

TECHNICAL APPENDIX 8.3: VISUAL EFFECTS

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1.1 Visual Effects Assessment

Table 1 Visual Effects Assessment : Construction

Viewpoint	Location	Receptor Type/ Sensitivity	Approximate distance (m) from Proposed Development/ direction	Description of Potential Impact during construction	Magnitude of Change	Significance of Effect
CONSTRUCTION PHASE						
1	Flushing, on A950 looking south	Residential/High Highway user/Low. (the sensitivity of the highway user of the minor lane is reduced to Low at this location as the driver would be concentrating on traffic movements at this road junction)	0 m/north	<p>Existing View</p> <p>View directly south towards the Site from road junction with the A950 and hamlet of Flushing used occasionally by residents.</p> <p>A gap in the roadside treeline alongside A950 offers open views to the arable field opposite (the Site). The land rises gradually with occasional distant views in between the groups of trees (Winter) of the gently undulating arable and pasture farmland with occasional woodland. Views in summer would have an open view also directly south into the Site.</p> <p>Proposed View</p> <p>Construction activity would be visible in the middle and far distance with moving vehicles, flashing lights, erection of perimeter fence and hedgerow. Major earthmoving operations with emerging new landforms would be prominent in the view.</p>	High	Residential Major Adverse Significant Highway user: Moderate Adverse Significant
2	Formantine and Buchan Way	Recreation/High	1.7 km/northeast	<p>Existing View</p> <p>Long distance view to the south visible at 90° to direction of travel (east – west). Pastureland visible in the near and middle distance with gently rolling topography, with occasional hedgerow and woodland copse and conifer plantation. The New Deer 400 kV</p>	Low	Moderate Adverse Significant

Viewpoint	Location	Receptor Type/ Sensitivity	Approximate distance (m) from Proposed Development/ direction	Description of Potential Impact during construction	Magnitude of Change	Significance of Effect
				<p>overhead line is visible in the far distance. Occasional farmsteads visible often on elevated locations prominent with large storage sheds</p> <p>Proposed View</p> <p>Construction activity within the Site would be visible in the far distance partially screened by landform. The emerging built form would be a slightly noticeable feature due to the size and scale of the buildings in relation to the surrounding predominantly rural landscape.</p>		
3	A950 travelling west	Highway user/Medium	1.25 km/northeast	<p>Existing View</p> <p>Open expansive views to the south and west of gently undulating rural landscape. Arable farmland with occasional pasture of rough grazing with hedgerows or fences as field boundaries. Occasional woodland copse often associated with settlement. Isolated farmsteads with large storage sheds. Vertical features present in the view are the New Deer OHL, a wind farm at Gallows Hill and local transmission poles alongside the A950.</p> <p>Proposed View</p> <p>Construction activity of the Proposed Development would be a prominent feature in the far distance on elevated land to the southwest, visible due to the irregular shapes of the emerging landforms, moving equipment, dark colour of the storage mounds, and construction of the built form. The development would occupy a large horizontal angle of view and therefore be noticeable.</p>	Medium	Moderate Adverse Significant

Viewpoint	Location	Receptor Type/ Sensitivity	Approximate distance (m) from Proposed Development/ direction	Description of Potential Impact during construction	Magnitude of Change	Significance of Effect
4	Bridge of Faichfield looking southwest	Residential/High Highway user/Medium	500 m/northeast	<p>Existing View</p> <p>Open view to the west across fields of arable farmland with Parkfield Farm and Longside residential property visible on the far horizon. Vegetation is clustered around the properties, visible on the horizon. Vertical features are transmission poles.</p> <p>Proposed View</p> <p>Construction activity of the Proposed Development would be a prominent feature in the far distance on the horizon, partially screened by intervening buildings and vegetation. There would be views on the horizon of the irregular shapes of the emerging landforms, moving equipment, dark colour of the storage mounds, and construction of the built form. The development would occupy a large horizontal angle of view and therefore be readily noticeable.</p>	High	Residential: Major Adverse Significant Highway user: Major Adverse Significant
5	Crossroads at Parkhill	Residential/High Highway user/Medium	300 m/southeast	<p>Existing View</p> <p>Open views to the north of the land rising towards the Site. Views of two fields of undulating farmland with hedgerows as field boundaries. Vertical features are transmission poles.</p> <p>Proposed View</p> <p>Construction activity of the taller elements of the Proposed Development would become visible in the far distance partially screened by the topography and intervening vegetation.</p>	Medium	Residential: Moderate Adverse Significant Highway user: Moderate Adverse Significant

