



APPENDIX 8.3: VIEWPOINT DESCRIPTIONS

View-point	Location	Receptor Type / Sensitivity	Distance & direction from Proposed Development ¹	Description of Potential Impact	Magnitude of Change	Significance of Effect
VP01	View looking south from minor road near Dalgarno's Croft Part of National Cycle Network (NCN) Route 1	NCN, cycle tourists / High Minor Road, vehicle users / Medium	2.5 km north	<u>Existing View</u> Partial screening on this minor lane to north and south by roadside hedgerows. At intervals there are expansive panoramic views in all directions of the undulating farmland from this elevated location. Single wind turbine close by to the north. The Site distant, partially hidden by intervening topography, tree belts and conifer plantation: barely discernible.	n/a	n/a
				<u>Construction Period</u> Activity on Site is unlikely to be noticeable in the view from this location at this distance. No discernible change to the view from this location.	Negligible	Negligible
				<u>On completion (Year 1)</u> The Proposed Development would be barely distinguishable in the view from this location at this distance. No discernible change.	Negligible	Negligible
				<u>Operational Period (Year 15)</u> As Year 1.	Negligible	Negligible
VP02	View looking southwest from minor road, near Northburn Farm	Minor Road, vehicle users / Medium Residential / High	500 m north	<u>Existing View</u> Panoramic view across the shallow valley of the Burn of Greens, gently rolling farmland with scattered farms and houses, with occasional clumps and belts of trees, and forestry on the higher ground to the right of the view. The view is from a high point on a minor lane used by farm vehicles and for local access. The mountain Bennachie is a distinctive feature on the far horizon. The Site is clearly visible in the middle distance backdropped by rising ground, albeit with the westernmost end screened by topography and some minor filtering by a clump of mature trees in the near ground.	n/a	n/a

¹ Note: distances are approximate, and measured from the Site Boundary, not the development platform.

View-point	Location	Receptor Type / Sensitivity	Distance & direction from Proposed Development ¹	Description of Potential Impact	Magnitude of Change	Significance of Effect
				<p><u>Construction Period</u></p> <p>Construction activity would be clearly visible across a wide angle of view and directly in the line of travel at this location, introducing large scale activity of an industrial nature into a relatively tranquil rural view</p>	High	Major Adverse for residential, Moderate Adverse for road users (Significant)
				<p><u>On completion (Year 1)</u></p> <p>The substation would be clearly visible occupying a wide angle of view, directly in the line of travel at this location, but with all but the tallest structures backdropped by rising ground beyond. The screening landforms would have little effect from this elevated viewpoint. It would be a very noticeable discordant element in the view.</p>	High	Major Adverse for residential, Moderate Adverse for road users (Significant)
				<p><u>Operational Period (Year 15)</u></p> <p>Over time the mitigation planting would screen approximately half of the substation from view, but half would remain openly visible through the OHL and cable wayleaves. The exposed metalwork is anticipated to weather and become less reflective. Whilst having less of an impact than on completion it would remain a large and noticeable discordant element in the view.</p>	Medium - High	Moderate - Major Adverse for residential, Moderate Adverse for road users (Significant)
VP03	View looking south from minor road near Hill of Corsegight	NCN, cycle tourists / High Minor Road, vehicle users / Medium	3.8 km northeast	<p><u>Existing View</u></p> <p>From this minor lane (cycle route) aligned east-west, there are open expansive panoramic views to the south and west of the undulating farmland.</p> <p>The Site is distant, partly hidden by intervening topography.</p>	n/a	n/a
				<p><u>Construction Period</u></p> <p>Construction activity would be distantly visible, a small element in a panoramic view. Whilst visible, the Site is oblique to the direction of view, out of the normal line of site from a moving vehicle or cyclist. Site activity is unlikely to be noticed by road users.</p>	Low	Minor Adverse (Not Significant) to both types of receptor
				<p><u>On completion (Year 1)</u></p> <p>The Proposed Development would be a small discordant element in a panoramic view. It would be clearly visible to someone looking for it but is unlikely to be noticed by road users except occasionally when weather and lighting conditions are such that sunlight reflects off the substation infrastructure.</p>	Low	Minor Adverse (Not Significant) to both types of receptor

