

Netherton Hub

Environmental Impact Assessment Report

Volume 4

Technical Appendix 8.5 – Residential Visual  
Amenity Assessment

September 2024



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## LIST OF ABBREVIATIONS AND GLOSSARY

132 kV	132 kilovolt (132,000 volt) operating voltage electrical circuit
400kV	400 kilovolt (400,000 volt) operating voltage electrical circuit
Address Base	A dataset of all addresses mapped using Geographic Information System.
AOD	Above Ordnance Datum
Applicant	Scottish Hydro Electric Transmission plc who, operating and known as Scottish and Southern Electricity Networks Transmission, own, operate and develop the high voltage electricity transmission system in the north of Scotland and remote islands.
DTM	Digital Terrain Model
EIA	A formal process set down in Town and Country Planning Act (Environmental Impact Assessment) Regulations 2017 used to systematically identify, predict and assess the likely significant environmental impacts of a proposed project or development.
EU	European Union
GIS	Geographic Information System
GVLIA3	Guidelines for Landscape and Visual Impact Assessment 3rd Edition
HVDC	High Voltage Direct Current
IEMA	Institute of Environmental Management and Assessment
LVIA	Landscape and Visual Impact Assessment
OHL	Overhead Line. An electric line installed above ground, usually supported by lattice steel towers or wooden poles.
OS	Ordnance Survey
Overbearing	The Department for Communities and Local Government online planning portal defines <i>'overbearing, as 'the impact of a development or building on its surroundings, particularly a neighbouring property, in terms of its scale, massing and general dominating effect.'</i>
Principal Room	The principal room of a residential property is a living room or one fulfilling the same primary use role. This may be on the ground floor or upper storey. A Conservatory may be a Principal room if it fulfils this role.
Proposed Development	The Proposed Development is taken to be the description of the HVDC Switching Station, two Converter Stations, 400kV and 132kV Substations, ancillary operations buildings, parking, landform and soft landscape, access arrangements and any associated construction activities and ancillary works.
Public interest	The public interest is a legal term defined as <i>'the general welfare and rights of the public that are to be recognised, protected and advanced.'</i>
RVAA	Residential Visual Amenity Assessment
SSEN Transmission	Scottish and Southern Electricity Networks Transmission own, operate and develop the high voltage electricity transmission system in the north of Scotland and remote islands.
UGC	Underground cable
ZTV	Zone of Theoretical Visibility – the computer-generated theoretical visibility of an object in the landscape.

## 1. INTRODUCTION AND BACKGROUND

### 1.1 Introduction

- 1.1.1 The Residential Visual Amenity Assessment (RVAA) has been commissioned by SSEN Transmission in support of the findings of the **Volume 2, Chapter 8: Landscape and Visual Impact** produced within the Netherton Hub Environmental Impact Assessment Report (EIA Report). This additional piece of work examines the potential level of effect on residential properties in the Study Area surrounding the proposed Netherton Hub and provides a greater level of detail and reinforces the results of the Landscape and Visual Impact Assessment (LVIA).
- 1.1.2 For residential properties close to Netherton Hub the RVAA is considered an appropriate method to provide greater detail on the extent of potential effects on visual amenity.
- 1.1.3 During previous consultations with Aberdeenshire Council (see **Volume 2, Chapter 8: Landscape and Visual Impact, Table 8-3 Summary of Consultation Undertaken**) the methodology for the LVIA and the extent of study area had been agreed. During the consultations, the requirement for a RVAA had not been discussed as part of the EIA scope, however, subsequently it has been decided that this additional piece of assessment will reinforce the findings of the LVIA, providing information on potential impacts from within the private domain. The LVIA makes assumptions based on findings from publicly accessible areas only.
- 1.1.4 The definition of Residential Visual Amenity is provided in the Landscape Institute Technical Guidance Note<sup>1</sup>, as follows: *'the overall quality, experience and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage.'* Residential Visual Amenity is one component of Residential Amenity which is not considered in this report.

### 1.2 Objective of the RVAA

- 1.2.1 Changes in views and visual amenity are considered as part of the planning process. It is widely accepted that no one has a 'right to a view.' The scale and nature of the Proposed Development is likely to result in significant effects on visual amenity. This RVAA report aims to identify in greater detail any situations where the potential effects on the visual amenity at a residential property could be considered so significant that it may be considered not in the public interest to permit such conditions to occur where they did not exist before.
- 1.2.2 The RVAA asks the question for each residential property, *'is the effect of Netherton Hub of such nature and/or magnitude that it potentially affects 'living conditions' or Residential Amenity'?* This is referred to as the *Residential Visual Amenity Threshold?* (RVAT). This judgement is based on informed professional opinion. The threshold would be reached if it is considered that the potential level of effect would be 'overbearing' or 'overly intrusive' on the individual property and/or its curtilage.

### 1.3 Guidance

- 1.3.1 The RVAA has used the following references to assist in defining the methodology:
- Landscape Institute, Technical Guidance Note 2/19 Residential Visual Amenity Assessment (RVAA); and
  - Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment<sup>2</sup>.
- 1.3.2 The RVAA uses a series of stages of work to enable the assessment to focus on potential residential properties that may have a significant change to the view, as follows:
- Stage 1 Definition of study area and project scope;
  - Stage 2 Evaluation of baseline visual amenity;
  - Stage 3 Assessment of likely change; and

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<sup>1</sup> Landscape Institute, (2019). Technical Guidance Note 2/19 Residential Visual Amenity Assessment (RVAA).

<sup>2</sup> Landscape Institute and Institute of Environmental Management and Assessment, (2013). 'Guidelines for Landscape and Visual Impact Assessment', 3rd Edition.

- Stage 4 Further assessment of predicted change, with a judgement with respect to Residential Visual Amenity Threshold.

## 2. STAGE 1: DEFINITION OF STUDY AREA AND PROJECT SCOPE

### 2.1 Introduction

- 2.1.1 The LVIA (which has assessed potential impacts to visual amenity from public accessible locations) found no significant effects on visual amenity beyond one kilometre from the permanent Site Boundary. This was due to the reduction in effects with distance, combined with intervening topography, built form and vegetation.
- 2.1.2 A 1 km limit from the Site Boundary (as shown on **Appendix A Zone of Theoretical Visibility and Address Base**) has therefore been adopted as the Study Area for this RVAA, and all residential properties with theoretical visibility within this area have been examined. As a precaution, a small number of properties located close to, but outside the 1 km limit have also been included in this assessment, where they either had an open view or formed part of a group (e.g. street in Longside).

### 2.2 Zone of Theoretical Visibility

- 2.2.1 A detailed Zone of Theoretical Visibility (ZTV) map was produced, using a fine resolution Digital Surface Model (DSM) corrected to remove potential 'false artefacts'<sup>3</sup>. This ZTV was refined in production to exclude coniferous plantations (as these could be felled in the future), so the potential screening would be terrain, built form and natural woodland. This method was used to provide a more accurate ZTV to assist in determining the number of residential properties with a potential view.
- 2.2.2 The ZTV assumes the Proposed Development would consist of the following elements (please note that all dimensions provided are approximate and provide a realistic worst-case for the purposes of the RVAA):
- High Voltage Direct Current (HVDC) Switching Station: up to 30 m height on a development platform at 44 m Above Ordnance Datum (AOD);
  - Spittal to Peterhead HVDC Converter Station: up to 29 m height on development platform at 46 m AOD;
  - Eastern Green Link 3 HVDC Converter Station: up to 29 m height on development platform at 47 m AOD; and
  - 400 kV and 132 kV Substations: up to 20 m height on development platform at 51 m AOD;
  - Operations Building: 8 m height at 48 m AOD; and
  - Spares Building: 24 m height at 49 m AOD.
- 2.2.3 The ZTV does not take into account the landforms, woodland and hedgerow planting designed in to the Proposed Development as landscape and visual mitigation, in order to ensure it shows a worst-case scenario.
- 2.2.4 The ZTV analysis identified 130 residential properties within the 1 km study area with a potential view of the Proposed Development (see **the figures within the Appendix A Zone of Theoretical Visibility and Address Base**). Properties acquired by SSEN Transmission (or in the process of acquisition) were omitted: Netherton Farm and ruin, Inverveddie House and Cottage, Roer Teach, Tiffery, Longleys and Langfield House. This left a total of 123 residential properties to be considered.

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<sup>3</sup> Produced in in ArcGIS Pro v3.1.0 (Visibility tool) using the Bluesky Mapshop 2 m resolution photogrammetric DSM. Plantation woodlands were excluded as a potential screening factor as these are subject to change with felling and replanting. Overhead lines (OHL) were also excluded as these can form a feature in the DSM which could falsely suggest screening (a 20 m buffer was applied to high voltage OHLs and 5 m to low voltage OHLs). The gaps in the DSM left after removing these elements were filled using Ordnance Survey Terrain 5m Digital Terrain Model (DTM) data. The development platforms were added using AOD values provided by SSEN Transmission, and the DSM data was then interpolated to fill any remaining gaps, maintaining a consistent resolution and avoiding data voids that could impact visibility analysis. Finally, Addressbase Premium data was used to verify and refine the location and heights of buildings and other structures, ensuring an accurate representation of visibility conditions in the study area. The ZTV was generated with a 2 m cell size to ensure fine detail, with the observer eye height set at 1.6 m

### 3. STAGE 2: EVALUATION OF BASELINE VISUAL AMENITY

- 3.1.1 Fieldwork was undertaken in August 2024. An initial visit to the area surveyed residential properties from publicly accessible locations to ground-truth the ZTV and establish which properties would actually have a potential view and which should be excluded as 'No View'.
- 3.1.2 The next stage of the assessment was to evaluate the baseline visual conditions at the properties to be included. At each property the following issues were considered:
- aspect of the property in relation to the potential view;
  - type of property, with surrounding curtilage, garden, surrounding buildings;
  - primary view and secondary or peripheral views; and
  - views experienced when arriving or leaving the property (e.g. from driveways or access tracks).
- 3.1.3 A 'No View' situation is one where neither the property nor the curtilage has a view towards the Site due to aspect and arrangement of the building and/or screening by either terrain, vegetation, or built form or a combination of these.
- 3.1.4 Where properties had a similar aspect and architectural arrangement (i.e. location of living quarters and distance from the Proposed Development) these were grouped together and assessed as one group. For example, a line of houses at Flushing or Longside facing in the same direction and of a similar arrangement.
- 3.1.5 It is recognised that the potential visual impact would be greater during winter with leaf drop and this aspect has been taken into account within this assessment.
- 3.1.1 The results of the findings of the fieldwork survey are shown in **Appendix B, Table B-1** listing the results for the 123 properties with brief description of the view if available. Of the 123 residential properties initially identified, 44 were found to have sufficiently clear view to potentially be subject to a significant effect. These 44 properties were then examined in further detail as outlined in Stage 3 below.

