residential properties, extending 0.85 km south from the Old Military Road (A85). Property Type: Detached 1.5 storey farmhouse Related Buildings: A series of agricultural sheds and workshops located immediately to the south of the property. Main Elevation: North Front Garden: North Rear Garden: South Main amenity space: Front Garden <p>Existing Views from Property</p> <ul style="list-style-type: none"> Views from the Main Elevation: Views from the front of the property extend across a small garden space, before being enclosed by boundary vegetation, with small sections where views towards Glen of Orchy are available. Views from the Rear Garden/ Rear Windows: The rear of the property faces onto a farmyard for parking, with agricultural buildings being located immediately to the south. These buildings comprise one and two storeys in height but allow for greater visibility from the property due to their lower elevation on the hill slopes. 	<ul style="list-style-type: none"> Field Survey Assessment Location: Aerial photography, OS mapping and from the property and access track <p>Visibility of Proposed Development</p> <ul style="list-style-type: none"> Theoretical Visibility According to the ZTV in Figure 8.8.5a of this TA, and Wirelines in Figures 8.8.5b and 8.8.5c (EIAR Volume 3b): A total of twelve OHL towers would be theoretically visible from the eastern, south-eastern, southern and southwestern aspects of this property. These views would contain OHL towers to their full height with very little topographical screening, due to their elevated positions within the landscape. The OHL towers to the south and southeast proving the most prominent on the skyline of views. . <p>Predicted Views from Property</p> <ul style="list-style-type: none"> A section of the OHL route would be highly visible from the rear elevation of the property facing south, towards the wooded lower slopes of Meall Breac and Beinn Bhoideach, adjoining the railway line. The OHL towers at their closest, would be located 450 m from the property and would generally be seen on the skyline. The more distant OHL towers to the southwest and southeast would be partially screened/ filtered due to the intervening boundary woodland vegetation, offering some glimpsed visibility between trees. The OHL towers to the south would be seen when entering the property from the private access track that is aligned south/ south eastwards. However, these towers would be partially backclothed by the upper forested slopes of Beinn Bhalgairean and Beinn Bhreac, reducing their visibility from this part of the property. <p>Predicted Cumulative Visibility</p> <ul style="list-style-type: none"> Other Proposed Development: The proposed development and the operational Dalmally – Inverarnan 275 kV OHL would be jointly visible from the east/ southeast of the property and seen at a distance of 275 m and would therefore be the more prominent OHL. The proposed development would be seen at a distance backclothed by the surrounding topography and

Table 8.8.2: Survey of Properties and Assessment of Impacts on Residential Visual Amenity

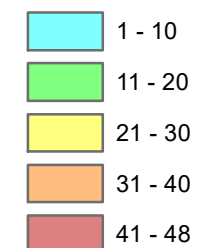
Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<ul style="list-style-type: none"> Principal Views: North/ north-west across the Strath of Orchy, towards the lower and upper slopes of Beinn Donachain, forming a key element within the view. Restricted Views: Views to the south are filtered by mature woodland vegetation adjacent to the railway line. Further to the west and east large sections of mature coniferous forestry vegetation would provide some filtering of the lower aspect views in the distant landscape. <p>Existing OHLs visible from Property</p> <ul style="list-style-type: none"> Operational and Consented Development (as listed in Chapter 8: LVIA, Table 8.7: Cumulative Development Context): : The operational Dalmally – Inverarnan 275 kV OHL is visible at a distance of 275 m northeast/ east of the property, particularly from the eastern windows of the property, with the OHL route being partially screened in oblique views from the main elevation by mature boundary vegetation. Therefore, the OHL route does not form a key or prominent feature within the view from the main elevation, with exception to the eastern access road where the line is fully visible when entering and exiting the property. 	<p>land cover, in a section of the view where such large-scale transmission lines are not present, extending the influence of OHL development across the view.</p> <p>Assessment of Impact on Visual Amenity</p> <ul style="list-style-type: none"> Views from the main elevation of the property would not be affected by the proposed development, due to the orientation of the property northeast, away from the proposed development. However, views from the rear of the property, where the garden and main amenity spaces are located would be affected by the proposed development. This is in part due to the prominence of the OHL towers in close proximity to the south, extending along the lower slopes of Beinn Bhalgairean and Beinn Bhreac, to form highly visible focal points within the view, albeit it at a distance and backclothed by the surrounding forested slopes. Therefore, it is considered that the proposed development would form a notable or even prominent element in views southwards, which would result in a notable change in the character in the view south, southeast and southwest from the property. Given all of the above analysis, the level of impact associated with the proposed development on the visual amenity of the property is considered to be Moderate. The proposed development would be visible from a number of key locations at the property, resulting in a notable change to the quality and character of the property, and corresponding loss of visual amenity. However, such impacts would not be oppressive, overbearing or overwhelming. Whilst cumulative visibility is possible, cumulative development would not form dominant visual elements, therefore the proposed development would not contribute to the encirclement of the property by the proposed development.
<ul style="list-style-type: none"> Property 5: North Brackley (Cnoc an t-Sabhail) (see Figures 8.8.6a) <p>Location</p> <ul style="list-style-type: none"> Location (Latitude 56.397414 Longitude -4.9516807): Situated to the south of the A85 and north of the West Highland Line. Positioned at an elevation of 100 m AOD, overlooking the Strath of Orchy and Loch Awe Distance: 585 m north of the Proposed Development. Access to the Property: Access from shared access drive with a series of other residential properties, extending 0.62 km south from the Old Military Road (A85). Property Type: Detached single storey farmhouse Related Buildings: There are no outbuildings associated with the property. Main Elevation: Northeast Front Garden: Northeast Rear Garden: Southwest Main amenity space: Front garden <p>Existing Views from Property</p> <ul style="list-style-type: none"> Views from the Main Elevation: Views from the main elevation of the property are heavily restricted/ enclosed by the mature boundary vegetation, with some openings allowing glimpsed views out to the wider landscape. Views from the Rear Garden/ Rear Windows: Views from the rear of the property are heavily contained by boundary vegetation and topography, preventing views to the wider landscape. Principal Views: Northeast across the Strath of Orchy towards Glen Orchy, with the lower and upper slopes of Beinn na Sroine and Beinn Donachain forming key elements within the view. Restricted Views: Views to the north, east and northwest are filtered/ screened by mature boundary vegetation. <p>Existing OHLs visible from Property</p> <ul style="list-style-type: none"> Operational and Consented Development (as listed in Chapter 8: LVIA, Table 8.7: Cumulative Development Context): : The operational Dalmally – Inverarnan 275 kV OHL is visible at a distance of 250 m to the east of the property, from the main elevation. However, actual visibility is partially restricted by intervening deciduous boundary vegetation. Moreover, the two OHL towers are positioned to the northeast and southeast, fully screened by vegetation, with the connecting wire being skylined and visible. 	<ul style="list-style-type: none"> Field Survey Assessment Location: Aerial photography, OS mapping and from the property and access track <p>Visibility of Proposed Development</p> <ul style="list-style-type: none"> Theoretical Visibility According to the ZTV in Figure 8.8.6a, and Wirelines in Figures 8.8.6b and 8.8.6c (EIAR Volume 3b): There would be theoretical visibility of a total of nine OHL towers from the southeast, south and southwest of the property. Views would be a mixture of full or partially visible OHL towers, with the greatest full extent of the OHL towers being apparent in views to the southeast (Ref. Figure 8.8.6c), with those to the south and southwest being subject to partial screening by intervening topography (Ref. Figure 8.8.6b). <p>Predicted Views from Property</p> <ul style="list-style-type: none"> The southwestern extent of the OHL would be visible in views from the property, comprising the top of six towers, with the majority of the tower being partially screened by topography and with some localised screening provided by intervening mature deciduous tree cover. The OHL towers to the south east would be extensively screened from this location by the mature boundary vegetation, that would prevent intervisibility with the Proposed Development. The OHL towers to the southeast would be visible from sections of the main access driveway, as users travel south towards the property. There are a series of openings within the route that would allow for open views onto the towers, however, these openings are infrequent, and only glimpsed views. <p>Predicted Cumulative Visibility</p> <ul style="list-style-type: none"> Other Proposed Development: The proposed development would be positioned to the southeast of the proposed development and would be fully screened by the intervening mature boundary vegetation. Therefore, it is predicted there would not be any cumulative visibility, with exception of a small section of the driveway when exiting the property, where the proposed development and the operational Dalmally – Inverarnan 275 kV OHL would be jointly visible, however this would represent a small section of the overall driveway. <p>Assessment of Impact on Visual Amenity</p> <ul style="list-style-type: none"> Views from the main elevation of the property would not be affected by the Proposed Development, due to the orientation of the property (northeast – southwest), with the main elevation facing towards the Strath of Orchy and more distant Glen Orchy. Moreover, to the northeast/ east and southeast extensive mature boundary vegetation would filter potential views of the Proposed Development. Views of the proposed development would be attainable from the southwest of the property, the views being oblique views, with the majority of the OHL towers being partially screened by topography. Given all of the above analysis, the level of impact associated with the proposed development on the visual amenity of the property is considered to be Moderate/ Low. The Proposed Development would form a relatively inconspicuous element in views from a small number of key locations, and would be separated from the property by a combination of distance and partial screening by intervening vegetation and topography. The Proposed Development would have limited influence on the principal sources of visual amenity of the property, which are derived from the properties outlook over Strath Orchy and Glen Orchy. Consequently, it would not result in oppressive, overbearing or overwhelming effects at the property. Whilst cumulative visibility is possible, cumulative development would not form dominant visual elements; therefore the proposed development would not contribute to the encirclement of the property by the proposed development.