Viewpoint	Location	Receptor Type/ Sensitivity	Approximate distance (m) from Proposed Development/ direction	Description of Potential Impact during construction	Magnitude of Change	Significance of Effect
6	Minor Lane, east of Netherton Farm	Highway user/Medium	0 m/southeast	<p>Existing View</p> <p>A view at a field gateway looking northwards, at 90°, to direction of travel. There are views into the Site, looking across the rough pasture with intervening field hedgerows in part. Distant views to the north across farmland of rural landscape with isolated farmsteads. Vertical features are single wind turbine, wind farm and local transmission poles.</p> <p>Proposed View</p> <p>The field hedgerows within the Site would be removed. There would be intermittent close-up, open views looking directly into the Site undergoing construction activity.</p>	High	Major Adverse Significant
7	Minor lane at Nether Kinmundy	Residential/High Highway user/Medium	1.0 km/south	<p>Existing View</p> <p>Open expansive views to the north from the highway for users travelling eastwards at this elevated location. Rough pasture in the foreground with arable farmland and woodland copse in the middle distance. Distant view of local farmsteads with woodland copse, conifer plantations. Within this view there are several large agricultural sheds visible in the middle distance at farmsteads and at Inverveddie Farm on the far horizon.</p> <p>Proposed View</p> <p>Construction activity would be hardly noticeable due to distance from the viewer and presence of intervening topography and vegetation. Taller elements of the emerging built form would become visible during the construction period on the horizon due to the size and scale of the buildings. As large agricultural sheds are a</p>	Low	Residential: Moderate Adverse Significant Highway user: Minor Adverse Not significant

Viewpoint	Location	Receptor Type/ Sensitivity	Approximate distance (m) from Proposed Development/ direction	Description of Potential Impact during construction	Magnitude of Change	Significance of Effect
				feature of this view, the presence of additional sheds would not be readily noticeable at this location due to distance from the Site.		
8	Castlepark of Ludquharn Farm, looking northeast	Residential/High	1.1 km/southwest	<p>Existing View</p> <p>Viewpoint in a field gateway on minor lane. View northeast across pastureland in foreground. Views of open countryside partially screened by intervening tree line on field boundary. Occasional residential properties and farmstead partially visible in the middle distance. Distant view of pastureland with occasional woodland copse. Inverveddie Farm visible on distant horizon.</p> <p>Proposed View</p> <p>Construction activity would be partially visible in the far distance screened by the intervening topography and vegetation, particularly in the winter months.</p>	Medium	Major Adverse Significant
9	Minor Lane, crossroads with Green Lane at entrance to Drums Farm	Recreation/High Highway user/Medium	900 m/west	<p>Existing View</p> <p>Open expansive views to the east across undulating topography with pasture and arable farmland. Field boundaries are variety of fences trimmed or unmanaged hedgerows. The properties, Tiffery and Inverveddie Farm are visible on far horizon with occasional scattered residential properties in the middle distance. Vertical features present are the New Deer 400 kV overhead line to the south on the horizon and local transmission poles.</p> <p>For footpath users travelling east, the view of the Site would be in the direction of travel. For highway users</p>	Medium	Recreation: Major Adverse Significant Highway user: Moderate Adverse Significant