## 4. STAGE 3: ASSESSMENT OF LIKELY CHANGE TO VISUAL AMENITY

- 4.1.1 All residential receptors are considered to have a high sensitivity, irrespective of location and aspect in relation to the Proposed Development. The emphasis of the assessment for each residential property is to identify the main living areas (areas of the property used during the day and thus from which views out are important) and also the extent of the any garden area and private drive surrounding the property.
- 4.1.2 All 44 properties were visited. Those properties whereby a potential view was not visible from the public highway were approached to arrange access in order to assess the view. Where residents were at home at the time of the visit and agreed, the property was surveyed by observing the view towards the Proposed Development, taking a photograph record of the view and the view of the elevation of the property that faced towards the Proposed Development. If residents did not agree to access or were absent, photography and survey work was undertaken from the nearest publicly accessible location.
- 4.1.3 The Landscape Institute Technical Guidance for RVAA<sup>4</sup> recommends the following considerations which assist in evaluating the level of magnitude of visual change at each individual property include:
- Distance of property from the Proposed Development, having regard to its size/scale and location relative to the property.
  - Type and nature of the available view and how they may be affected, having regard to seasonal variation.
  - Direction of view/aspect of property affected, having regard to the main and secondary views from the property.
  - Extent to which the development/landscape changes would be visible from the property (or part of) having regard to principal rooms, the domestic curtilage (i.e. garden) and the private access route, taking into consideration seasonal variations.
  - Scale of change in views having regard to such factors as the loss or addition of features and compositional changes including the proportion of view occupied by the development, taking into account seasonal variations.
  - Degree or contrast or integration of new features or changes in the landscape compared to the existing situation in terms of form, scale and mass, line, height, colour and texture having regard to variations.
  - Consideration of the embedded mitigation. In this case, consideration is given to the Landscape Mitigation Strategy illustrated within **Volume 3, Figure 8.5: Illustrative Landscape Masterplan**.
- 4.1.4 The Proposed Development is considered to be permanent and irreversible.
- 4.1.5 **Appendix C Property Inspections** describes the baseline situation in relation to each of the included 44 residential properties. Each property is described using the criteria in **paragraph 4.1.3** listed above. Each property is illustrated in relation to the ZTV with the proposed angle of view of the Proposed Development and distance.
- 4.1.6 **Table 4-1** below sets out the criteria used to identify the level of magnitude of change in relation to visual amenity:

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<sup>4</sup> Landscape Institute Technical Guidance Note 2/19 Residential Visual Amenity Assessment (March 2019).



**Table 4-1 Magnitude of change**

Level of Magnitude	Size, Scale and Nature
<b>High</b>	Obstructs a significant portion of the view. Forms a large or very noticeable or discordant element in the view. Considerable change to key features or many existing elements of the landscape.
<b>Medium</b>	Occupies a noticeable portion of the view. Forms a large or very noticeable or discordant element in the view.
<b>Low</b>	Occupies a small portion of the view. Not readily noticeable.
<b>Negligible</b>	Occupies little or no portion of the view. Hardly noticeable.

- 4.1.7 The final stage of the assessment considers the level of magnitude and significance of likely visual effect at the 44 included properties.
- 4.1.8 To identify the potential level of effect on visual amenity at each property, the RVAA uses the same criteria as **Volume 2, Chapter 8: Landscape and Visual Impact. Table 4-2**, below, is the matrix used in the EIA to guide how sensitivity and magnitude are combined to judge the level of significance.

**Table 4-2: Matrix for Determining the Significance of Effects**

		Sensitivity of Receptor to Change/Effect			
		High	Medium	Low	Negligible
Magnitude of Change/ Effect	High	Major	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor	Negligible
	Low	Moderate	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

- 4.1.10 It is important to note that this matrix is used as a framework, not as a prescriptive formula. Professional judgement is always used to combine sensitivity and magnitude to gauge the level of effect (and thus significance). This ensures the particular circumstances of each receptor, including for example the type and scale of the development visible and the baseline context, are taken into account. In particular, for visual assessment, a development may occupy a noticeable portion of the view from a residential receptor (and thus be found a medium change for a highly sensitive receptor) but be judged to be subject to a moderate effect in accordance with the descriptors set in **Table 4-3**, below (extracted from **Table 8, Volume 4, Technical Appendix 8.1: Landscape and Visual Impact Assessment Methodology**).

**Table 4-3: Level of visual effect**

Level of Effect	Visual effect
Major	The development would be a prominent feature or a noticeably discordant or enhancing feature substantially affecting overall visual amenity or would result in a clearly noticeable change to a highly sensitive and well composed existing view. A clearly noticeable or substantial improvement or deterioration of the existing view.
Moderate	The development would be a noticeable feature or a somewhat discordant or enhancing feature affecting overall visual amenity or would result in a noticeable change to a highly sensitive and well composed existing view or would be prominent within a less well composed and less sensitive view. A noticeable improvement or deterioration of the existing view.
Minor	The development would be a visible but not particularly noticeable feature or a slightly discordant or enhancing feature affecting overall visual amenity or would result in a small

Level of Effect	Visual effect
	change to a highly sensitive and well composed existing view or would be noticeable within a less well composed and less sensitivity view. A small improvement or deterioration of the existing view.
Negligible	No discernible improvement or deterioration in the existing view.

4.1.11 In **Appendix C Property Inspections (Volume 5, Confidential Technical Appendices)**, each property has been assessed in relation to level of magnitude due to change in the view and level of effect, including a conclusion as to whether this is significant or not significant. The nature of the change to the view is considered at Year 15 of the operational stage, with establishment of the proposed soft landscape and is considered permanent and irreversible.

4.1.12 **Appendix D Stage 3 Property Assessment Level of Magnitude and Significance** provides a summary of the findings from **Appendix C Property Inspections** from each property inspection.

#### *Cumulative Effects*

4.1.13 The potential for in-combination cumulative effects at each residential property was also considered relevant.

4.1.14 The full list of cumulative developments which would potentially affect residential properties within 1 km of the Proposed Development is given below in **Table 4-3**. The LVIA noted that significant cumulative effects with the Cumulative Developments, Green Volt Offshore Windfarm onshore infrastructure and the extension of Bridgend Quarry are unlikely to occur and are therefore not included within the RVAA.

**Table 4-3 Cumulative Developments**

Cumulative Development	Application Status	Sections of Relevance
<b>Beauly to Blackhillock to New Deer to Peterhead 400 kV OHL, (abbreviated to B2P 400 kV OHL)</b>	Route alignment options stage in advance of submitting a planning application.	A proposed double circuit steel structure 400 kV OHL to connect into new substation sites at Beauly, Blackhillock, New Deer and Netherton, approximately 192 km in length. It is expected to connect to the Netherton Hub from the west of the Site.  It would comprise steel lattice towers to connect the OHLs. At this stage it is expected that the towers would be 57 m in height on average, although tower heights may be increased where local topography dictates in order to achieve sufficient clearance distances. The span lengths between towers would vary depending on topography and altitude but would be approximately 350 m apart. Exact heights of and the distances between towers would be determined after a detailed line survey and confirmed prior to submission of a planning application.
<b>Netherton/Peterhead 400 kV OHL Diversion and Repurposing (SSEN Transmission)</b>	Currently assessing route options in advance of submitting a planning application.	To connect the proposed 400 kV Substation at the Netherton Hub to the existing transmission network, it is proposed to divert the OHL connection between the existing 400 kV substation at New Deer and existing 400 kV substation at Boddam, to the Netherton Hub. This would involve removing and replacing some OHL towers, however at this stage the extent of OHL tower removal is unknown. The proposed OHL terminal towers and the B2P 400kV OHL coming into the Substation only from the west have been shown on the LVIA visualisations ( <b>Volume 3, Figure 8.31A to Figure 8.41</b> ) to present a worst case. It is expected the diverted OHL leaving the Proposed Development from the

Cumulative Development	Application Status	Sections of Relevance
		south/southwest of the Site. The alignment of this route is not yet known and is therefore not shown on the visualisations. Within Appendix C Property Descriptions, the cumulative assessment, it is assumed that an OHL will pass from the terminal tower southwards to connect with the existing New Deer 400 kV OHL.
<b>Spittal to Peterhead HVDC UGC, (abbreviated to S2P UGC) (SSEN Transmission)</b>	Permitted Development. Currently assessing route options.	Installation of approximately 13 km HVDC UGC between North of St. Fergus (near to Rattray) and the Proposed Development. It is expected the UGC would connect to the Netherton Hub from the west/northwest of the Site.
<b>Eastern Green Link 3 HVDC UGC (abbreviated to EGL3 UGC) (SSEN Transmission)</b>	Permitted Development. Currently assessing route options.	Installation of approximately 9 km HVDC UGC between Sandford Bay and the Proposed Development. It is expected the UGC would connect to the Netherton Hub from the west of the Site, with the UGC routing to the south of the Site.

4.1.15 As noted above, the nature of the change to the view is considered at Year 15 of operation. At this point the underground cable routes will have been fully restored and their impact on visual amenity is anticipated to be negligible. The RVAA focuses on cumulative impact with the two overhead lines.

## 5. STAGE 4 FORMING THE RVAA JUDGEMENT

- 5.1.1 For those properties where a significant (moderate or greater) effect on visual amenity has been identified, a further judgement is required to determine whether the predicted effects are such that it has reached the Residential Visual Amenity Threshold.
- 5.1.2 To form a judgement for each property, this assessment follows Landscape Institute Technical Guidance<sup>5</sup> which suggests that the threshold may be reached if a proposed development can reasonably be described as “*blocking the only available view from a property*” or “*overwhelming views in all directions*” or “*unpleasantly encroaching*” or “*being inescapably dominant from the property.*”
- 5.1.3 This is a clear step beyond the threshold for a major adverse effect on visual amenity which (summarising from Table 4.3, above) can be described as “*The development would be a prominent feature or a noticeably discordant feature substantially affecting overall visual amenity.*”
- 5.1.4 Of the 44 properties assessed 22 were found to be subject to a significant visual effect from the Proposed Development at Year 15. Of these, one was Major Adverse and 21 Moderate Adverse. The remaining 22 properties were assessed as not significant.
- 5.1.5 **Table 5-1**, below, sets out the findings in relation to the Residential Visual Amenity Threshold (RVAT) for each of the 22 properties with a significant adverse visual effect.

**Table 5-1 Residential properties with potential adverse significant effect from Netherton Hub**

ID	Property Name	Has the RVAT been reached?	Justification
7	The Willowlands	No	The main elevations to the southeast have a distant view of the Proposed Development. Views from the other elevations remain unchanged.
8	Mizpah	No	
9	Macwood	No	
10	Chapel Croft	No	
11	Kildonan	No	
12	Elderslie	No	
19	19 Laburnum Lane	No	Rear elevations facing the Site have a distant view of the Site on the horizon. The remaining elevations do not have a change to the existing view and are unaffected.
22	17 Glenburnie Cottage, Laburnum Lane	No	
26	Cairnlea	No	Side elevation at ground level have a distant broad view of the Site in the middle distance, partially screened in the foreground by field hedgerows. The main elevation to the south east and north west are unaffected.
78	Beanacharan	No	The main south facing elevation, front garden, western elevation and large garden west of the property remain unaffected. From the rear elevation and patio, looking to the north, north east and east there would be a view of the Hub buildings over approximately 90° angle of view.
108	Parkhill Farm	No	View from main elevation (eastern), south and north elevations to the Site remaining unchanged. Rear west facing elevation has a channelled view of the Site at distance.
109	Toad Hall	No	Restricted views to the Site at ground level due to intervening vegetation. North facing elevation at upper floors would have a distant view of top of tallest buildings on horizon. No
110	West Toddlehills	No	

<sup>5</sup> Landscape Institute Technical Guidance Note 2/19 Residential Visual Amenity Assessment (March 2019).

ID	Property Name	Has the RVAT been reached?	Justification
			change to the view for other elevations to the properties. No view from garden or driveway due to vegetation.
111	Faichfield House	No	Distant channelled view south west to the Site from Main Elevation, front garden and driveway. No change to the view from other elevations.
112	Sonas	No	Main elevations have distant view with Proposed Development visible on horizon partially screened by Parkhill Farm and vegetation. The side and rear elevations are unaffected with no change to the view.
113	Burnside	No	
114	Faichfield Croft	No	
117	Sandside House	No	A distant view on the horizon of the top of the tallest buildings, from the front garden, driveway and main elevation looking north to the Site. The side and rear elevations are unaffected with no change to the view.
118	Mirimar, Parkside	No	A distant view on the horizon of the top of the tallest buildings, from the front garden, driveway and main elevation looking north to the Site. The side and rear elevations are unaffected with no change to the view.
119	Parkhill Farm, Parkhill, at crossroads	No	A distant view on the horizon of the top of the tallest buildings, from the side elevation, paddock and rear garden, looking northwest to the Site. The main elevation, east and north elevations are unaffected with no change to the view.
120	Toddlehills Cottage	No	A distant view of the top of the tallest buildings from the side elevation and garden looking northwest to the Site. Views from the main, rear and south facing elevations would be unaffected
122	Toddlehills Farm	No	Distant view of the top of the tallest buildings from Main elevation looking north. No change to views from the east, south, north facing elevations and garden.