Legend

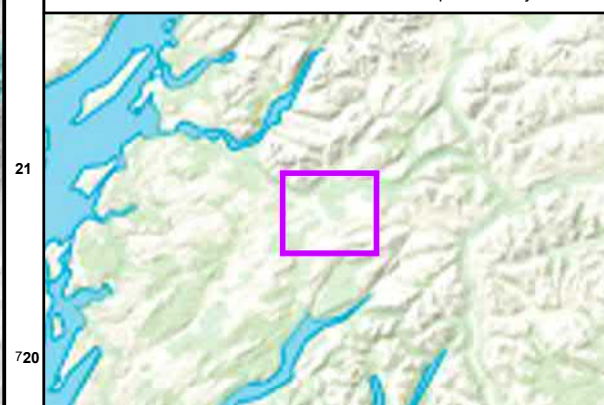
- Proposed OHL Towers
- Indicative Proposed Alignment
- - - Alignment 500m Buffer
- ▲ Assessed Residential Property/Viewpoint Location

Number of towers visible at Standard Tower Height (assuming 60m high towers)



ID/Ref	Property Name
RVA 01	Millside
RVA 02	Achlian
RVA 03	Blarchaorian
RVA 04	Brackley
RVA 05	North Brackley

1. The ZTV analysis does not take into account the screening effect of vegetation, buildings and other surface features.
2. Predicted visibility based on a viewer eye height 2m above ground.
3. Visibility calculated using Ordnance Survey Terrain 5 m DTM.
4. Effect of earth curvature and light refraction is included.
5. Each deviation has assumed tower locations spaced every 300m.



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Project No: LT000029
Project: 1700003673

Title:
Creag Dhubh to Dalmally 275 kV Connection
Figure 8.8.1:
LT29 Residential Visual Amenity Property Locations

Drawn by: CF/AB Date: 04/05/2022

Drawing: Figx.x_ResidentialVisualAmenityPropertyLocations_A

Number of towers visible at Standard Tower Height (assuming 60m high towers)

Number of towers visible (Actual Tower Height Plus 20 %)

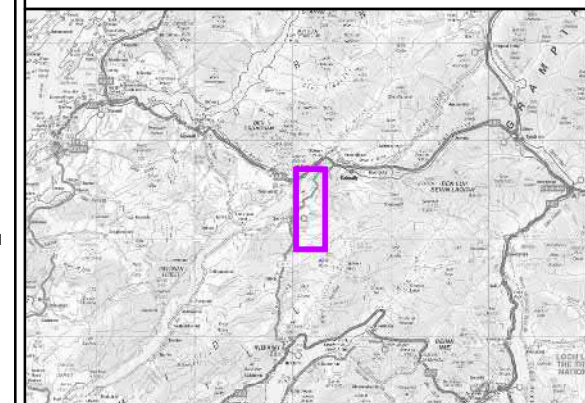
Legend

- Proposed OHL Towers
- Indicative Proposed Alignment
- - - Alignment 500m Buffer
- ▲ Assessed Residential Property/Viewpoint Location
- Theoretical Horizontal Angle of View Occupied by Proposed Towers

Number of Towers Visible

- 1 - 10
- 11 - 20
- 21 - 30
- 31 - 40
- 41 - 48

1. The ZTV analysis does not take into account the screening effect of vegetation, buildings and other surface features.
2. Predicted visibility based on a viewer eye height 2m above ground.
3. Visibility calculated using Ordnance Survey Terrain 5 m DTM.
4. Effect of earth curvature and light refraction is included.
5. Each deviation has assumed tower locations spaced every 300m.