View-point	Location	Receptor Type / Sensitivity	Distance & direction from Proposed Development ¹	Description of Potential Impact	Magnitude of Change	Significance of Effect
				<u>Operational Period (Year 15)</u> As Year 1, although over time exposed metalwork is anticipated to weather and become less reflective.	Low	Minor Adverse (Not Significant) to both types of receptor
VP04	View from minor road looking west-southwest at South Whitebog	Minor Road, vehicle users / Medium	3.2 km east	<u>Existing View</u> From this minor road running east-west at a relatively elevated location there are open expansive panoramic views to the south and west of undulating farmland. The Site is distant, partly hidden by intervening topography, tree belts & conifer plantation, a barely discernible element in the view.	n/a	n/a
				<u>Construction Period</u> Construction activity would be distantly visible, a small element in a panoramic view and sufficiently distant that it is unlikely to be noticed.	Low	Minor Adverse (Not Significant)
				<u>On completion (Year 1)</u> The substation would be clearly visible, a distant discordant element, but not particularly noticeable in this panoramic view except occasionally when weather and lighting conditions are such that sunlight glints on the substation infrastructure.	Low	Minor Adverse (Not Significant)
				<u>Operational Period (Year 15)</u> Once the mitigation planting has established, parts of substation would be discernible by a careful observer, backdropped by the rising ground beyond. However, the change is unlikely to be noticed by an ordinary observer.	Very Low, verging on Negligible	Negligible
VP05	By Culsh Monument	Recreational / High	5 km east	<u>Existing View</u> A local landmark occasionally visited by tourists and locals. The monument has panoramic views to the north, east and south. The view to the southwest towards the Site is heavily filtered by planting around the monument site. The Site is not discernible in the view.	n/a	n/a
				<u>Construction Period</u> Whilst theoretically visible, construction activity is unlikely to be discernible.	Negligible	Negligible

View-point	Location	Receptor Type / Sensitivity	Distance & direction from Proposed Development ¹	Description of Potential Impact	Magnitude of Change	Significance of Effect
				<p><u>On completion (Year 1)</u></p> <p>Whilst theoretically visible, the Proposed Development is unlikely to be discernible.</p>	Negligible	Negligible
				<p><u>Operational Period (Year 15)</u></p> <p>As Year 1.</p>	Negligible	Negligible
VP06	View looking northwest from the C121B, near Upperton	Minor Road, vehicle users / Medium	1.1 km southeast	<p><u>Existing View</u></p> <p>Roadside hedgerows restricting visibility towards the Site along much the road. This view is from a field gate where there is an open view towards the Site, and would be a glimpse for road users, oblique to their direction of travel.</p> <p>The Site is partially visible, occupying a small portion of the view, beyond the farm buildings and trees which occupy the middle-ground in the centre of the view, below the conifer plantation on the horizon.</p>	n/a	n/a
				<p><u>Construction Period</u></p> <p>Construction activity would be a discordant feature in the view but relatively distant, clearly visible and potentially intrusive to a static observer but unlikely to be readily noticeable in a glimpsed view by a moving road users.</p>	Low	Minor Adverse (Not Significant)
				<p><u>On completion (Year 1)</u></p> <p>The change in land use of the Site from farmland to substation would occupy a small portion of the view but be noticeable due to the change in texture and colour. The new landform and intervening topography and vegetation would screen the lower parts of the substation. As during construction, potentially intrusive (albeit small) in the view to a static observer but unlikely to be readily noticeable in a glimpsed view by a moving road user.</p>	Low	Minor Adverse (Not Significant)
				<p><u>Operational Period (Year 15)</u></p> <p>The mitigation planting would further screen the substation, which would blend in with but extend upwards the area of development in the middle to far ground in the centre of the view. The Proposed Development would be backdropped by the rising ground behind, and similar in pattern to the mix of buildings between it and the viewpoint. It</p>	Negligible	Negligible

View-point	Location	Receptor Type / Sensitivity	Distance & direction from Proposed Development ¹	Description of Potential Impact	Magnitude of Change	Significance of Effect
				would be a small change, visible to but not readily noticeable to a static observer, negligible to a road user.		
VP07	View northwest from the C121S near Mill of Greens	Minor Road, vehicle users / Medium	800 m southeast	<u>Existing View</u> Tall roadside hedges restrict views towards the Site from this minor road. Road users would have a fleeting glimpse of the Site from a bend in the road similar to, but slightly less clear than the view shown, which was taken from a wide verge at a field gate. The Site is visible towards the background of the view, partially screened by topography and partially filtered by intervening trees.	n/a	n/a
				<u>Construction Period</u> Construction activity would be visible in the far distance. Earthmoving with moving vehicles, storage mounds and emerging transmission equipment would be visible in a small portion of the view, not readily noticeable at this distance.	Low	Minor Adverse (Not Significant)
				<u>On completion (Year 1)</u> The substation would be seen mostly backdropped by rising ground and the conifer plantation beyond, and partly screened and filtered by intervening vegetation. Whilst visible, this is part of a broad view experienced fleetingly and as such the substation would not be readily noticed.	Low	Minor Adverse (Not Significant)
				<u>Operational Period (Year 15)</u> The developing mitigation planting is anticipated to screen much of the substation from view. Parts would remain visible but not readily noticed by a static observer, it would be negligible to a road user.	Negligible	Negligible
VP08	View northwest from the C1S near Mains of Greens	Residential / High Minor Road, vehicle users / Medium	Almost abutting, south (view from road verge on opposite side of road along Site Boundary)	<u>Existing View</u> A very broad and open view across very gently rolling farmland with occasional farmsteads. The Site occupies the whole of the fore- and middle-ground of the view.	n/a	n/a
				<u>Construction Period</u> Large scale construction activity would be present across the whole of the view to the north and inescapably visible until such time as the landscape landforms are created. Once the new landforms are created there may be a period with no view, until the	High	Major Adverse (Significant)