- 5.1.6 None of the properties subject to a significant effect are considered to fall within the Residential Visual Amenity Threshold, due to the proximity, aspect, elevation and presence of intervening vegetation, built form in relation to the Proposed Development. Over time, beyond 15 years, the visual effects would lessen with growth of mitigation planting surrounding the Proposed Development.
- 5.1.7 Having considered the effect of the Proposed Development alone, the exercise was repeated for the 33 properties found subject to a significant cumulative visual effect considering the Proposed Development along with the associated transmission developments – the Beauly to Peterhead 400kV OHL and the Netherpton to Peterhead diversion of the existing 400 kV OHL.
- 5.1.8 The underground cable connections were not considered because on completion and after restoration they would have a negligible visual effect. Similarly, the properties where the effect on visual amenity was judged to be negligible were excluded, as for these any significant visual amenity effect would arise from the overhead lines alone – the contribution of the Proposed Development would remain negligible.
- 5.1.9 **Table 5-2**, below, sets out the findings in relation to the Residential Visual Amenity Threshold (RVAT) for each of the 33 properties found subject to a significant adverse cumulative visual effect.

**Table 5-2 Residential properties with potential adverse significant cumulative effect with Netherton Hub plus the associated transmission projects**

ID	Property name	Has the RVAT been reached?	Justification
7	The Willowlands	No	The main elevations to the southeast would have a distant view of the Proposed Development and overhead lines on the horizon to the south and south east. Views from the other elevations would remain unchanged.
8	Mizpah	No	
9	Kilda, land at Inn Brae	No	
10	Chapel Croft	No	
11	Kildonan	No	
12	Elderslie	No	
15	Knollen Lodge	No	Channelled view to the south east of the Netherton Hub and overhead lines from rear elevation and gardens. Views from the other elevations would remain unchanged.
13	Laylasville, Inn Brae	No	Contained views from the main or rear elevations looking to the south west towards the Site. Distant view of Proposed Development and overhead lines on horizon to the south and south east. Views from other elevations would remain unchanged.
16	Inn Brae	No	
17	Laburnum House, Laburnum Lane	No	
18	Laburnum Lane	No	
20	Quaintways, Laburnum Lane	No	
19	Laburnum Lane	No	Distant view of the Hub and overhead lines from main or rear elevations facing south west of this part of Laburnum Lane. View of the Hub and overhead lines on horizon. The views from other elevations would remain unchanged
22	Glenburnie Cottage, Laburnum Lane	No	
26	Cairnlea, Ludquharn	No	Filtered views of the Proposed Development to the north due to garden screening. Views of the overhead lines present to the north east, east, south east. Views from the north west facing elevation remain unchanged.
61	Cairngall Cottages, Cairngall Home Farm	No	From the rear elevation, a distant view of the Netherton Hub on the far horizon and the overhead lines. Views from other elevations to the east, north and west remain unchanged.
68	Jamie-Lee Cottage	No	Filtered view of the Netherton Hub. View to the north from the rear elevation of the overhead lines traversing from west to east across the view. Views from other elevations to the east, south and west remain unchanged.
74	Jordan Ridge	No	Distant view of the Netherton Hub from main elevation. From the main elevation, front garden and driveway looking north, there would be distant views of two overhead lines from west to east into the 400kV Substation and from north east to south from the east facing elevation. Views from the west and southern elevations would remain unchanged due to garden planting.

ID	Property name	Has the RVAT been reached?	Justification
75	Westwood, Cairngall	No	Restricted view of the Netherton Hub from the Main elevation. View of two overhead lines from south east to south west on distant horizon from main elevation and garden. Views from other elevations would remain unchanged.
78	Beanacharan	No	Views from the western elevation and side garden would remain unaffected. From the rear elevation and garden, looking to the north, north east and east there would be a view of the Netherton Hub buildings and two overhead lines. The main elevation looking south would have towers removed in the distant horizon.
83	Nether Kinmundy Farmhouse	No	Distant view of Netherton Hub and overhead lines visible from west to east, from the driveway and garden only. No views from the property. All views from property remain unchanged.
91	Lyn-Lea Cottage	No	Distant view of top of the tallest buildings and overhead lines visible from the rear elevation, driveway and garden only, looking north. Views from the main elevation (south), west and east facing elevation would alter as a section of overhead line would be removed. A new overhead line would be visible to the east facing elevation.
108	Parkhill Farm	No	View from main elevation (eastern), south and north elevations to the Site remaining unchanged. Rear elevation has a channelled view of the Site at distance.
109	Toad Hall	No	Restricted views to the Netherton Hub at ground level due to intervening vegetation. North facing elevation at upper floors would have a distant view of top of tallest buildings in the Netherton Hub and overhead lines from west to east and also to the east. A section of overhead line to the south would be removed. No view from garden or driveway due to vegetation.
110	West Toddlehills	No	
112	Sonas	No	Main elevations have distant view of the Netherton Hub and overhead lines visible on horizon partially screened by Parkhill Farm and vegetation. The side and rear elevations are unaffected with no change to the view.
113	Burnside	No	
114	Faichfield Croft	No	
117	Sandside House	No	A distant view on the horizon of the top of the tallest buildings and overhead lines, from the front garden, driveway and main elevation looking north to the Site. The side and rear elevations are unaffected with no change to the view.
118	Mirimar, Parkside	No	A distant view on the horizon of the top of the tallest buildings and overhead lines, from the front garden, driveway and main elevation looking north and north west. The eastern side and rear elevations are unaffected with no change to the view.
119	Parkhill Farm	No	A distant view on the horizon of the top of the tallest buildings and overhead lines, from the west facing

ID	Property name	Has the RVAT been reached?	Justification
			elevation, paddock and garden, looking north west to the Site. The Netherton/Peterhead 400 kV OHL would lie in the middle distance crossing the view from north to the south, visible in the west facing and main southern elevation. Removal of distant towers of the Netherton/Peterhead 400 kV OHL Diversion would occur in the main south and east facing elevations.
120	Toddlehills Cottage	No	A distant view of the two overhead lines entering the 400kV substation from the west, and the top of the tallest buildings in the Site would be visible from the west and north west facing elevations and garden. Views of the Netherton/Peterhead 400 kV OHL Diversion would be visible from the Netherton Hub across the view from north to south in the middle distance from the main elevation looking west. Views from the rear, east facing elevation would be unaffected
122	Toddlehills Farm	No	Distant view of the top of the tallest buildings in the Netherton Hub and the two overhead lines entering the 400kV substation would be visible from the main elevation looking north. Views of the Netherton/Peterhead 400 kV OHL Diversion would be visible from the main and west facing elevation aligned from north to south in the middle distance. No change to views from the east, south elevations and garden.

5.1.10 Of these 33 properties, none are considered to be subject to an overbearing or overly intrusive effect in relation to the Proposed Development and the combined cumulative effect of the four transmission projects due to a range of factors such as distance, elevation, the aspect of the property, presence of intervening buildings, vegetation or built form. The residential properties within 1 km are not considered to meet the RVAT.

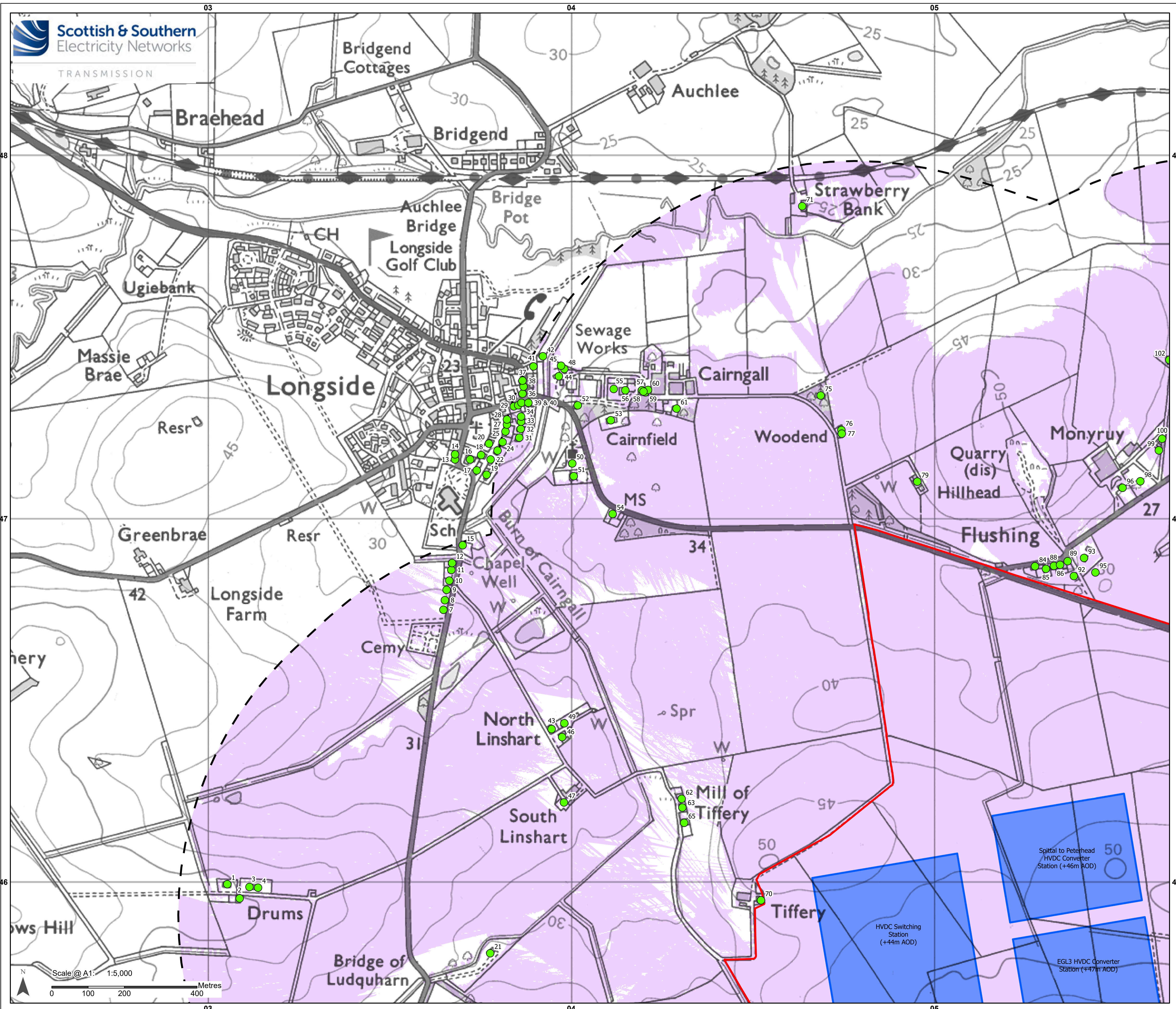


## 6. SUMMARY AND CONCLUSION

- 6.1.1 The assessment finds that the visual effects initiated by the Proposed Development on residential properties within 1 km of the Netherton Hub would be below the Residential Visual Amenity Threshold. This is due to presence of screening by the intervening topography, built form or/and vegetation within their curtilage and nearby fields and also due to the aspect and nature of the property itself. Of the 123 residential properties surveyed within 1 km of the Proposed Development, none are considered to meet the Residential Visual Amenity Threshold.

