Environmental Impact Assessment Report
Volume 3, Appendix 27.3: Residential Visual Amenity Assessment

MarramWind Offshore Wind Farm

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MarramWind

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1. Residential Visual Amenity Assessment

1.1 Introduction

1.1.1.1 This Appendix sets out the Residential Visual Amenity Assessment (RVAA) for the onshore elements of the Project, the conclusions of which are also summarised in **Volume 1, Chapter 27: Landscape and Visual Impact**.

1.1.1.2 This Appendix is structured as follows:

- **Section 1.2**: RVAA methodology;
- **Section 1.3**: Study area and scope of assessment;
- **Section 1.4**: Summary of RVAA; and
- **Appendix A**: RVAA.

1.1.1.3 Figures showing the study area and locations of residential properties included in the RVAA are presented in **Volume 2, Figure 27.6a: Residential properties within 500 metres (m) of onshore substations** and **Volume 2, Figure 27.6b-f Residential properties within 50m of onshore export cable corridor and landfall(s)**.

1.1.1.4 A summary of the RVAA is provided in **Table 1.1**.

1.2 RVAA methodology

1.2.1.1 The methodology for the RVAA is explained in **Appendix 27.1: Landscape and Visual Assessment Methodology** and accords with Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3 and the Landscape Institute (2019). RVAA Technical Note 2/19 (the 'RVAA guidance'). It involves a four-step process as follows:

- "*Step 1: Define study area and scope of the assessment;"*
- *"Step 2: Evaluate baseline visual amenity at properties to be included having regard to the landscape and visual context and the development proposed;"*
- *"Step 3: Assessment of likely change to visual amenity of included properties in accordance with GLVIA3 principles and processes; and"*
- *"Step 4: Further assessment of predicted change to visual amenity of properties to be included forming a judgement with respect to the Residential Visual Amenity Threshold (RVAT)*."

1.2.1.2 Residential amenity is a planning matter that involves a wide number of effects (such as noise and shadow flicker) and benefits, of which residential visual amenity is a single component. Other factors affecting residential amenity such as noise and vibration are not considered as part of this assessment and can be found in **Volume 1, Chapter 25: Onshore Noise and Vibration**.

1.2.1.3 The RVAA is therefore limited to the consideration of visual effects on the residential amenity of properties. The planning system recognises that effects on residential visual amenity are considered as a matter of public interest. This matter has been examined at several public inquiries in the UK where the key determining issue was not the identification of significant effects on views, but whether the Project would result in a breach of the RVAT.

Examples provided in the RVAA guidance include "*'blocking the only available view from a property', or 'overwhelming views in all directions'; and 'unpleasantly encroaching' or being 'inescapably dominant from the property*'".

1.2.1.4 The nature of these effects would need to be so severe that they would result in unsatisfactory living conditions, leading to a property being regarded, objectively, as an unattractive (as opposed to a less attractive) place in which to live. It should be noted therefore that the experience of a significant view of the Project is not the same as a breach of the RVATRVAT.

1.2.1.5 Consequently, the RVAA provides a more detailed assessment of the closest residential properties to the potential locations of onshore elements of the Project. This allows the assessor, and consequently the determining authority, to make a judgement as to whether the residents at these residential properties would be likely to sustain unsatisfactory living conditions which it would not be in the public interest to create.

1.2.1.6 Whilst the construction effects of the Project will be temporary, they would extend over up to nine years (in the case of the secondary and primary construction compounds as well as the onshore substations) and involve elements such as concrete batching plants up to 20m in height within the primary construction compounds, and a crane up to 70m high within the onshore substation zone that are likely to be visible from residential properties. The operational lifetime of the Project for each phase is expected to be around 35 years and therefore considered 'permanent'. Above ground elements of the onshore substations would be visible as enclosed or partially enclosed infrastructure with a maximum height of 30.75m. The effects of the decommissioning stage of the onshore substations would also be temporary and involve a crane up to 70m height. The landfall(s) and onshore export cable corridors would be left in-situ and the effects during decommissioning have been scoped out of the assessment. It is therefore possible that during construction / operation and maintenance (O&M) of all onshore infrastructure elements and decommissioning of the onshore substations, a breach of the RVAT could occur.

1.3 Study area and scope of assessment

1.3.1.1 The RVAA study area has been selected to include the closest residential properties to the Onshore Red Line Boundary, which have the potential to be significantly affected by the onshore Project infrastructure and are therefore most likely to be subject to potential residential visual amenity effects. The study area selection is based on the RVAA guidance which advises as follows:

1.3.1.2 "*When assessing relatively conspicuous structures such as wind turbines, and depending on local landscape characteristics, a preliminary study area of approximately 1.5km to 2 km radius may initially be appropriate in order to begin identifying properties to include in a RVAA. However, other development types including potentially very large but lower profile structures and developments such as road schemes and housing are unlikely to require RVAA, except potentially of properties in very close proximity (50m to 250m) to the development. For example, when assessing effects of overhead transmissions lines, generally only those properties within 100m to 150m of the finalised route are potentially considered for inclusion in a RVAA*."