Viewpoint	Location	Receptor Type/ Sensitivity	Approximate distance (m) from Proposed Development/ direction	Description of Potential Impact during construction	Magnitude of Change	Significance of Effect
				<p>the Site would be visible at an oblique angle to direction of travel.</p> <p>Proposed View</p> <p>Construction activity would be visible in the far distance with the bulk of the site screened by topography. The activity would be a noticeable element in the view with earthmoving and emerging built form.</p>		
10	South edge of Longside, looking southeast, Core Path on Inn Brae Lane	Residential/High Recreation/High	1.1 km/northwest	<p>Existing View</p> <p>Open expansive views to the east across undulating topography with pasture and arable farmland. Field boundaries are fences. Occasional scattered residential properties in the far distance. Vertical features are the New Deer 400kV overhead line to the south on the horizon and local transmission poles.</p> <p>Proposed View</p> <p>Construction activity would be visible in the far distance on the horizon with part of the site screened by topography. The activity would be noticeable element in the view with earthmoving and emerging built form.</p>	Medium	<p>Residential: Major Adverse Significant</p> <p>Recreation: Major Adverse Significant</p>
11	A950 travelling east	Highway user/Medium	400m /northwest	<p>Existing View</p> <p>Open expansive views to the southeast across gently undulating topography with arable farmland. Field boundaries are fences and occasional hedgerow with woodland copse. Inverveddie Farm visible on the distant horizon. Vertical features are the New Deer 400kV OHL, Peterhead Power Station to the south on the horizon and local transmission poles.</p> <p>Proposed View</p>	Medium	Moderate Adverse Significant

Viewpoint	Location	Receptor Type/ Sensitivity	Approximate distance (m) from Proposed Development/ direction	Description of Potential Impact during construction	Magnitude of Change	Significance of Effect
				Construction activity would be visible on the horizon to the south at an oblique angle of view. The activity would be a readily noticeable element in the view with earthmoving and emerging built form.		

Table 2 Visual Effects Assessment : Operation

Viewpoint	Location	Receptor Type Sensitivity	Approximate distance (m) from Proposed Development/ direction	Description of Potential Impact during Operation	Magnitude of Change	Significance of Effect
OPERATION						
1	Flushing, on A950 looking south	Residential/High Highway user/Low (the sensitivity of the highway user of the minor lane is reduced to Low at this location as the driver would be concentrating on	0m/north	Year 1 Open view into the Site of regraded landform with upper part of the tallest buildings visible on the horizon. Foreground will have the retained tree line with a stockproof fence. There will be new hedgerow planting filling in the gaps of the existing tree line. In middle distance a change in land use from farmland to habitat creation with wildflower grass meadow, wet grassland and new tree and shrub planting on landforms.	High	Residential: Major Adverse Significant Highway user: Moderate Adverse Significant

Viewpoint	Location	Receptor Type Sensitivity	Approximate distance (m) from Proposed Development/ direction	Description of Potential Impact during Operation	Magnitude of Change	Significance of Effect
		traffic movements at this road junction)				
		Residential/High		Year 15 In the foreground on the southern side of the A950, the proposed tree and shrub belt will form a continuous tree line. In winter, there would be filtered visibility into the Site of landform with established woodland rising to the higher ground with the upper part of the built form partially visible on the horizon. Views of the upper parts of the built form would be screened during the summer months and partially visible in the winter months.	Medium	Residential: Moderate Neutral Significant
		Highway user/Low (the sensitivity of the highway user of the minor lane is reduced to Low at this location as the driver would be concentrating on traffic movements at this road junction)				Highway user: Minor Neutral Not significant
2	Formantine and Buchan Way	Recreation/High	1.7km/north-east	Year 1 Distant view of Proposed Development at 90° to direction of travel. The top of the built form visible in the far distance on the horizon, the lower part screened by intervening landform. A small portion of the view in this wide expansive view, the Proposed Development not readily noticeable in the far distance.	Low	Recreation Moderate Adverse Significant