## APPENDIX A – ZONE OF THEORETICAL VISIBILITY AND ADDRESS BASE

Sheets 1 to 4 Residential Visual Amenity Assessment



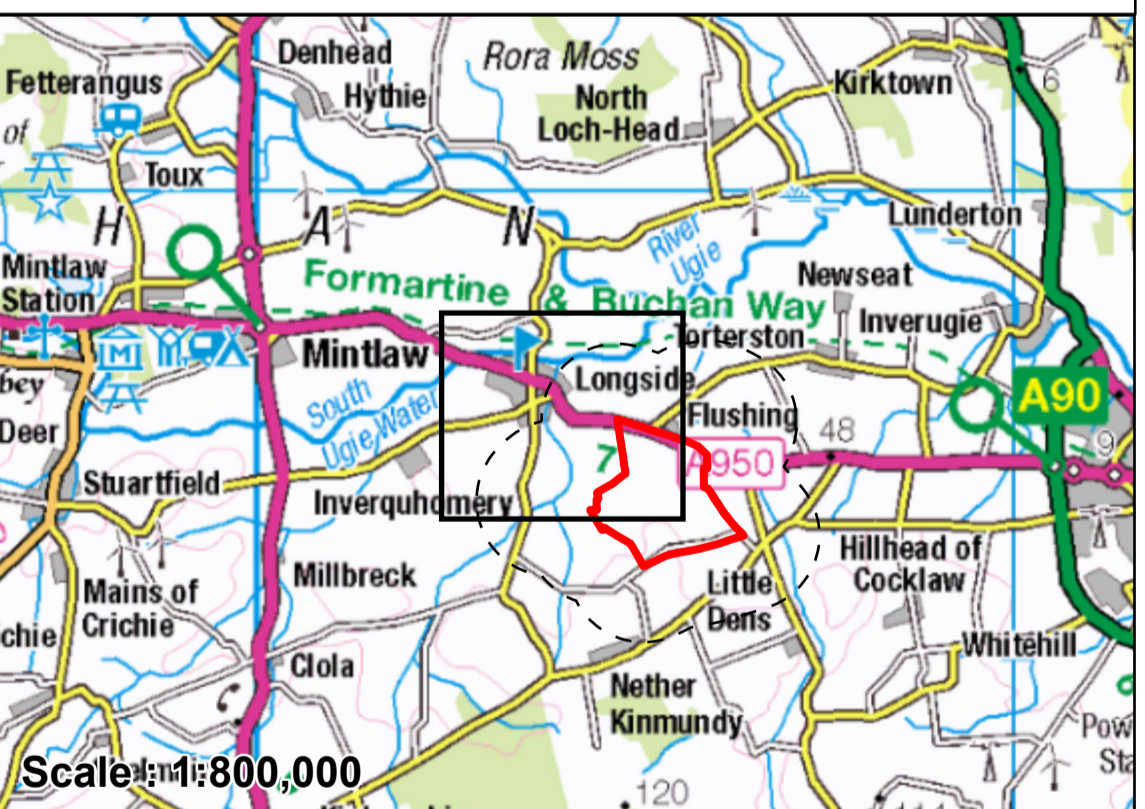
**Legend**

- Site Boundary
- 1 km from Site Boundary
- Proposed Development Platforms (Approximate heights)
- Zone of Theoretical Visibility
- OS Addressbase - Residential Properties \*

\* This drawing shows the residential properties within a kilometre of the red line boundary with a potential view of the Proposed Development. Those without a view (due to intervening terrain or built form) are not shown.

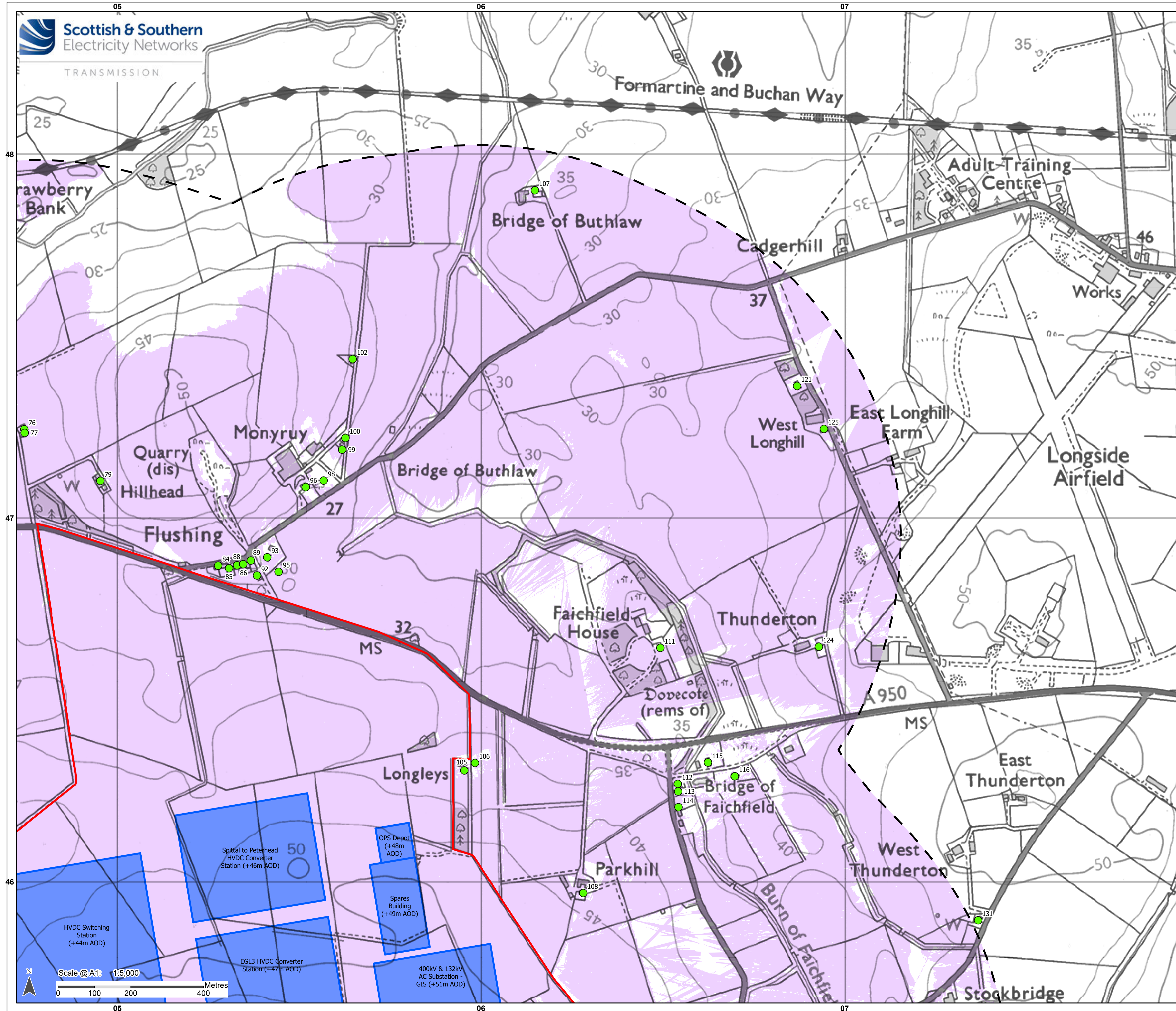
Note:

- 1) The Zone of Theoretical Visibility (ZTV) is based on a 2 m Digital Surface Model corrected as stated at Paragraph 2.2.1 of the RVAA report. It shows the theoretical visibility of structures to the maximum parameter height occupying the full extent of the Proposed Development Platforms (marked in blue).
- 2) The ZTV does not take into consideration intervening vegetation. Earth curvature and atmospheric refraction has been taken into account



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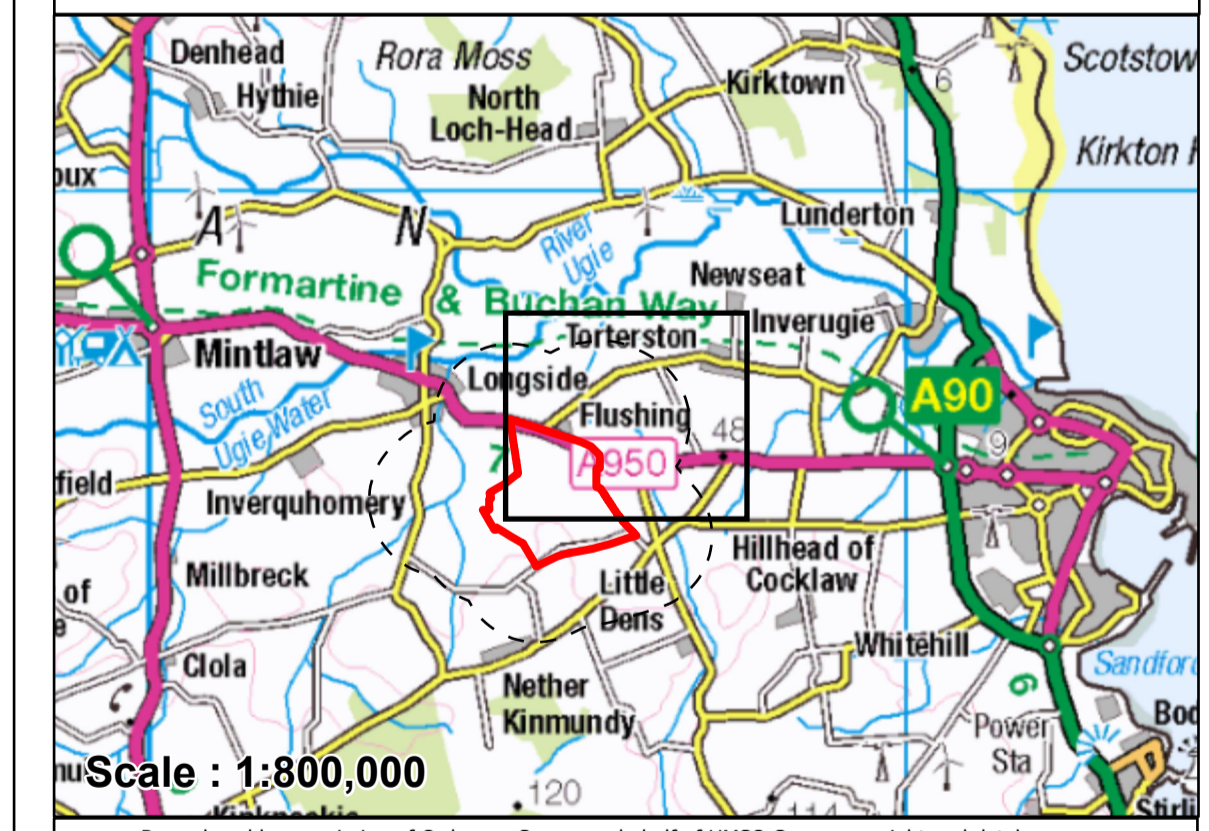
Project No:	LT000052		
Project:	Nethererton Hub		
Title:	Residential Visual Amenity Assessment Sheet 1 of 4		
Drawn by:	MAL	Date:	28/08/24
Drawing:	NETHERTONHUB-EIA-WSP-06		



- Legend**
- Site Boundary
  - 1 km from Site Boundary
  - Proposed Development Platforms (Approximate heights)
  - Zone of Theoretical Visibility
  - OS Addressbase - Residential Properties \*