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				upper parts of emerging substation infrastructure become visible beyond the landforms.		
				<u>On completion (Year 1)</u> The landscape landform and mitigation planting would be clearly visible, occupying all but the immediate foreground of the view. The view (which would be through the perimeter deer fence) would be foreshortened: a view of gently rising wildflower grassland with newly planted woodland nearer the top of the rise. The very uppermost parts of the substation would be visible in the middle distance beyond the new landforms. From the residential receptors further from the road, more of the substation infrastructure is anticipated to be visible than from the viewpoint	High	Major Adverse (Significant)
				<u>Operational Period (Year 15)</u> As at Year 1, the landform and mitigation planting would be clearly visible, occupying all but the immediate foreground of the view. The view through the perimeter deer fence would be of gently rising wildflower grassland with maturing woodland nearer the top of the rise entirely screening the substation from view. The view would be different from previous, a foreshortened with new woodland relatively close. The change while substantial would not be discordant.	High	Major Neutral (Significant)
VP09	View north from the minor road at Bridge of Swanford	Residential / High Minor Road, vehicle users / Medium	1.4 km, south	<u>Existing View</u> A view across the Burn of Asleid, enclosed in the middle distance by rising ground, rolling arable fields, with Little Swanford prominent on the near horizon.	n/a	n/a
				<u>Construction Period</u> The Proposed Development would be completely screened by the low hill: no change. Note, the residential receptors for whom this view is representative are those behind the viewpoint – the view house on the hill would be different.	None	None
				<u>On completion (Year 1)</u> As Construction Period.	None	None
				<u>Operational Period (Year 15)</u> As Construction Period.	None	None

View-point	Location	Receptor Type / Sensitivity	Distance & direction from Proposed Development ¹	Description of Potential Impact	Magnitude of Change	Significance of Effect
VP10	View northwest from C121B, east of Deers Hill	Minor Road, vehicle users / Medium	1.7 km southwest	<u>Existing View</u> View at right angles to the direction of travel. Open expansive views across gently rolling arable farmland with occasional farmstead and clumps and belts of trees. The Site is partially visible to the northeast, partially screened by intervening vegetation and topography. Two pairs of wind turbines are visible on the horizon beyond the Site.	n/a	n/a
				<u>Construction Period</u> Construction work would be partially visible as distant activity partly screened and partly filtered by intervening trees and woodland., Whilst visible it would occupy a small portion of the view, not readily noticeable at this distance.	Low	Minor Adverse (Not Significant)
				<u>On completion (Year 1)</u> The Proposed Development would be partially visible, backdropped by the rising ground beyond, and partly screened and partly filtered by trees and woodland. Whilst visible it would be small change to the view, unlikely to be particularly noticed.	Low	Minor Adverse (Not Significant)
				<u>Operational Period (Year 15)</u> The developing mitigation planting would further screen parts of the substation. It would remain visible, less than at Year 1, still a small change to the view, unlikely to be particularly noticed.	Low	Minor Adverse (Not Significant)
VP11	View northeast from unclassified road near Middletack	Residential / High Minor Road, vehicle users / Medium	500 m southwest	<u>Existing View</u> Open views across gently undulating farmland with occasional residential property and farmsteads. The Site is visible at a distance, over a wide horizontal and narrow vertical angle of view to the northeast, partially screened by intervening topography, vegetation and the garden vegetation and property of Latchfield Croft in the middle distance.	n/a	n/a
				<u>Construction Period</u> Construction activity within the Site would be visible in the far distance, partially screened by intervening topography and vegetation. Earthmoving with moving vehicles, storage mounds and emerging transmission equipment would be visible in a small portion of the view, not readily noticeable at this distance.	Medium	Moderate Adverse (Significant)

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				<u>On completion (Year 1)</u> The substation would be a discordant feature clearly visible over a wide angle of view, albeit backdropped by rising ground beyond and partly screened by intervening topography and vegetation.	Medium	Moderate Adverse (Significant) for residential, Minor Adverse (Not Significant) for road users
				<u>Operational Period (Year 15)</u> Over time, the mitigation planting would grow to screen approximately half of the view and the substation infrastructure would dull down and become less visible, to the extent that by Year 15 it is anticipated that the substation itself, whilst remaining visible would not be particularly noticeable.	Low	Moderate Adverse (Significant) for residential, Minor Adverse (Not Significant) for road users
VP12	View east from minor road on Northburnhill	Minor Road, vehicle users / Medium	500 m west	<u>Existing View</u> An open expansive view to east from Northburnhill on this minor road used by local residents and farmers. The Site is hidden from view by a relatively young conifer plantation.	n/a	n/a
				<u>Construction Period</u> No change to the view.	None	None
				<u>On completion (Year 1)</u> No change to the view.	None	None
				<u>Operational Period (Year 15)</u> No change to the view ² .	None	None

² When the conifer plantation is harvested, there will be a change to the baseline situation. The upper parts of the substation buildings and the far end of the substation would become visible, backdropped against the rising ground beyond. It is probable that the land would be replanted with commercial conifers which would progressively screen the view of the substation until after approximately ten years it was no longer visible. In this future baseline scenario there would be a temporary minor adverse effect (not Significant) from viewpoint 12.