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Title:
Creag Dhubh to Dalmally 275 kV Connection

Figure 8.8.2a:
RVA01 - Millside

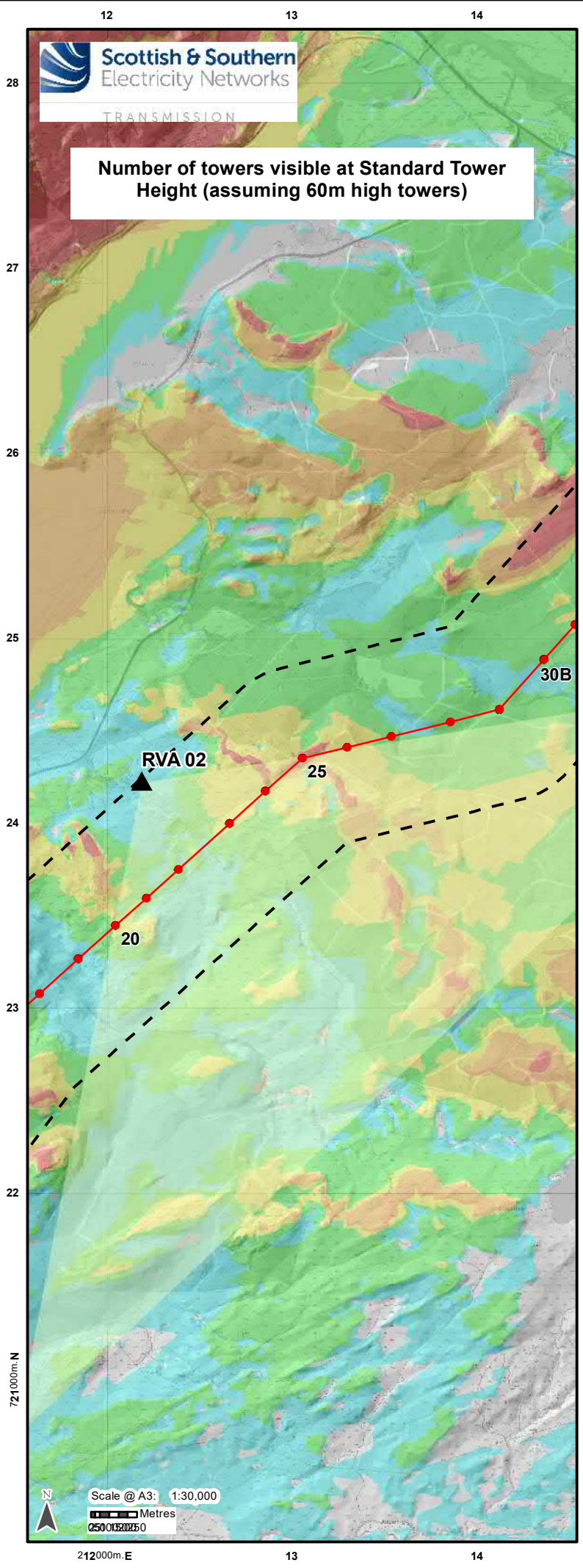
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Drawing: Figx.x_ResidentialVisualAmenityPropertyLocations_A

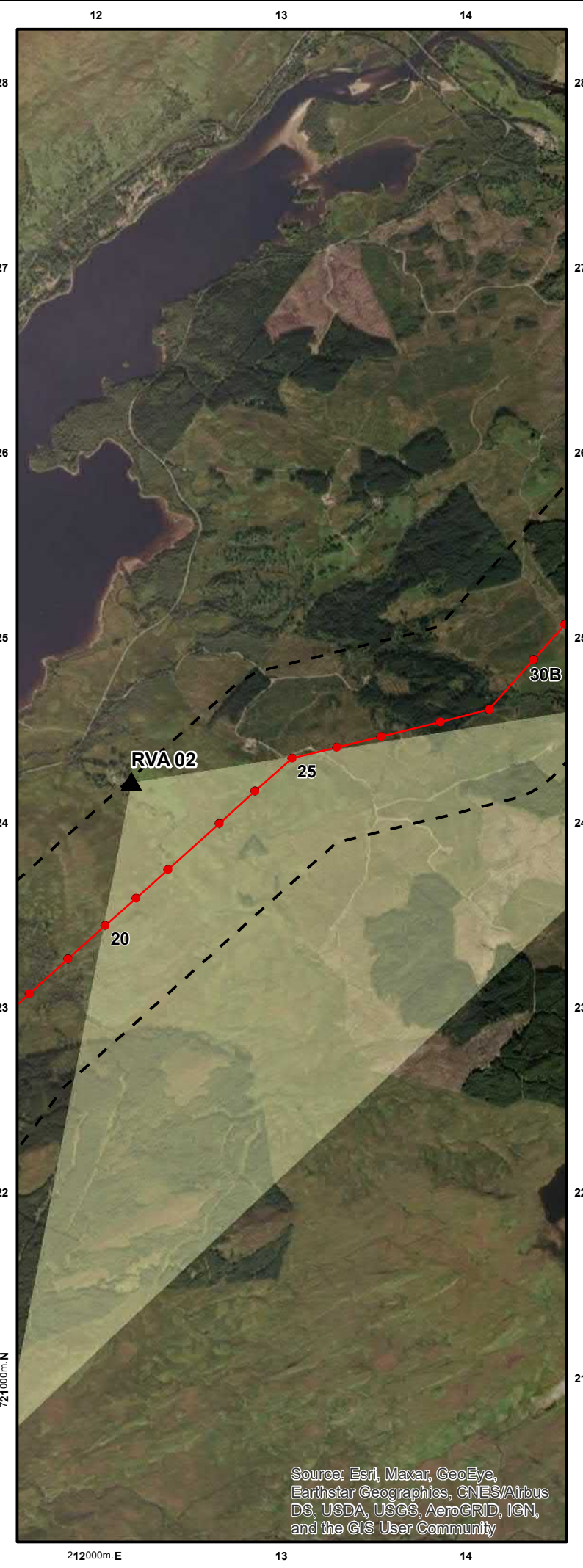
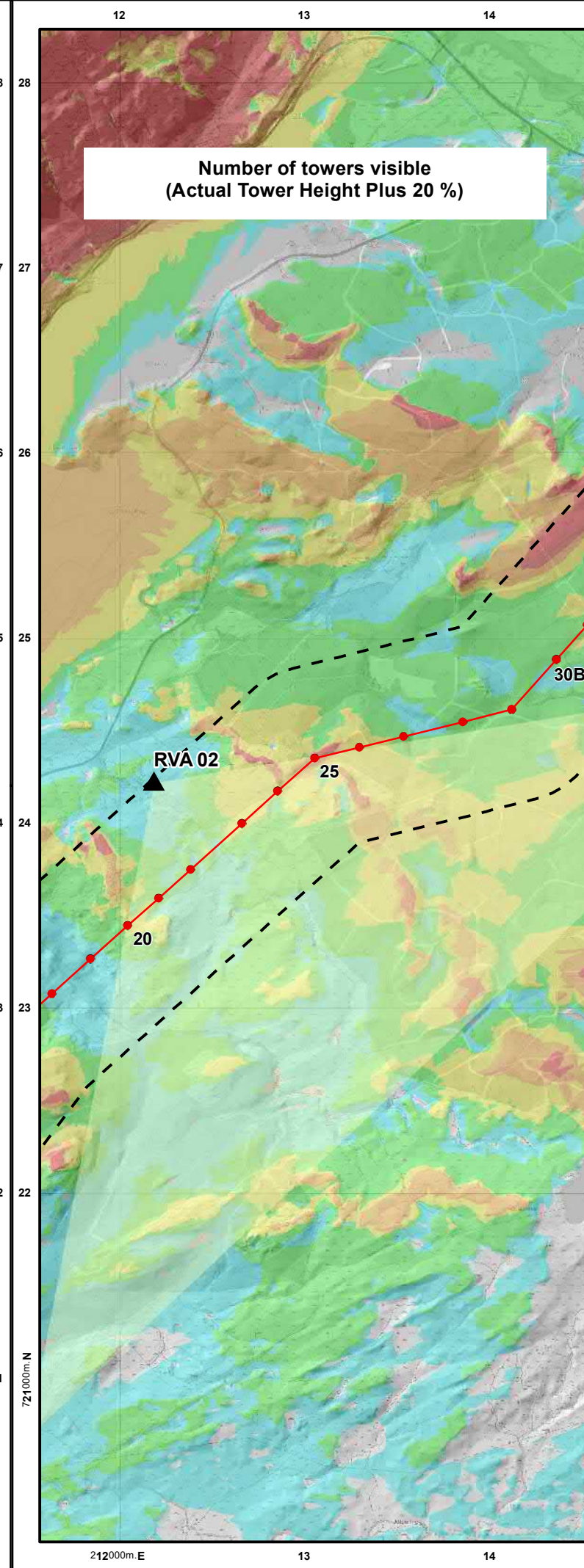
Scale @ A3: 1:30,000
Metres