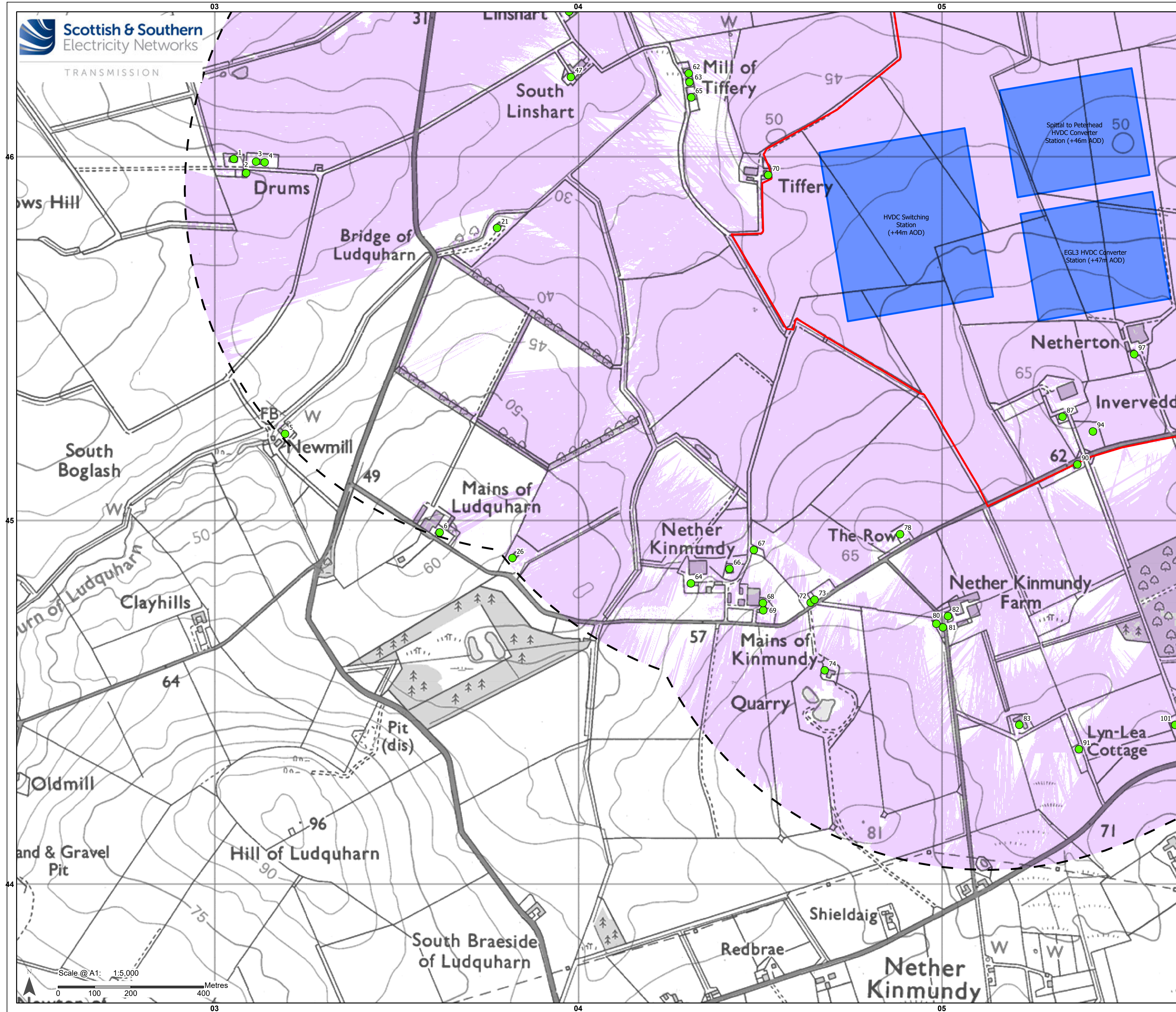
\* This drawing shows the residential properties within a kilometre of the red line boundary with a potential view of the Proposed Development. Those without a view (due to intervening terrain or built form) are not shown.

Note:  
1) The Zone of Theoretical Visibility (ZTV) is based on a 2 m Digital Surface Model corrected as stated at Paragraph 2.2.1 of the RVAAs report. It shows the theoretical visibility of structures to the maximum parameter height occupying the full extent of the Proposed Development Platforms (marked in blue).  
2) The ZTV does not take into consideration intervening vegetation. Earth curvature and atmospheric refraction has been taken into account



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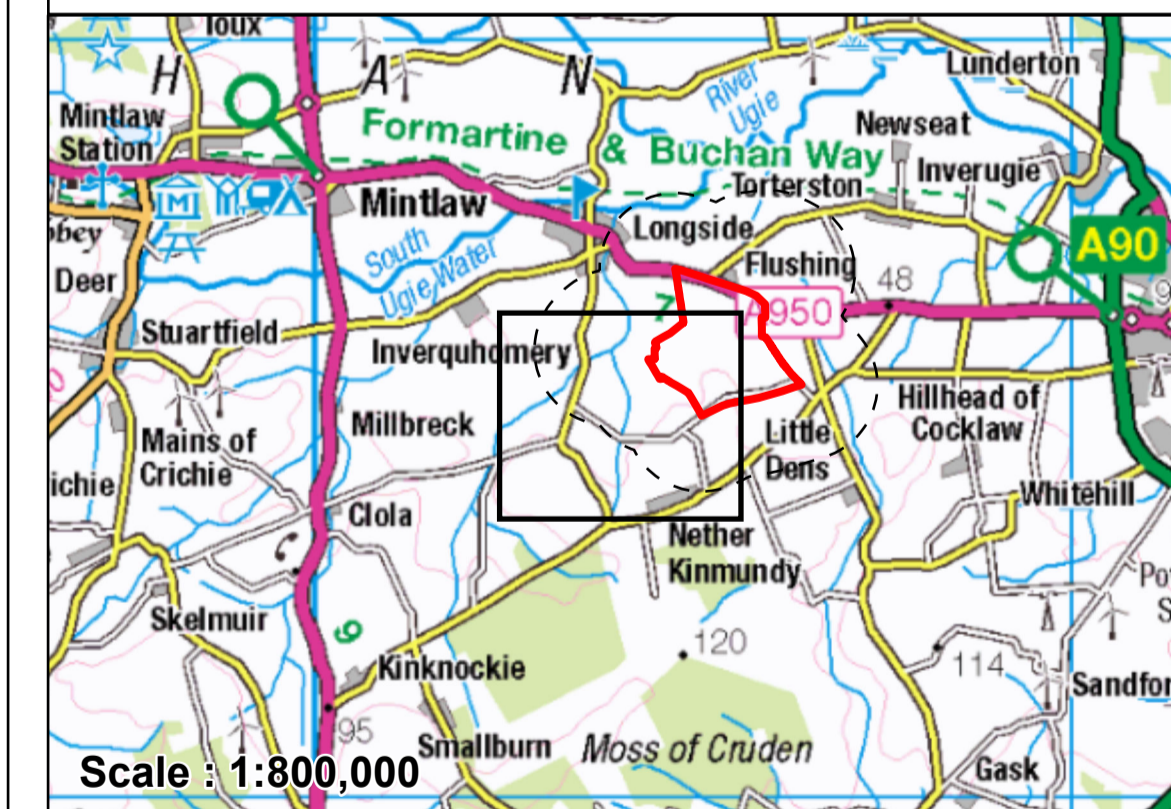
Project No:	LT000052
Project:	Netherton Hub
Title:	Residential Visual Amenity Assessment Sheet 2 of 4
Drawn by:	MAL
Date:	28/08/24
Drawing:	NETHERTONHUB-EIA-WSP-06



- Legend**
- Site Boundary
  - 1 km from Site Boundary
  - Proposed Development Platforms (Approximate heights)
  - Zone of Theoretical Visibility
  - OS Addressbase - Residential Properties \*

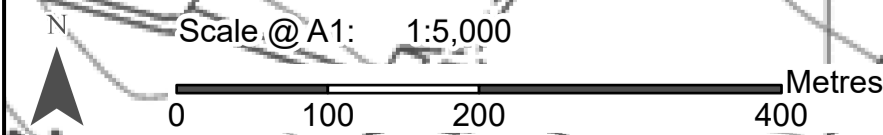
\* This drawing shows the residential properties within a kilometre of the red line boundary with a potential view of the Proposed Development. Those without a view (due to intervening terrain or built form) are not shown.

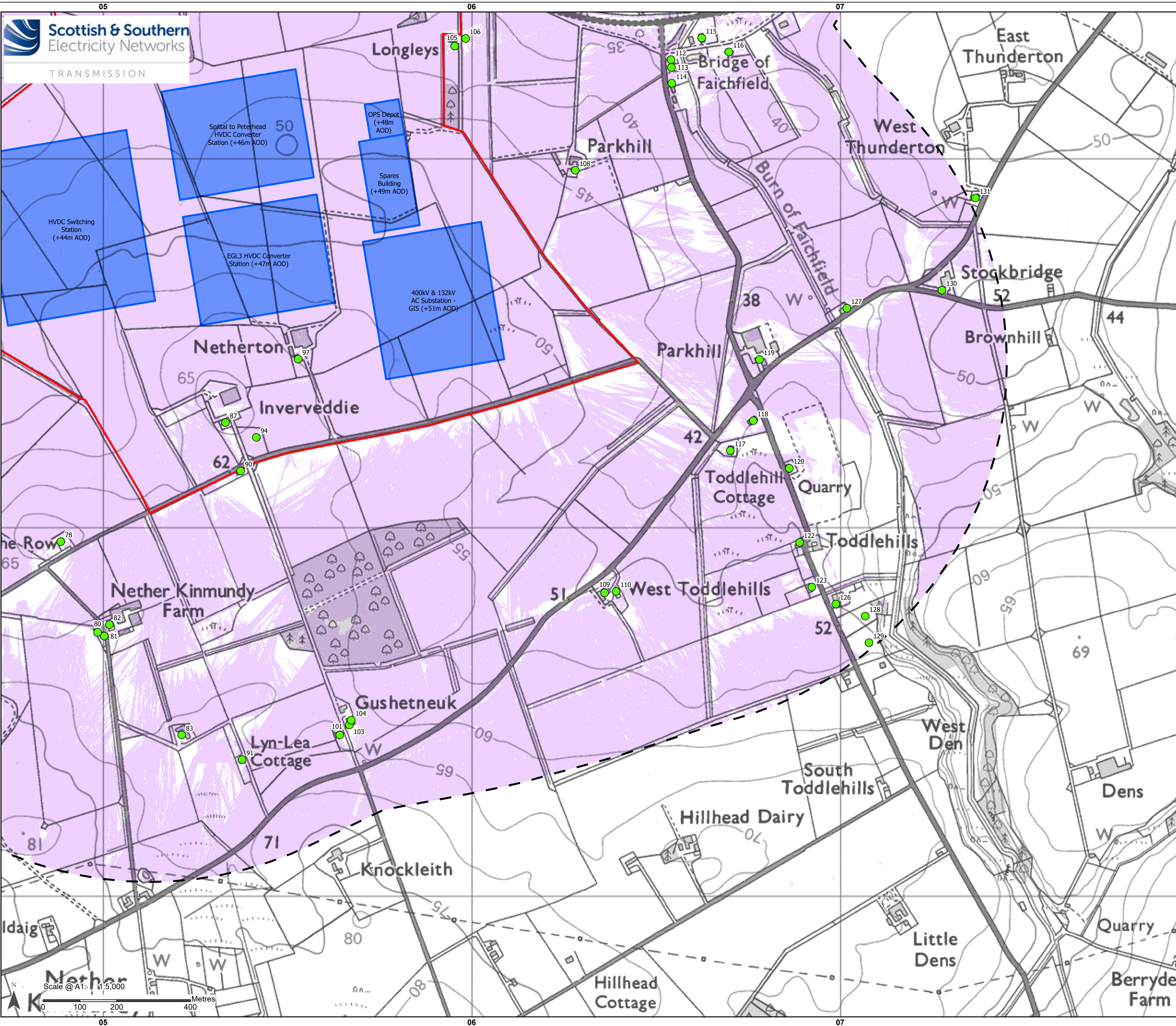
Note:  
1) The Zone of Theoretical Visibility (ZTV) is based on a 2 m Digital Surface Model corrected as stated at Paragraph 2.2.1 of the RVAAs report. It shows the theoretical visibility of structures to the maximum parameter height occupying the full extent of the Proposed Development Platforms (marked in blue).  
2) The ZTV does not take into consideration intervening vegetation. Earth curvature and atmospheric refraction has been taken into account