Viewpoint	Location	Receptor Type Sensitivity	Approximate distance (m) from Proposed Development/ direction	Description of Potential Impact during Operation	Magnitude of Change	Significance of Effect
				<p>Year 15</p> <p>With establishment of woodland plantations on new landform to the south of the Proposed Development, the woodland will provide a backdrop to the built form, the view of the upper part of the built form would become less discernible on the horizon. The woodland planting to the north of the Proposed Development with landform would screen the lower part of the built form. The extent of view of the proposed built form would be hardly noticeable in the context of this wide expansive view at this location.</p>	Negligible	Recreation: Negligible Adverse Not significant
3	A950 travelling west	Highway user/Medium	1.25km/northeast	<p>Year 1</p> <p>The Proposed Development would be a prominent feature in the view by users of the A950. The built form would be visible in direct line of view for a short period on elevated land to the south west, noticeable due to size and scale and visible on the far horizon. The lower part of the built form would be partially screened by landform, intervening buildings of nearby properties and vegetation. The upper part of the buildings would be visible on the horizon. This viewpoint is adjacent to the Longside Airfield with large sheds a common feature of the locality.</p>	High	Highway user: Major Adverse Significant
				<p>Year 15</p> <p>The tree planting and landform would assist in screening and softening the appearance of the Proposed Development. Due to the size, scale the</p>	Medium	Highway user: Moderate Adverse Significant

Viewpoint	Location	Receptor Type Sensitivity	Approximate distance (m) from Proposed Development/ direction	Description of Potential Impact during Operation	Magnitude of Change	Significance of Effect
				upper part of the built form would remain visible as a noticeable feature on the distant horizon in views to the southwest.		
4	Bridge of Faichfield looking southwest	Residential/High Highway user/Medium	500m/northeast	Year 1 The upper part of the buildings of the Proposed Development would occupy a wide horizontal angle of view on the far horizon. The lower part of the buildings would be screened. There would be partial screening of buildings by intervening landform, local building and occasional vegetation. Due to the size and scale of the mass of buildings the Proposed Development would be a prominent feature on the horizon.	High	Residential: Major Adverse Significant Highway user: Major Adverse Significant
		Residential/High Highway user/Medium		Year 15 With growth of woodland on the eastern perimeter of the Site there would be partial screening of the built form with the upper part of the tallest buildings visible on the horizon for a wider horizontal angle of view. The irregular landform and woodland planting would soften the appearance of the buildings. The Proposed Development would remain a noticeable feature on the horizon.	Medium	Residential: Major Adverse Significant Highway user: Moderate Adverse Significant
5	Crossroads at Parkhill	Residential/High	300m/south-east	Year 1 The taller elements of the Proposed Development would appear as a single mass of buildings visible above the hedgerows and hedgerow trees on the	Medium	Residential: Moderate Adverse Significant

Viewpoint	Location	Receptor Type Sensitivity	Approximate distance (m) from Proposed Development/ direction	Description of Potential Impact during Operation	Magnitude of Change	Significance of Effect
		Highway user/Medium		horizon. The bulk of the buildings would be noticeable on the horizon.		Highway user: Minor Adverse Not significant
		Residential/High		Year 15 The woodland plantation in the southern portion of the Site would assist in partial screening of the Proposed Development on the horizon. There would be filtered views in winter of the upper parts of the tallest buildings. The top of the buildings would remain visible on the horizon as a noticeable feature.	Medium	Residential Moderate Adverse Significant
		Highway user/Medium				Highway user: Minor Adverse Not significant
6	Minor Lane, east of Netherton Farm	Highway user/Medium	0m/south-east	Year 1 The view is at 90° to direction of travel. At the field gate there would be a foreground view of the proposed hedgerow, deer fence and wildflower meadow with open close-up views into the site of the buildings with security fencing in the middle and far distance. Due to proximity the Proposed Development would be highly visible at this location.	High	Highway user: Major Adverse Significant
				Year 15 The proposed hedgerow with a future growth height of 2m would provide screening of the Proposed Development from this closeup location during the	Medium	Highway user Moderate Significant Neutral