1.3.1.3 Drawing from this advice, the onshore substations are a large-scale and solid development (unlike pylons or wind farms which are visually permeable) and a study area between the examples for "*very large but lower profile structures*" and taller structures such as wind farms is appropriate. It follows that the onshore export cable corridor, including associated landfall(s), trenchless crossing, primary and secondary construction compounds)should have a reduced study area. The RVAA study area has therefore been defined as follows.

- Onshore substations: residential properties within 500m of the maximum design scenario envelope for the northern block and the southern block, as shown in **Volume 2, Figure 27.6a**. This distance is proportionate to the height and scale of the development and includes those properties closest to the onshore substations and most likely to potentially experience significant visual effects.

1.3.1.4 Onshore export cable corridor and related infrastructure including the landfall(s), trenchless crossing, and primary and secondary construction compounds: residential properties within 50m of the Onshore Red Line Boundary as shown in **Volume 2, Figure 2, 27.6b-f**. Although it is possible for construction activities to be located just within the Onshore Red Line Boundary, in practice the onshore Project infrastructure would allow for boundary features (watercourses, trees / hedges and woodland etc.) and in practice is likely to be to be 50m to 100m distance from the nearest residential properties as a minimum with most properties located at further distances. The 50m study area therefore includes those properties closest to the Onshore Red Line Boundary and most likely to potentially experience significant visual effects or a breach of the RVAT (assessing a worst case).

Screening process

1.3.1.5 An initial screening and outline visual assessment of the properties within the RVAA study areas has been undertaken to ensure the assessment considers those properties which are likely to be most affected. The results of the screening process are provided in **Table 1.3** and **Table 1.4** at the end of this Section.

1.3.1.6 The RVAA has been informed by site visits, observing the residential properties from public locations and through the examination of publicly available aerial and ground level photography as well as map-based data, the production of Zone of Theoretical Visibility plots and visualisations such as wirelines. None of these private residential properties have been visited as part of the RVAA. As such, the RVVA represents an informed judgement of the likely visual effects and the consequential effects on residential visual amenity.

1.3.1.7 The assessment has allowed for the screening effects of vegetation with the following considerations:

- forestry screening is subject to forestry management, and the assessment allows for either no forestry screening or maximum forestry screening, representing the two extremes likely during the construction stage; and
- woodland, individual trees, hedgerows and garden vegetation screening; where this includes mature vegetation, a degree of permanence has been assumed in the assessment.

1.3.1.8 The RVAA considers the likely views from the ground floors of residential properties and main garden areas but excludes upper floors and other land that may relate to the property and is not part of the main living areas.

1.3.1.9 Whilst it is possible that the views from other residential properties not included in the RVAA may be significantly affected in terms of visual effects on their views and visual amenity, this assessment has targeted those residential properties most affected and as such provides a series of ‘worst case’ assessments.

Screening of properties close to the onshore substations

1.3.1.10 Initial screening and visual assessment of residential properties within 500m of the onshore substations has identified 13 residential properties (in five groups) with the potential to be significantly affected. These are presented in **Table 1.3** and these are assessed in **Appendix A**.

1.3.1.11 The screening process in **Table 1.3** also demonstrates that not all of the properties within 500m of the onshore substation and within 50m of the Onshore Red Line Boundary along the onshore export cable corridor would be significantly affected and / or included in the RVAA. The screening process in **Table 1.3** provides reasoned explanation for excluding some properties in each case.

Screening of properties close to the onshore export cable corridor

1.3.1.12 Initial surveys identified several properties along the onshore export cable corridor with the potential for significant visual effects resulting from the Project. Properties were screened against the RVAA study area (50m) and other factors that would limit the potential for a breach of the RVAT and this resulted in a selection of 25 properties (in four groups) as set out in **Table 1.4** and also assessed in **Appendix A**. The screening process in **Table 1.4** also demonstrates that not all of the properties within 50m of the Onshore Red Line Boundary along the onshore export cable corridor would be significantly affected and / or included in the RVAA. The screening process in **Table 1.4** provides reasoned explanation for excluding some properties in each case.

1.3.1.13 The screening process in **Table 1.4** has also scoped in selected properties beyond the 50m study area and acts as a 'catch-all' to consider those properties that may experience views of multiple elements of the onshore Project infrastructure within the Onshore Red Line Boundary and as such provides a precautionary aspect to the RVAA overall.