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Project No:	LT000052
Project:	Netherton Hub
Title:	Residential Visual Amenity Assessment Sheet 3 of 4
Drawn by:	MAL
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Drawing:	NETHERTONHUB-EIA-WSP-06



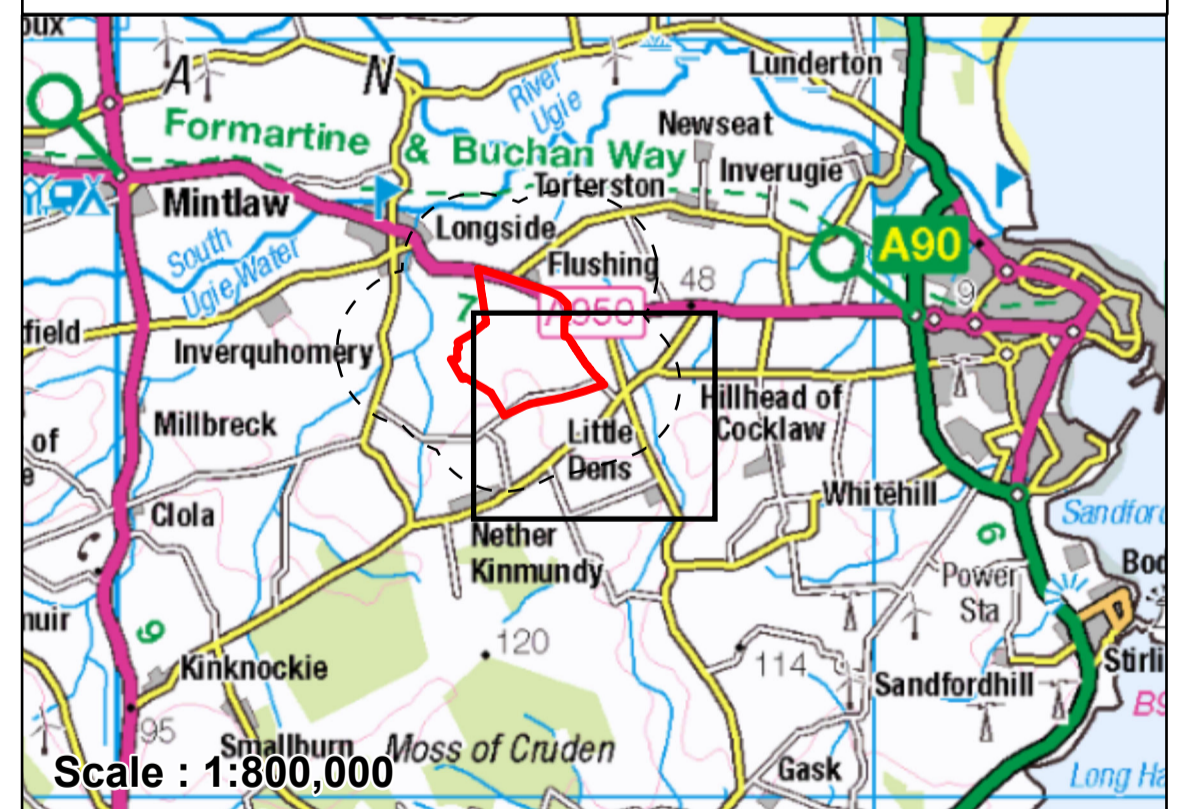


**Legend**

- Site Boundary
- 1 km from Site Boundary
- Proposed Development Platforms (Approximate heights)
- Zone of Theoretical Visibility
- OS Addressbase - Residential Properties \*

\* This drawing shows the residential properties within a kilometre of the red line boundary with a potential view of the Proposed Development. Those without a view (due to intervening terrain or built form) are not shown.

Note:  
 1) The Zone of Theoretical Visibility (ZTV) is based on a 2 m Digital Surface Model corrected as stated at Paragraph 2.2.1 of the RVAA report. It shows the theoretical visibility of structures to the maximum parameter height occupying the full extent of the Proposed Development Platforms (marked in blue).  
 2) The ZTV does not take into consideration intervening vegetation. Earth curvature and atmospheric refraction has been taken into account



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Project No:	LT000052
Project:	Netherton Hub
Title:	Residential Visual Amenity Assessment Sheet 4 of 4
Drawn by:	MAL
Date:	28/08/24
Drawing:	NETHERTONHUB-EIA-WSP-06

## APPENDIX B – EVALUATION OF BASELINE VISUAL AMENITY

**Table B-1 Fieldwork results to identify residential properties with a potential view.**

ID No	Building No	Building Name	Location	Postcode	A View or No View	Description of View
1		MUIRFIELD	LONGSIDE	AB42 4YE	NO VIEW	Screened by garden vegetation
2		DRUMS	LONGSIDE	AB42 4YE	NO VIEW	Screened by garden vegetation
3		DRUMLOVAT DRUMS		AB42 4YE	NO VIEW	North facing aspect away from the Site, screened by garden vegetation
4		DRUMLOVAT DRUMS ANNEXE		AB42 4YE	NO VIEW	North facing aspect away from the Site, screened by garden vegetation
5		NEWMILL OF LUDQUHARN	LONGSIDE	AB42 4YB	NO VIEW	Screened by topography, garden and intervening vegetation
6		MAINS OF LUDQUHARN	LONGSIDE	AB42 4YY	NO VIEW	Aspect north, screening by garden vegetation and built form
7		THE WILLOWLANDS	LONGSIDE	AB42 4XY	A VIEW	Open view southeast to the Site
8		MIZPAH	LONGSIDE	AB42 4XY	A VIEW	Open view southeast to the Site
9		KILDA, LAND AT INN BRAE	LONGSIDE	AB42 4XY	A VIEW	Open view southeast to the Site
10		CHAPEL CROFT	LONGSIDE	AB42 4XY	A VIEW	Open view southeast to the Site
11		KILDONAN	LONGSIDE	AB42 4XY	A VIEW	Open view southeast to the Site
12		ELDERSLIE	LONGSIDE	AB42 4XY	A VIEW	Open view southeast to the Site
13	18A	LAYLASVILLE, INN BRAE	LONGSIDE	AB42 4XN	A VIEW	Open view southeast to the Site
14	18	MANSE COTTAGE, INN BRAE	LONGSIDE	AB42 4XN	NO VIEW	Screened by intervening built form
15		KNOLLEN LODGE	LONGSIDE	AB42 4XY	A VIEW	Filtered view partially screened by garden vegetation
16	19	INN BRAE	LONGSIDE	AB42 4TP	A VIEW	Open view to southeast to the site
17	14	LABURNUM HOUSE, LABURNUM LANE	LONGSIDE	AB42 4XP	A VIEW	Partial view at an angle, screening by intervening built form



ID No	Building No	Building Name	Location	Postcode	A View or No View	Description of View
18	12	LABURNUM LANE	LONGSIDE	AB42 4XP	A VIEW	Partial view, screening by intervening built form
19	19	LABURNUM LANE	LONGSIDE	AB42 4XP	A VIEW	Open view to southeast to the site
20		QUAINTWAYS, LABURNUM LANE	LONGSIDE	AB42 4XP	A VIEW	Partial view, screening by intervening built form
21		SALISH LODGE	LONGSIDE	AB42 4YY	NO VIEW	Screened by intervening topography and vegetation
22	17	GLENBURNIE COTTAGE, LABURNUM LANE	LONGSIDE	AB42 4XP	A VIEW	Open view to southeast to the site
23	15	IVY COTTAGE, LABURNUM LANE	LONGSIDE	AB42 4XP	A VIEW	Partial view filtered by garden and intervening vegetation
24	13	BURNBRAE, LABURNUM LANE	LONGSIDE	AB42 4XP	A VIEW	Partial view filtered by garden and intervening vegetation
25	9	WOODLEA COTTAGE, LABURNUM LANE	LONGSIDE	AB42 4XP	NO VIEW	Screening by built form, garden and intervening vegetation
26		CAIRNLEA, LUDQUHARN	LONGSIDE	AB42 4YY	A VIEW	Partial view filtered by garden and intervening vegetation
27		DEVERON, LABURNUM LANE	LONGSIDE	AB42 4XP	NO VIEW	Screening by intervening built form
28	1	OVERDALE, LABURNUM LANE	LONGSIDE	AB42 4XP	NO VIEW	Screening by intervening built form
29	11	STRUAN, COOPERS BRAE	LONGSIDE	AB42 4TN	NO VIEW	Screening by intervening built form
30	11A	HEATHERLEA, COOPERS BRAE	LONGSIDE	AB42 4TN	NO VIEW	Screening by intervening built form
31		CHAPELFORD, LABURNUM LANE	LONGSIDE	AB42 4XP	NO VIEW	Screening by intervening built form

ID No	Building No	Building Name	Location	Postcode	A View or No View	Description of View
32		ST. JOHNS VIEW, LABURNUM LANE	LONGSIDE	AB42 4XP	NO VIEW	Screening by intervening built form
33	7	LABURNUM LANE	LONGSIDE	AB42 4XP	NO VIEW	Screening by intervening built form
34	5	VIEWMOUNT, LABURNUM LANE	LONGSIDE	AB42 4XP	NO VIEW	Screening by intervening built form
35				AB42 4TN	NO VIEW	Screening by intervening built form
36	2	THE GABLES, COOPERS BRAE	LONGSIDE	AB42 4TN	NO VIEW	Screened by intervening built form and vegetation
37	1	RED COTTAGE, MAIN STREET	LONGSIDE	AB42 4XL	NO VIEW	Screened by intervening built form and vegetation
38		MAIR LODGE, MAIN STREET	LONGSIDE	AB42 4XL	NO VIEW	Screened by intervening built form and vegetation
39	5	HEATH COTTAGE, COOPERS BRAE	LONGSIDE	AB42 4TN	NO VIEW	Screened by intervening built form and vegetation
40	1	COOPERS BRAE	LONGSIDE	AB42 4TN	NO VIEW	Screened by intervening built form and vegetation
41	2	DAVARA, BANK LANE	LONGSIDE	AB42 4TS	NO VIEW	Screened by intervening built form and vegetation
42	6	SCOTSDALE, BANK LANE	LONGSIDE	AB42 4TS	NO VIEW	Screened by intervening built form and vegetation
43		LINSCAIRN	LONGSIDE	AB42 4YF	NO VIEW	Aspect to the west away from the Site. Screening by intervening built form, vegetation and topography
44		MILL COTTAGE	LONGSIDE	AB42 4XR	NO VIEW	Screened by intervening built form and vegetation
45		WOODLAND COTTAGE CAIRNGALL	LONGSIDE	AB42 4XR	NO VIEW	Screened by intervening built form and vegetation
46		GREENFIELDS	LONGSIDE	AB42 4YF	NO VIEW	Aspect to the west, away from the Site. Screening by intervening built form, vegetation and topography