Source: Esri, Maxar, GeoEye,
Earthstar Geographics, CNES/Airbus
DS, USDA, USGS, AeroGRID, IGN,
and the GIS User Community

Number of towers visible at Standard Tower Height (assuming 60m high towers)



Number of towers visible (Actual Tower Height Plus 20 %)



Legend

- Proposed OHL Towers
- Indicative Proposed Alignment
- Alignment 500m Buffer
- ▲ Assessed Residential Property/Viewpoint Location
- Theoretical Horizontal Angle of View Occupied by Proposed Towers

Number of Towers Visible

	1 - 10
	11 - 20
	21 - 30
	31 - 40
	41 - 48

1. The ZTV analysis does not take into account the screening effect of vegetation, buildings and other surface features.
2. Predicted visibility based on a viewer eye height 2m above ground.
3. Visibility calculated using Ordnance Survey Terrain 5 m DTM.
4. Effect of earth curvature and light refraction is included.
5. Each deviation has assumed tower locations spaced every 300m.



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Title:
Creag Dhubb to Dalmally 275 kV Connection

Figure 8.8.3a:
RVA02 - Achlian

Drawn by: AB Date: 04/05/2022

Drawing: Figx_x_ResidentialVisualAmenityPropertyLocations_A

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Number of towers visible at Standard Tower Height (assuming 60m high towers)

Number of towers visible (Actual Tower Height Plus 20 %)

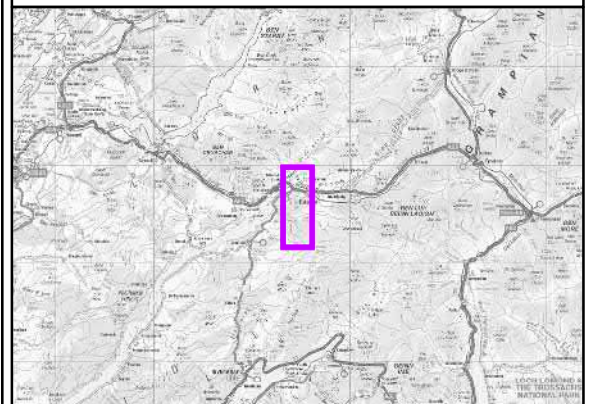
Legend

- Proposed OHL Towers
- Indicative Proposed Alignment
- - - Alignment 500m Buffer
- ▲ Assessed Residential Property/Viewpoint Location
- Theoretical Horizontal Angle of View Occupied by Proposed Towers

Number of Towers Visible

- 1 - 10
- 11 - 20
- 21 - 30
- 31 - 40
- 41 - 48

1. The ZTV analysis does not take into account the screening effect of vegetation, buildings and other surface features.
2. Predicted visibility based on a viewer eye height 2m above ground.
3. Visibility calculated using Ordnance Survey Terrain 5 m DTM.
4. Effect of earth curvature and light refraction is included.
5. Each deviation has assumed tower locations spaced every 300m.