1.4 Summary of residential visual amenity assessment

1.4.1.1 The RVAA for each property screened into the assessment is contained in **Appendix A**, with a summary of all properties within the study areas provided in **Table 1.1** and **Table 1.2** The RVAA includes a description of each property, with supporting photos and aerial photographs, to evaluate the baseline amenity and document the landscape and visual context. This is followed by a visual assessment of the likely change to the views and visual amenity of the residential properties as a result of the Project. In each case the sensitivity of residential receptors is assessed as High.

1.4.1.2 A further assessment of the magnitude of change to the views and visual amenity of each residential property is undertaken along with a concluding judgement. Supported reasoning is provided to determine if there has been a breach of the RVAT.

Table 1.1 Summary of RVAA – onshore substations

Residential property / group of residential properties	Approximate distance from onshore substations	Maximum visual effect during construction and O&M		Breach of RVAT
		Magnitude	Level of effect	
Onshore substations: residential properties with significant visual effects <500m				
No. 1. Howiemuir	150m (southern block)	High	**Major**	No
Nos. 2, 3, 5 and 8 at Denholme	215m (southern block)	High	**Major**	No
Nos. 4, 6, 11, and 13 at Denholme	230m (southern block)	Screened out of assessment (see **Table 1.3**)		
No. 7. Hawthorn Cottage	285m (northern block)	High	**Major**	No

Residential property / group of residential properties	Approximate distance from onshore substations	Maximum visual effect during construction and O&M		Breach of RVAT
		Magnitude	Level of effect	
Nos. 9, 10, 12, 14, 15 Tortorston Drive and No. 18 Tortorston Road	300m to 370m (northern block)	High - Medium	**Major**	No
No. 16. Clubcross	375m (southern block)	High	**Major**	No
Nos. 17 and 19-24 at Tortorston Road / Tortorston Drive	415m to 470m (northern block)	Screened out of assessment (see **Table 1.3**)		

Table 1.2 Summary of RVAA – onshore export cable corridor / landfall(s) and associated primary / secondary construction compounds

Residential property / group of residential properties	Approximate distance from nearest indicative onshore element during construction	Maximum visual effect during construction		Breach of RVAT
		Magnitude	Level of Effect	
Onshore export cable corridor / landfall(s) and associated primary / secondary construction compounds: residential properties with significant visual effects <50m from Onshore Red Line Boundary				
No. 1 Scotston	270m	Screened out of assessment (see **Table 1.4**)		
No. 2 South Scotston	60m	Screened out of assessment (see **Table 1.4**)		
Nos. 3-12 properties at Inverquinzie Cotts	145m	Screened out of assessment (see **Table 1.4**)		
No. 13 Portofino and No. 14 Hillcrest	195m	Screened out of assessment (see **Table 1.4**)		
Nos. 15-16 Lunderton Cottages	50m	High	**Major**	No
No 17 Peachtree near Kilcairn	170m	Screened out of assessment (see **Table 1.4**)		
No. 18 at Lunderton	130m	Screened out of assessment (see **Table 1.4**)		
Nos. 19 - 21 at Lunderton	60m to 170m	High	**Major**	No
Nos. 22-23 at Cairnhill	50m	Screened out of assessment (see **Table 1.4)**		
Nos. 24-28 properties at Hallmoss (including Hallmoss Cottage 1 and 2, The Lilies, Hallmoss Smiddy, and Cattlemans)	50m	High	**Major**	No
No. 29 Hallmoss Farm	65m	Screened out of assessment (see **Table 1.4**)		

Residential property / group of residential properties	Approximate distance from nearest indicative onshore element during construction	Maximum visual effect during construction		Breach of RVAT
		Magnitude	Level of Effect	
No. 30-33 Mains of Inverugie	160m	Screened out of assessment (see **Table 1.4**)		
No. 34 Easterton	65m	Screened out of assessment (see **Table 1.4**)		
No. 35 Smiddyhill Cottage	96m	Screened out of assessment (see **Table 1.4**)		
Nos. 36-37 Smiddyhill	60m	Screened out of assessment (see **Table 1.4**)		
Nos. 38-39 Meadowbank	100m	Screened out of assessment (see **Table 1.4**)		
Nos. 40-45 Group of 6No. properties at Tortorston Road, Downiehills (including: Smiddyhill Bungalow, Tortorston School House, and Oakdene Villa, Westwyn)	60m to 78m	Screened out of assessment (see **Table 1.4**)		
No. 46 Downiehills	130m	Screened out of assessment (see **Table 1.4**)		
Nos. 47-60 Group of 13 No. properties at Tortorston Road and Tortorston Drive, north of A950	300m to 470m	See above onshore substations summary assessment of Nos. 9,10, 12, 14, 15, and 17-24 in **Table 1.1**.		
No. 61. East Thunderton	120m	Screened out of assessment (see **Table 1.4**)		
Nos.62-63 West Thunderton	105m	Screened out of assessment (see **Table 1.4**)		
No. 64 South of West Thunderton	256m	Screened out of assessment (see **Table 1.4**)		
No. 65 Parkhill Farm	70m	Screened out of assessment (see **Table 1.4**)		
No. 66 Faichfield Croft	135m	Screened out of assessment (see **Table 1.4**)		