ID No	Building No	Building Name	Location	Postcode	A View or No View	Description of View
47		SOUTH LINSHART HOUSE	LONGSIDE	AB42 4YF	NO VIEW	Screening by intervening built form, vegetation and topography
48		MILL COTTAGES CAIRNGALL		AB42 4XR	NO VIEW	Screened by intervening built form and vegetation
49		NORTH LINSHART HOUSE	LONGSIDE	AB42 4YF	NO VIEW	Screening by intervening built form, vegetation and topography
50		COPPER BEECHES, THE OLD RECTORY	LONGSIDE	AB42 4XX	NO VIEW	Screened by intervening vegetation and built form
51		THE CRESCENT	LONGSIDE	AB42 4XX	NO VIEW	Screened by intervening garden vegetation
52		THE LODGE, CAIRNGALL	LONGSIDE	AB42 4XR	NO VIEW	Screened by topography, intervening vegetation and built form
53		CAIRNFIELD	LONGSIDE	AB42 4XR	A VIEW	Filtered view by garden vegetation and intervening vegetation
54		BRIAR LODGE	LONGSIDE	AB42 4XX	NO VIEW	Screened by garden vegetation and intervening vegetation
55	1	CAIRNGALL GARDENS	LONGSIDE	AB42 4XR	NO VIEW	Screened by intervening vegetation and built form
56	2	CAIRNGALL GARDENS	LONGSIDE	AB42 4XR	NO VIEW	Screened by intervening vegetation and built form
57		CAIRNGALL FARM HOUSE	LONGSIDE	AB42 4XR	NO VIEW	Screened by intervening vegetation and built form
58		CAIRNGALL HOME FARM		AB42 4XR	NO VIEW	Screened by intervening vegetation and built form
59		GRIEVES HOUSE, CAIRNGALL	LONGSIDE	AB42 4XR	NO VIEW	Screened by intervening vegetation and built form
60		FLAT, CAIRNGALL FARM HOUSE	LONGSIDE	AB42 4XR	NO VIEW	Screened by intervening vegetation and built form

ID No	Building No	Building Name	Location	Postcode	A View or No View	Description of View
61	2	CAIRNGALL COTTAGES, CAIRNGALL HOME FARM	LONGSIDE	AB42 4XR	A VIEW	Distant view from rear of house facing south to the site
62		MILL OF TIFFERY FARMHOUSE	LONGSIDE	AB42 4XU	NO VIEW	Aspect, east to west, screening by intervening built form, vegetation and topography
63		DUNROBIN, MILL OF TIFFERY	LONGSIDE	AB42 4XU	NO VIEW	Aspect, east to west, screening by intervening built form, vegetation and topography
64		HOME FARM, NETHER KINMUNDY	NETHER KINMUNDY	AB42 4YX	NO VIEW	Screened by intervening built form
65		GREENBANK, MILL OF TIFFERY	LONGSIDE	AB42 4XU	NO VIEW	Aspect, east west and south. Screening by intervening built form, vegetation and topography
66		LARKSRIEVE NETHER KINMUNDY FARM	NETHER KINMUNDY	AB42 4YX	NO VIEW	Screened by intervening vegetation
67		HOME FARM COTTAGE, NETHER KINMUNDY	NETHER KINMUNDY	AB42 4YX	NO VIEW	Screening by intervening vegetation and topography
68		JAMIE-LEE COTTAGE	NETHER KINMUNDY	AB42 4YX	A VIEW	Open view to the north east
69		KINMUNDY MAINS	NETHER KINMUNDY	AB42 4YX	NO VIEW	Screening by intervening built form and garden vegetation
70		TIFFERY	LONGSIDE	AB42 4XU	N/A	Property the Applicant is in advanced negotiations to acquire/has already acquired.
71		STRAWBERRY BANK	LONGSIDE	AB42 4UF	NO VIEW	Screened by intervening vegetation
72	2	MAINS OF KINMUNDY COTTAGE	NETHER KINMUNDY	AB42 4YX	NO VIEW	Screening by intervening vegetation

ID No	Building No	Building Name	Location	Postcode	A View or No View	Description of View
73	1	MAINS OF KINMUNDY COTTAGE	NETHER KINMUNDY	AB42 4YX	NO VIEW	Screening by intervening vegetation
74		JORDAN RIDGE	NETHER KINMUNDY	AB42 4YX	A VIEW	Distant partial view of the Site
75		WESTWOOD, CAIRNGALL	LONGSIDE	AB42 4XR	A VIEW	Distant partial view of the Site
76	1	WOODEND COTTAGES	LONGSIDE	AB42 4XR	NO VIEW	Aspect faces west away from the Site
77	2	WOODEND COTTAGES	LONGSIDE	AB42 4XR	NO VIEW	Aspect faces west away from the Site
78		BEANACHARAN	NETHER KINMUNDY	AB42 4YX	A VIEW	Open views to the north and east, with partial screening by garden vegetation.
79		HILLHEAD CAIRNGALL	LONGSIDE	AB42 4XR	A VIEW	Filtered view from the garden partially screened by intervening garden vegetation and roadside tree belt
80		ROALLAN	NETHER KINMUNDY	AB42 4YN	NO VIEW	Screening by intervening built form
81		NETHER KINMUNDY	NETHER KINMUNDY	AB42 4YX	NO VIEW	Screening by intervening built form
82		NETHER KINMUNDY FARM	NETHER KINMUNDY	AB42 4YN	NO VIEW	Screening by intervening built form
83		NETHER KINMUNDY FARMHOUSE	NETHER KINMUNDY	AB42 4YN	A VIEW	Aspect away from the site, screening by garden vegetation and built form. Partial view from garden and driveway.
84			LONGSIDE	AB42 4XT	A VIEW	Filtered view partially screened by intervening garden and woodland
85		FAIRYDALE, GLENNIESTON	LONGSIDE	AB42 4XT	A VIEW	Filtered view partially screened by intervening garden and woodland
86		BANBURY	LONGSIDE	AB42 4XT	A VIEW	Filtered view partially screened by intervening garden and woodland

ID No	Building No	Building Name	Location	Postcode	A View or No View	Description of View
87		ROER TEACH, INVERVEDDIE	NETHER KINMUNDY	AB42 0LX	N/A	Property the Applicant is in advanced negotiations to acquire/has already acquired.
88		GLENCRAIG FLUSHING	LONGSIDE	AB42 4XS	A VIEW	Filtered view partially screened by intervening garden and woodland
89		THE NEUK	LONGSIDE	AB42 4XT	A VIEW	Filtered view partially screened by intervening garden and woodland
90		INVERVEDDIE COTTAGE	NETHER KINMUNDY	AB42 0LX	N/A	Property the Applicant is in advanced negotiations to acquire/has already acquired.
91		LYN-LEA COTTAGE	NETHER KINMUNDY	AB42 4YP	A VIEW	Open view to north
92		BEECH VIEW	LONGSIDE	AB42 4XS	NO VIEW	Screened by intervening garden and woodland vegetation
93		EAST NEUK	LONGSIDE	AB42 4XT	NO VIEW	Screened by intervening built form, garden and woodland vegetation
94		INVERVEDDIE HOUSE	NETHER KINMUNDY	AB42 0LX	N/A	Property the Applicant is in advanced negotiations to acquire/has already acquired.
95		JAIG HOUSE	LONGSIDE	AB42 4XS	A VIEW	Filtered view partially screened by intervening garage and vegetation
96		FLAT 1, MONYRUY	LONGSIDE	AB42 4XT	NO VIEW	Screened by intervening garden vegetation. Upper floor window only looking west.
97		NETHERTON	NETHER KINMUNDY	AB42 0LX	N/A	Property the Applicant is in advanced negotiations to acquire/has already acquired.
98		SITE 55M EAST OF MONYRUY		AB42 4XT	NO VIEW	Screened by intervening garden and roadside vegetation.
99		PINEGROVE, MONYRUY	LONGSIDE	AB42 4XT	NO VIEW	Screened by intervening built form, garden and roadside vegetation.
100	1	MONYRUY COTTAGES	LONGSIDE	AB42 4XT	NO VIEW	Screened by intervening built form, garden and roadside vegetation.

ID No	Building No	Building Name	Location	Postcode	A View or No View	Description of View
101		ANVIL HOUSE	NETHER KINMUNDY	AB42 4YP	NO VIEW/FUTURE VIEW	Screening by coniferous plantation currently.
102	2	MONYRUY COTTAGES	LONGSIDE	AB42 4XT	N	Screening by intervening vegetation and built form
103		GUSHETNEUK	NETHER KINMUNDY	AB42 4YP	NO VIEW/FUTURE VIEW	Screening by coniferous plantation currently.
104		GUSHETNEUK	NETHER KINMUNDY	AB42 4YP	NO VIEW/FUTURE VIEW	Screening by coniferous plantation currently.
105		LONGLEYS	LONGSIDE	AB42 3ED	N/A	Property the Applicant is in advanced negotiations to acquire/has already acquired.
106		LANGFIELD HOUSE	LONGSIDE	AB42 3ED	N/A	Property the Applicant is in advanced negotiations to acquire/has already acquired.
107		BRIDGE OF BUTHLAW	GLENDAVENY	AB42 3EA	NO VIEW	Screened by intervening built form garden and roadside vegetation
108		PARKHILL FARM	BLACKHILLS	AB42 3ED	A VIEW	Open view at ground floor west, northwest to the site.
109		TOAD HALL	BLACKHILLS	AB42 0LY	A VIEW	Upper floors only. Partial view screened by intervening vegetation
110		WEST TODDLEHILLS	BLACKHILLS	AB42 0LY	A VIEW	Upper floors only. Partial view screened by intervening vegetation
111		FAICHFIELD HOUSE	LONGSIDE	AB42 3ED	A VIEW	Channelled view from main elevation, driveway and garden.
112		SONAS	LONGSIDE	AB42 3ED	A VIEW	Open view from main elevation looking southwest
113		BURNSIDE	LONGSIDE	AB42 3ED	A VIEW	Open view from main elevation looking southwest
114		FAICHFIELD CROFT	LONGSIDE	AB42 3ED	A VIEW	Open view from main elevation looking southwest
115		SHEILSAND	LONGSIDE	AB42 3ED	NO VIEW	Screened by intervening garden vegetation and built form
116		OLD QUARRY HOUSE, FAICHFIELD	LONGSIDE	AB42 3ED	NO VIEW	Screened by intervening garden vegetation and built form
117		SANDSIDE HOUSE	BLACKHILLS	AB42 3LE	A VIEW	Open view to northwest towards the site

ID No	Building No	Building Name	Location	Postcode	A View or No View	Description of View
118		MIRIMAR, PARKSIDE	BLACKHILLS	AB42 3LE	A VIEW	Open view to northwest towards the site
119		PARKHILL FARM	BLACKHILLS	AB42 3LE	A VIEW	Open view to northwest towards the site
120		TODDLEHILLS COTTAGE	BLACKHILLS	AB42 3LU	A VIEW	Open view to northwest towards the site, partial screening by roadside and garden vegetation
121		RICHMOND WEST LONGHILL	GLENDAVENY	AB42 3EB	NO SIGNIFICANT VIEW	Channelled view facing south west. At 1 km distance due to intervening terrain, vegetation and built form, this property unlikely to have significant effects on visual amenity.
122		TODDLEHILLS FARM	BLACKHILLS	AB42 3LU	A VIEW	Open view to north
123		PARKLANDS, TODDLEHILLS	BLACKHILLS	AB42 3LU	NO VIEW	Screened by intervening built form and vegetation
124		THUNDERTON FARMHOUSE	LONGSIDE	AB42 3ED	NO VIEW	Screened by intervening vegetation and built form
125		WEST LONGHILL OF BUTLAW	GLENDAVENY	AB42 3EB	NO VIEW	Screened by intervening garden vegetation
126		DENVIEW	BLACKHILLS	AB42 3LU	NO VIEW	Aspect is away from the site, screened by intervening garden and roadside vegetation.
127		PARKHILL COTTAGE	BLACKHILLS	AB42 3LE	NO VIEW	Aspect northwest to southeast, screened by garden vegetation.
128		WESTBURN, TODDLEHILLS	BLACKHILLS	AB42 3LU	NO VIEW	Screened by intervening topography, vegetation
129		BURNVIEW, TODDLEHILLS	BLACKHILLS	AB42 3LU	NO VIEW	Screened by intervening topography, vegetation
130		STOCKBRIDGE FARM	BLACKHILLS	AB42 3LE	NO VIEW	Aspect southwest away from the site. Screening by intervening vegetation surrounding farmstead.