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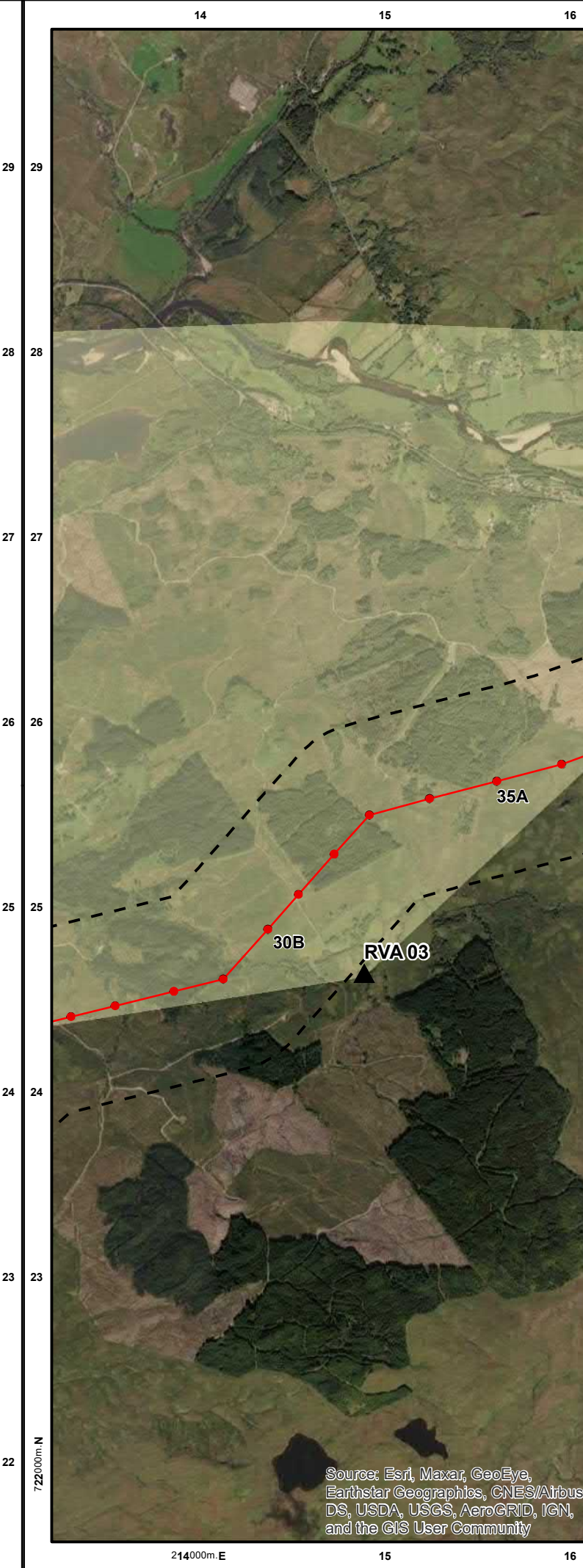
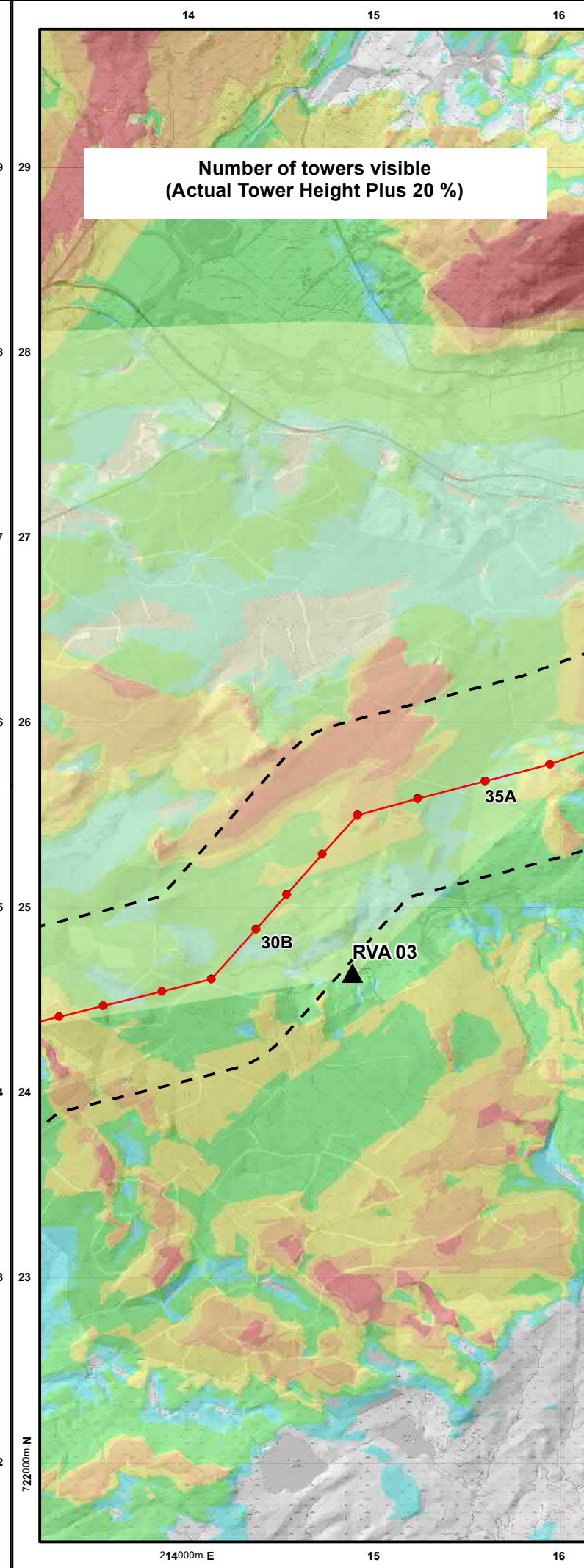
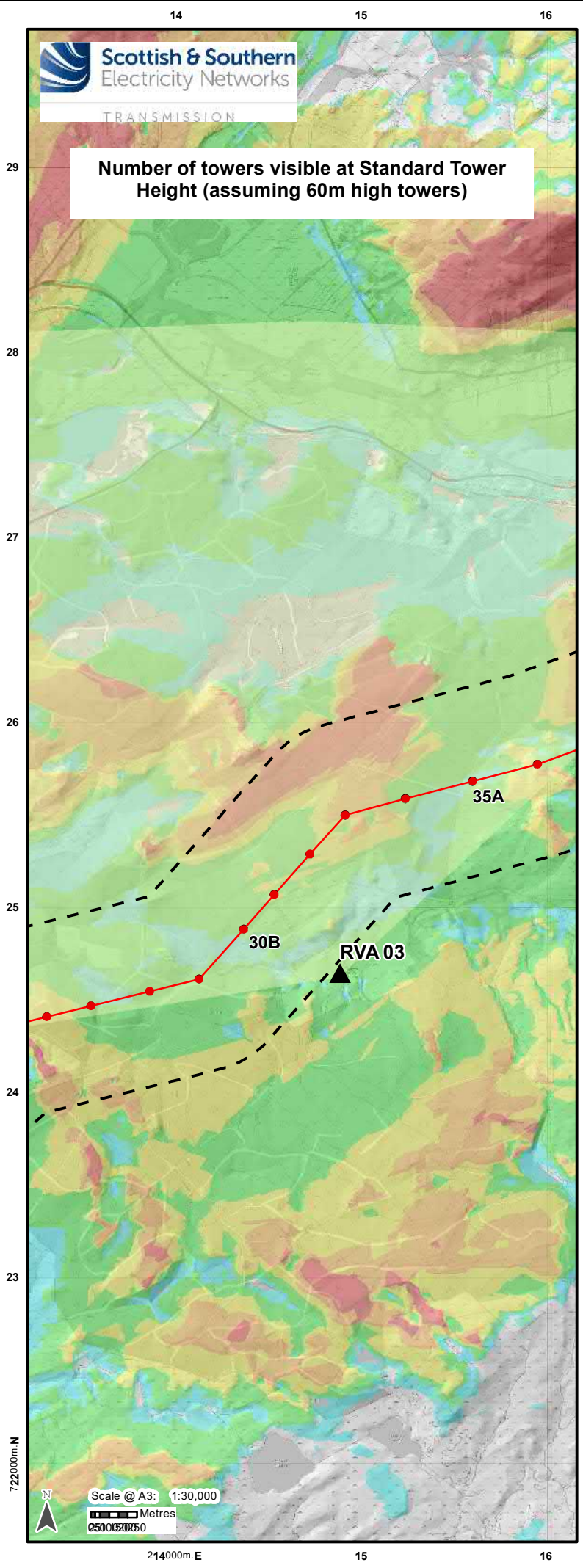
Project No: LT000029
Project: 1700003673