Viewpoint	Location	Receptor Type Sensitivity	Approximate distance (m) from Proposed Development/ direction	Description of Potential Impact during Operation	Magnitude of Change	Significance of Effect
				summer months and filtered views during the winter months.		
7	Minor lane at Nether Kinmundy	Residential/High	1.0km/south	Year 1 The Proposed Development would be visible in the far distance partially screened by landform and vegetation. There would be a view of the upper parts of the built form, of different heights on the skyline, noticeable due to the size and scale of the buildings. The lower part of the buildings would be screened by intervening topography and landform. As there are other large sheds present in the view, additional large sheds would not be as readily noticeable.	Low	Residential Moderate Adverse Significant
		Highway user/Medium			Highway user Minor, Adverse Not significant	
		Residential/High		Year 15 The taller elements of the Proposed Building would remain visible in the far distance on the horizon, partially softened by the woodland plantation in the south and southwest portion of the Site.	Negligible	Residential Negligible Adverse Not significant
		Highway user/Medium				Highway user: Negligible Adverse Not significant
8	Castlepark of Ludquharn Farm,	Residential/High	1.1km/south-west	Year 1 Filtered views of the Proposed Development on the distant horizon with the taller elements of built form partially visible through the intervening vegetation in the	Medium	Residential: Major Adverse Significant

Viewpoint	Location	Receptor Type Sensitivity	Approximate distance (m) from Proposed Development/ direction	Description of Potential Impact during Operation	Magnitude of Change	Significance of Effect
	looking northeast			<p>middle distance. During the winter months the Proposed Development would be more noticeable, particularly the Switching Station closest to the viewer on the western boundary.</p> <p>Year 15 With the established woodland on the western boundary there would be partial filtered views of the upper part of the built form visible in the winter months. The bulk of the built form would be screened during the summer months.</p>	Low	Residential: Moderate Adverse Significant
9	Minor Lane, crossroads with Green Lane at entrance to Drums Farm	Recreation/High Highway user/Medium	900m/west	<p>Year 1 The Proposed Development would be a prominent feature visible on the horizon noticeable due to the large size and scale of the built form. A large part of the Proposed Development would be screened by intervening topography, with the upper parts of the tallest elements visible. The Switching Station would be prominent in the view in the distance due to proximity to the viewer. The bulk of the development would be visible as one mass.</p>	Medium	Recreation: Major Adverse Significant Highway user: Moderate Adverse Significant

Viewpoint	Location	Receptor Type Sensitivity	Approximate distance (m) from Proposed Development/ direction	Description of Potential Impact during Operation	Magnitude of Change	Significance of Effect
		Recreation/High		Year 15 With the established woodland on the western boundary there would be additional screening of the lower portion of the built form. The upper part of the buildings would be visible at this location, with cable easements restricting planting and landform design on the western perimeter.	Medium	Recreation: Major Adverse Significant
		Highway user/Medium				Highway user: Moderate Adverse Significant
10	South edge of Longside, looking southeast, Core Path on Inn Brae Lane	Residential/High	1.1km/north-west	Year 1 The upper part of the taller elements of built form would be visible on the horizon above the intervening undulating landform. The built form would 'read' as one single mass of building due to siting of the buildings close together. The buildings would be a noticeable element in the view due to the size, and scale.	Medium	Residential: Major Adverse Significant
		Recreation/High				Recreation: Major Adverse Significant
		Residential/High		Year 15 Tree planting on the landform on the western perimeter of the Site would assist in screening the lower portion of the built form with the upper portion of the taller elements remaining visible on the distant horizon. The remainder of the site would appear as woodland on undulating landform.	Low	Residential: Moderate Adverse Significant
		Recreation/High				Recreation: Moderate Adverse Significant

Viewpoint	Location	Receptor Type Sensitivity	Approximate distance (m) from Proposed Development/ direction	Description of Potential Impact during Operation	Magnitude of Change	Significance of Effect
11	A950 travelling east	Highway user/Medium	400m/northwest	<p>Year 1</p> <p>The view from the highway to the south would be at an oblique angle to the direction of travel. The upper portion of the taller elements of the Proposed Development would be visible and noticeable on the horizon due to their large size, scale and colour. The bulk of the lower portion of the built form would be screened by landform.</p>	Medium	Highway user: Moderate Adverse Significant
		Highway user/Medium		<p>Year 15</p> <p>Woodland planting on landform on the northern and northwest perimeter of the Site would assist in screening the lower portion of the built form with the upper portion of the taller elements remaining visible on the higher ground to the south east. Due to the scale of the Proposed Development the built form would remain a noticeable feature on the distant horizon.</p>	Low	Highway user: Moderate Adverse Significant