## APPENDIX C – PROPERTY INSPECTIONS (CONFIDENTIAL, VOLUME 5)

## APPENDIX D – STAGE 3 PROPERTY ASSESSMENT OF LEVEL OF MAGNITUDE AND SIGNIFICANCE

Table D-1 Summary of Assessment of properties with a view

ID No	Building No	Building Name	Direction and distance from Site Boundary	Level of magnitude	Potential effect	Significant	Residential Visual Threshold Reached? YES/NO
7		THE WILLOWLANDS	West 1.15 km	Medium	<b>Moderate Adverse</b>	<b>Significant</b>	No
8		MIZPAH					
9		KILDA, LAND AT INN BRAE					
10		CHAPEL CROFT					
11		KILDONAN					
12		ELDESLIE					
15		KNOLLEN LODGE	North west 1.08 km	Low	Minor Adverse	Not significant	No
13	18A	LAYLASVILLE, INN BRAE	North west,	Negligible	Negligible Adverse	Not significant	No
16	19	INN BRAE					
17	14	LABURNUM HOUSE, LABURNUM LANE					
18	12	LABURNUM LANE					
20		QUAINTWAYS, LABURNUM LANE					
19	19	LABURNUM LANE					
22	17	GLENBURNIE COTTAGE, LABURNUM LANE		Low	<b>Moderate Adverse</b>	<b>Significant</b>	No
23	15	IVY COTTAGE, LABURNUM LANE		Negligible	Negligible Adverse	Not significant	No
24	13	BURNBRAE, LABURNUM LANE		Negligible	Negligible Adverse	Not significant	no
26		CAIRNLEA, LUDQUHARN	South west, 0.98 km	Medium	Moderate Adverse	Not significant	No
53		CAIRNFIELD (Unoccupied)	North west, 0.74 km	Low	Minor Adverse	Not significant	No
61	2	CAIRNGALL COTTAGES, CAIRNGALL HOME FARM	North west, 0.6 km	Low	Minor Adverse	Not significant	No
68		JAMIE-LEE COTTAGE	South west, 0.68 km	Low	Minor Adverse	Not significant	No

ID No	Building No	Building Name	Direction and distance from Site Boundary	Level of magnitude	Potential effect	Significant	Residential Visual Threshold Reached? YES/NO
74		JORDAN RIDGE	South west, 0.63 km	Low	Minor Adverse	Not significant	No
75		WESTWOOD, CAIRNGALL	North west 0.39 km	Low	Minor Adverse	Not significant	No
78		BEANACHARAN	South west, 0.25 km	High	<b>Major Adverse</b>	<b>Significant</b>	No
79		HILLHEAD, CAIRNGALL	North, 0.18 km	Low	Minor Adverse	Not significant	No
83		NETHER KINMUNDY FARMHOUSE	South, 0.61 km	Low	Minor Adverse	Not significant	No
84		ANVIL HOUSE, FLUSHING	North, 0.60 km	Low	Minor Neutral	Not Significant	No
85		FAIRYDALE, GLENNIESTON					
86		BANBURY	North,				No
88		GLENCRAIG FLUSHING		Negligible	Negligible Neutral	Not significant	
89		THE NEUK					
91		LYN-LEA COTTAGE	North, 0.71 km	Low	Minor Adverse	Not significant	No
95		JAIG HOUSE	North, 0.09 km	Negligible	Negligible Neutral	Not significant	No
108		PARKHILL FARM	North east, 0.19 km	Medium	<b>Moderate Adverse</b>	<b>Significant</b>	No
109		TOAD HALL					
110		WEST TODDLEHILLS	South, 0.63km	Medium	<b>Moderate Adverse</b>	<b>Significant</b>	No
111		FAICHFIELD HOUSE	North east, 0.45 km	Low	<b>Moderate Adverse</b>	<b>Significant</b>	No
112		SONAS					No
113		BURNSIDE	North east, 0.59 km	Medium	<b>Moderate Adverse</b>	<b>Significant</b>	
114		FAICHFIELD CROFT					
117		SANDSIDE HOUSE	South east, 0.36 km	Low	<b>Moderate Adverse</b>	<b>Significant</b>	No
118		MIRIMAR, PARKSIDE	North west. 0.36 km	Low	<b>Moderate Adverse</b>	<b>Significant</b>	No
119		PARKHILL FARM, PARKHILL, at crossroads	South east, 0.23 km	Medium	<b>Moderate Adverse</b>	<b>Significant</b>	No
120		TODDLEHILLS COTTAGE	South east, 0.51 km	Low	<b>Moderate Adverse</b>	<b>Significant</b>	No

ID No	Building No	Building Name	Direction and distance from Site Boundary	Level of magnitude	Potential effect	Significant	Residential Visual Threshold Reached? YES/NO
122		TODDLEHILLS FARM	South east, 0.69 km	Low	<b>Moderate Adverse</b>	<b>Significant</b>	No

Table D-2 Assessment of potential cumulative assessment effects for each residential property with a view of the Hub

ID No	Building No	Building Name	Direction and distance from Site Boundary	Developments with a potential cumulative effect with the Hub	Level of magnitude	Potential cumulative effect	Significant	Residential Visual Threshold Reached? YES/NO
7		THE WILLOWLANDS	West 1.15 km	Beauly to Blackhillock to New Deer to Peterhead 400 kV OHL (B2P)  Netherton/Peterhead 400 kV OHL Diversion and Repurposing	Medium	Major Adverse	Significant	No
8		MIZPAH						
9		KILDA, LAND AT INN BRAE						
10		CHAPEL CROFT						
11		KILDONAN						
12		ELDERSLIE						
15		KNOLLEN LODGE	North west 1.08 km	B2P 400kV OHL, New Deer 400kV OHL	Low	Moderate Adverse	Significant	No
13	18A	LAYLASVILLE, INN BRAE	North west,	B2P 400kV OHL, New Deer 400kV OHL	Low	Moderate Adverse	Significant	No
16	19	INN BRAE						
17	14	LABURNUM HOUSE, LABURNUM LANE						
18	12	LABURNUM LANE						
20		QUAINTWAYS, LABURNUM LANE						
19	19	LABURNUM LANE						
22	17	GLENBURNIE COTTAGE, LABURNUM LANE	North west, 1.02 km	B2P 400kV OHL, New Deer 400kV OHL	Medium	Major Adverse	Significant	No
23	15	IVY COTTAGE LABURNUM LANE			Negligible	Negligible Adverse	Not significant	No
24	13	BURNBRAE, LABURNUM LANE			Negligible	Moderate Adverse	Not significant	No
26		CAIRNLEA, LUDQUHARN			South west, 0.98 km	B2P 400kV OHL, New Deer 400kV OHL	High	Major Adverse
53		CAIRNFIELD	North west, 0.74 km	B2P 400kV OHL, New Deer 400kV OHL	Low	Minor Adverse	Not significant	No
61	2	CAIRNGALL COTTAGES, CAIRNGALL HOME FARM	North west, 0.6 km	B2P 400kV OHL, New Deer 400kV OHL	Low	Moderate Adverse	Significant	No

ID No	Building No	Building Name	Direction and distance from Site Boundary	Developments with a potential cumulative effect with the Hub	Level of magnitude	Potential cumulative effect	Significant	Residential Visual Threshold Reached? YES/NO
68		JAMIE-LEE COTTAGE	South west, 0.68 km	B2P 400kV OHL, New Deer 400kV OHL	High	<b>Major Adverse</b>	<b>Significant</b>	No
74		JORDAN RIDGE	South west, 0.63 km	B2P 400kV OHL, New Deer 400kV OHL,	Medium	<b>Major Adverse</b>	<b>Significant</b>	No
75		WESTWOOD, CAIRNGALL	North west 0.39 km	B2P 400kV OHL, New Deer 400kV OHL,	Low	<b>Moderate Adverse</b>	<b>Significant</b>	No
78		BEANACHARAN	South west, 0.25 km	B2P 400kV OHL, New Deer 400kV OHL	High	<b>Major Adverse</b>	<b>Significant</b>	No
79		HILLHEAD, CAIRNGALL	North, 0.18 km	B2P 400kV OHL, New Deer 400kV OHL	Low	Minor Adverse	Not significant	No
83		NETHER KINMUNDY FARMHOUSE	South, 0.61 km	B2P 400kV OHL, New Deer 400kV OHL,	Medium	<b>Major Adverse</b>	<b>Significant</b>	No
84		ANVIL HOUSE, FLUSHING	North, 0.60 km	B2P 400kV OHL, New Deer 400kV OHL,	Low	Minor Adverse	Not significant	No
85		FAIRYDALE, GLENNIESTON	North,	B2P 400kV OHL, New Deer 400kV OHL	Negligible	Negligible Neutral	Not significant	No
86		BANBURY						
88		GLENCRAIG FLUSHING						
89		THE NEUK						
91		LYN-LEA COTTAGE	North, 0.71 km	B2P 400kV OHL, New Deer 400kV OHL,	Medium	<b>Major Adverse</b>	<b>Significant</b>	No
95		JAIG HOUSE	North, 0.09 km	B2P 400kV OHL, New Deer 400kV OHL,	Negligible	Negligible, Neutral	Not significant	No
108		PARKHILL FARM	North east, 0.19 km	B2P 400kV OHL, New Deer 400kV OHL,	Medium	<b>Major Adverse</b>	<b>Significant</b>	No
109		TOAD HALL	South, 0.63km	B2P 400kV OHL, New Deer 400kV OHL,	High	<b>Major Adverse</b>	<b>Significant</b>	No
110		WEST TODDLEHILLS						
111		FAICHFIELD HOUSE	North east, 0.45 km	B2P 400kV OHL, New Deer 400kV OHL	Low	Minor Adverse	Not Significant	No
112		SONAS			Medium		<b>Significant</b>	No

ID No	Building No	Building Name	Direction and distance from Site Boundary	Developments with a potential cumulative effect with the Hub	Level of magnitude	Potential cumulative effect	Significant	Residential Visual Threshold Reached? YES/NO
113		BURNSIDE	North east, 0.59 km	B2P 400kV OHL, New Deer 400kV OHL		<b>Moderate Adverse</b>		
114		FAICHFIELD CROFT						
117		SANDSIDE HOUSE	South east, 0.36 km	B2P 400kV OHL, New Deer 400kV OHL	High	<b>Major Adverse</b>	<b>Significant</b>	No
118		MIRIMAR, PARKSIDE	North west, 0.36 km	B2P 400kV OHL, New Deer 400kV OHL	High	<b>Major Adverse</b>	<b>Significant</b>	No
119		PARKHILL FARM	South east, 0.23 km	B2P 400kV OHL, New Deer 400kV OHL	High	<b>Major Adverse</b>	<b>Significant</b>	No
120		TODDLEHILLS COTTAGE	South east, 0.51 km	B2P 400kV OHL, New Deer 400kV OHL	High	<b>Major Adverse</b>	<b>Significant</b>	No
122		TODDLEHILLS FARM	South east,	B2P 400kV OHL, New Deer 400kV OHL	High	<b>Major Adverse</b>	<b>Significant</b>	No