Title:
Creag Dhubb to Dalmally 275 kV Connection

Figure 8.8.4a:
RVA03 - Blarchaorian

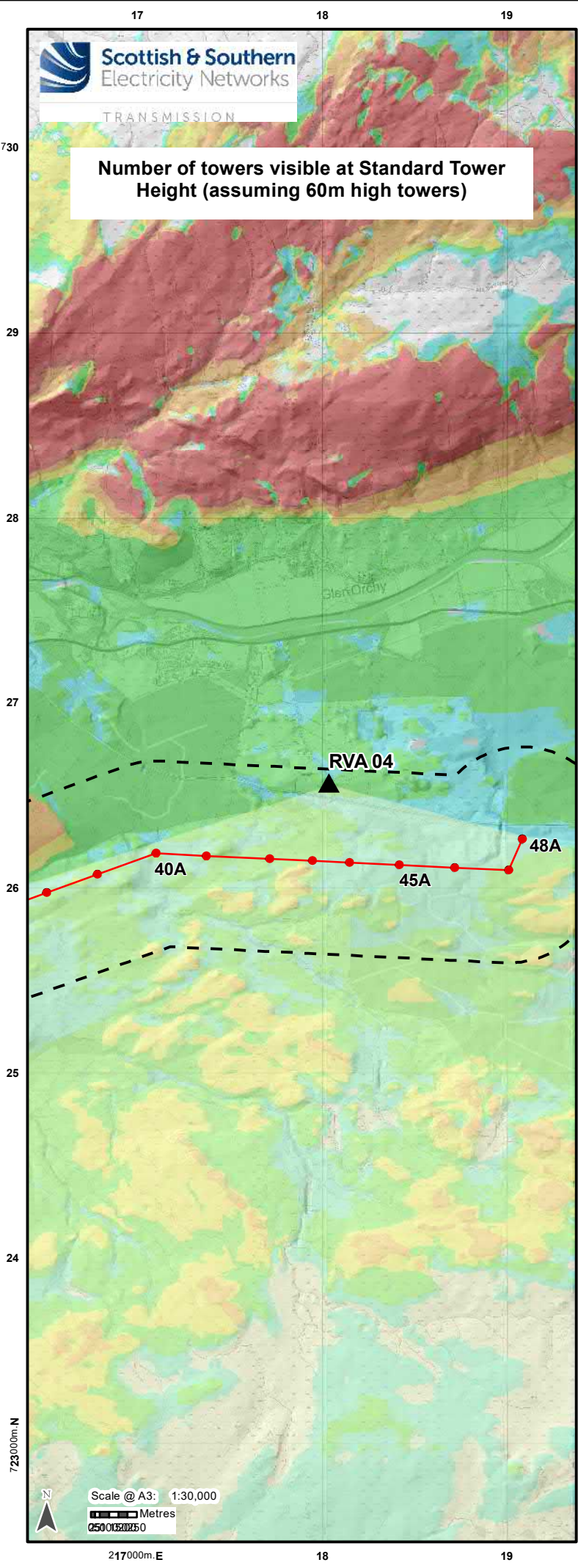
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Drawing: Figx_x_ResidentialVisualAmenityPropertyLocations_A

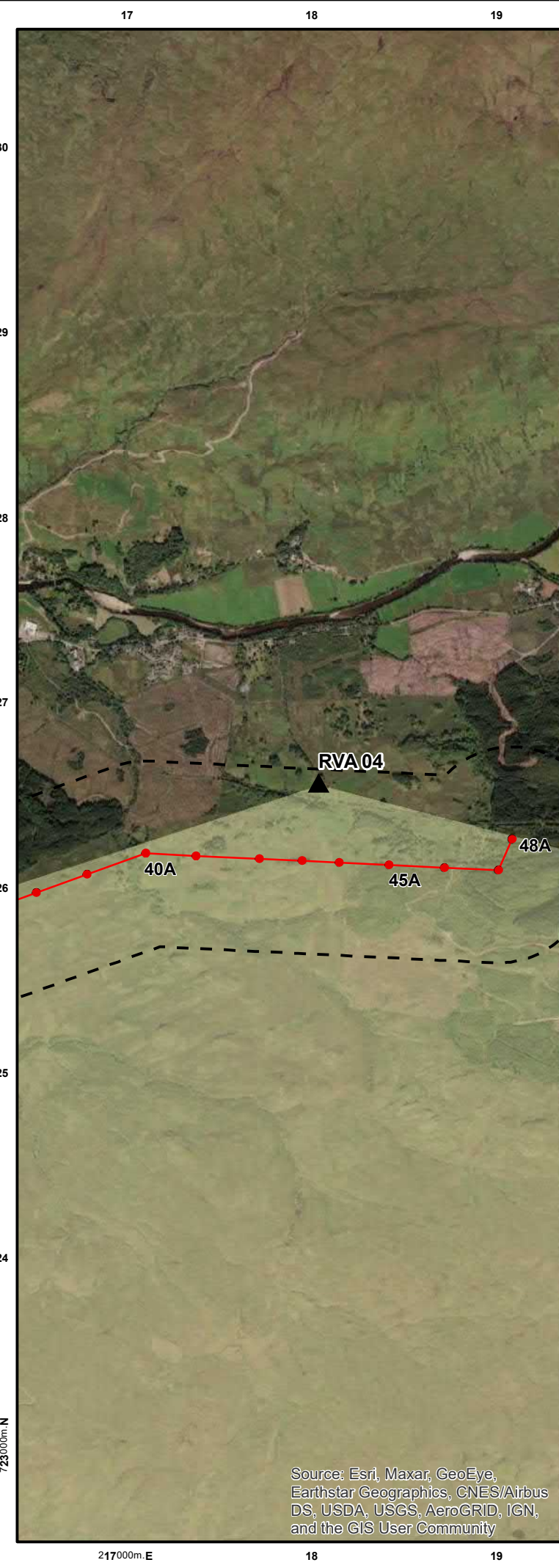
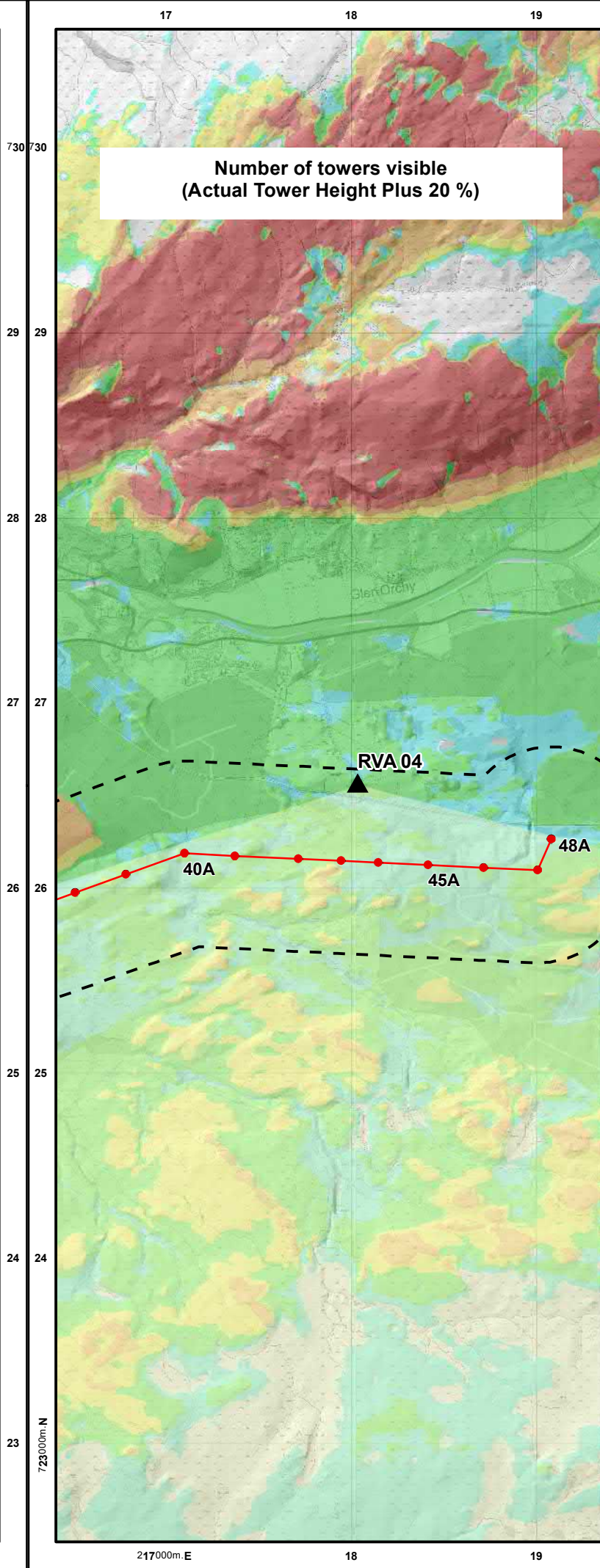


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Number of towers visible at Standard Tower Height (assuming 60m high towers)



Number of towers visible (Actual Tower Height Plus 20 %)



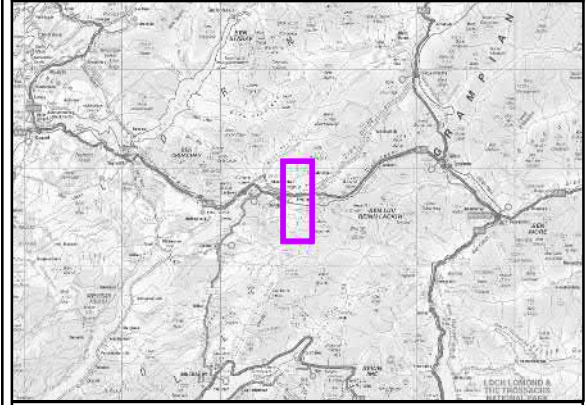
Legend

- Proposed OHL Towers
- Indicative Proposed Alignment
- - - Alignment 500m Buffer
- ▲ Assessed Residential Property/Viewpoint Location
- Theoretical Horizontal Angle of View Occupied by Proposed Towers

Number of Towers Visible

- 1 - 10
- 11 - 20
- 21 - 30
- 31 - 40
- 41 - 48

1. The ZTV analysis does not take into account the screening effect of vegetation, buildings and other surface features.
2. Predicted visibility based on a viewer eye height 2m above ground.
3. Visibility calculated using Ordnance Survey Terrain 5 m DTM.
4. Effect of earth curvature and light refraction is included.
5. Each deviation has assumed tower locations spaced every 300m.



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Title:
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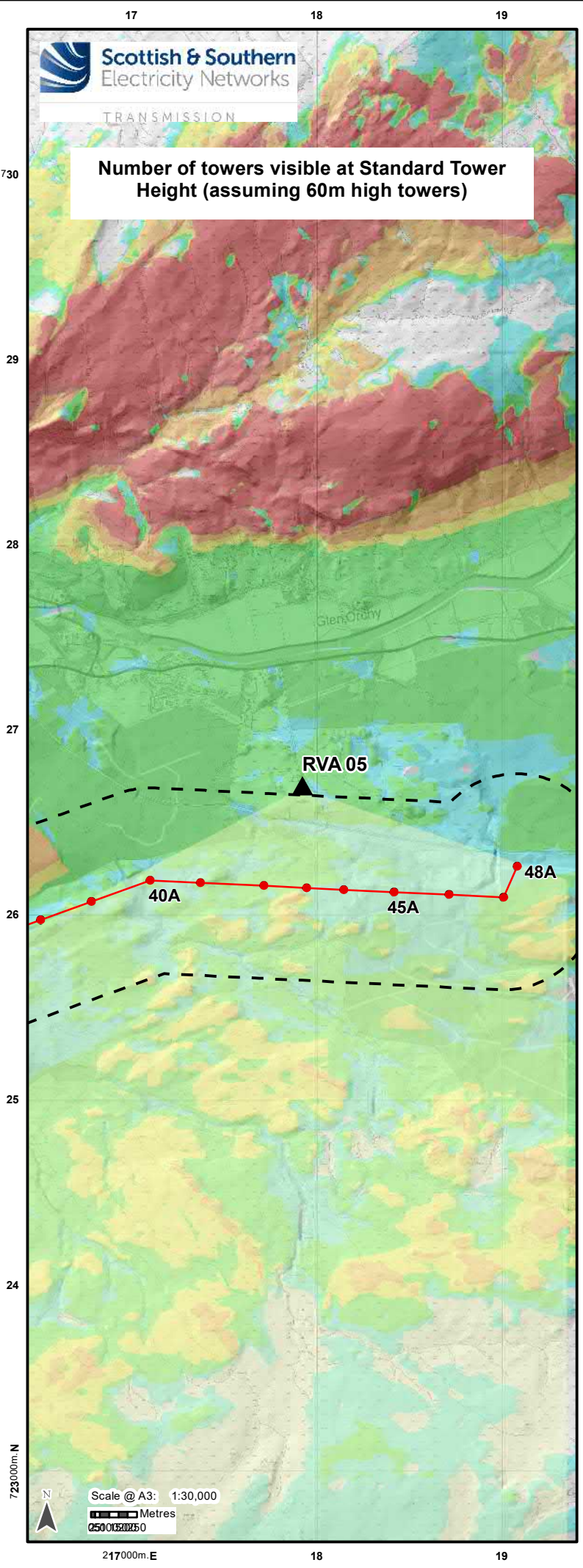
Figure 8.8.5a:
RVA04 - Brackley

Drawn by: AB Date: 04/05/2022

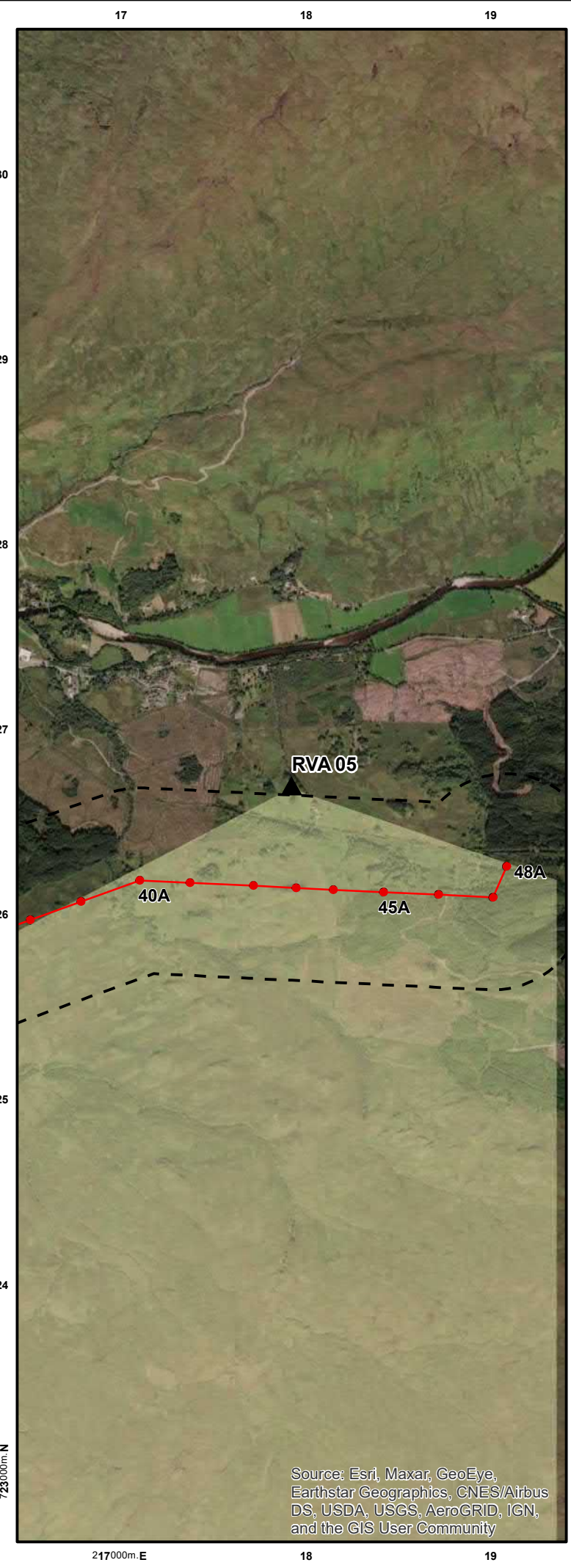
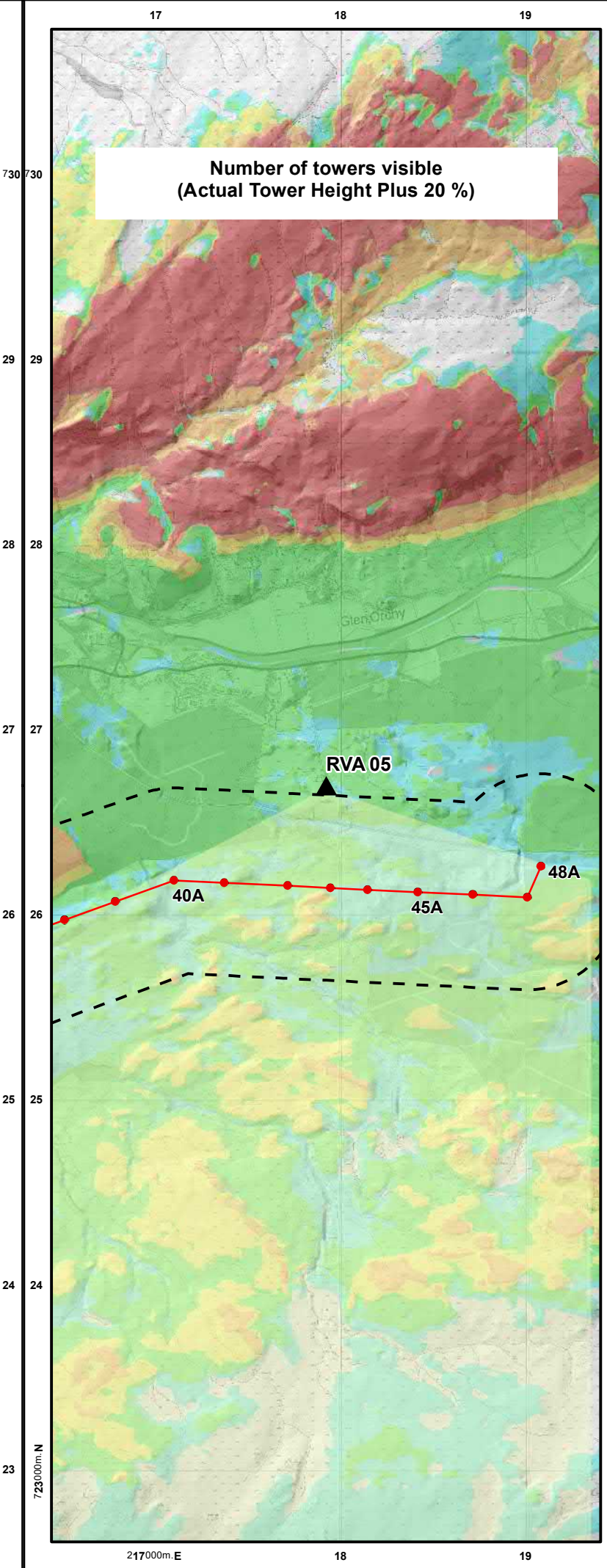
Drawing: Figx.x_ResidentialVisualAmenityPropertyLocations_A

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Number of towers visible at Standard Tower Height (assuming 60m high towers)



Number of towers visible (Actual Tower Height Plus 20 %)



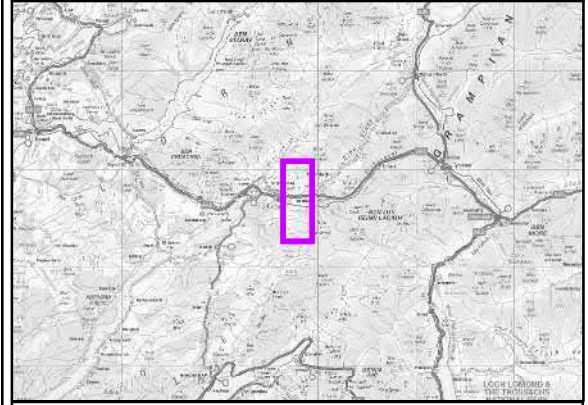
Legend

- Proposed OHL Towers
- Indicative Proposed Alignment
- - - Alignment 500m Buffer
- ▲ Assessed Residential Property/Viewpoint Location
- Theoretical Horizontal Angle of View Occupied by Proposed Towers

Number of Towers Visible

- 1 - 10
- 11 - 20
- 21 - 30
- 31 - 40
- 41 - 48

1. The ZTV analysis does not take into account the screening effect of vegetation, buildings and other surface features.
2. Predicted visibility based on a viewer eye height 2m above ground.
3. Visibility calculated using Ordnance Survey Terrain 5 m DTM.
4. Effect of earth curvature and light refraction is included.
5. Each deviation has assumed tower locations spaced every 300m.



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Project No: LT000029
Project: 1700003673

Title:
Creag Dhubb to Dalmally 275 kV Connection

Figure 8.8.6a:
RVA05 - North Brackley

Drawn by: AB Date: 04/05/2022

Drawing: Figx.x_ResidentialVisualAmenityPropertyLocations_A

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community