1.4.1.3 The RVAA has concluded that none of the residential properties would be affected by the Project in terms of their residential visual amenity during the stages of construction, O&M or decommissioning. This is due largely to combinations of intervening distance, partial screening, and use / orientation of the property as well as onsite mitigation measures and the OLAS **(Volume 4: Outline Landscape and Architectural Strategy)**. In the case of the onshore export cable corridor / landfall(s) and associated primary / secondary construction compounds, the temporary and low-level nature of construction activity likely to be visible is also a mitigating factor. Consequently, there would be no breach of the RVAT, and the living standards would not be adversely affected to the extent that the property would become an unattractive place to live when judged objectively and in the public interest.

Design and mitigation

1.4.1.4 Whilst there would be no breach of the RVAT, significant visual effects are still likely, and the Project will aim to continue to mitigate significant effects through detailed design and the use of additional environmental measures. These environmental measures will be developed specifically for the residential properties illustrated in **Figure 27.6a-b** found to have potential significant effects listed in **Table 1.1** and **Table 1.2** are proposed to include the following:

- minimise temporary disturbance to residential properties with the provision of measures to protect residential receptors, such as site-specific consideration given to the positioning and use of construction plant and materials / soil storage / construction lighting and construction periods within the overall programme.
- Provision of potential further mitigation (as described in **Volume 4: Outline Landscape and Architectural Strategy**).
- Provision of temporary or permanent, boundary screen fencing and gates.

Table 1.3 Screening of residential properties <500m of the onshore substations

Residential Property	Distance[1]	Screening assessment	Include in RVAA?
No. 1. Howiemuir	southern block: 150m	Views from western elevation towards onshore substations, are likely to be clearly visible above gappy hedgerow and are likely to be **significant**.	☑
Nos. 2, 3, 5 and 8 at Denholme	southern block: 215m	Open views from northern elevations of four properties towards the onshore substations, viewing the southern block would be **significant**.	☑
Nos. 4, 6, 11 and 13 at Denholme	southern block: 215m	Views of the onshore substations from four properties (Nos. 4, 6, 11 and 13) on would be largely or partly screened by surrounding buildings and / or vegetation and would not be significant.	☒
No. 7. Hawthorn Cottage	northern block: 285m	Potential views southwest towards onshore substations buildings (northern and southern blocks). Although there are no windows on the western elevation and a garden wall there is the potential **significant** visual effects from garden areas, driveway and upper floors.	☑
Nos. 9, 10, 12, 14, 15, and 18 Tortorston Drive / Tortorston Road	northern block: 300m to 370m	Potential views affecting up to six residential properties viewing southwest towards the onshore substations northern block, noting that the larger southern block, up to 30.75m high) would be screened by the northern block up to 18.25m high) due to the effects of perspective. Views from six properties are likely to be **significant**. Note: These properties have some open views to the east and west (subject to screening from buildings and vegetation) and are likely to view the onshore export cable corridor (Segments A1 and A2) and a primary construction compound in close proximity. Views from these properties are likely to be **significant** with potential for a breach of the RVAT due to the primary construction compound, in close proximity.	☑
No. 16. Clubcross	southern block: 375m	Elevated position with main orientation to the east. View from northern elevation towards onshore substations (southern block) where there are few windows and mature deciduous trees and hedgerow filtering views. Some potential for a **significant** visual effect from garden grounds and access track.	☑

[1] Approximate distance from the maximum design scenario for the onshore substations expressed as either the southern or northern block and the property.

Residential Property	Distance[1]	Screening assessment	Include in RVAA?
Nos. 17 and 19-24 Tortorston Road	northern block: 360m to 480m	Views of the onshore substations from five properties on Tortorston Road would be largely screened by surrounding buildings and / or vegetation and would not be significant. However, there are likely to be significant views of the onshore export cable corridor construction and the primary construction compound (see **Table 1.4**).	☒

Table 1.4 Screening of residential properties <50m of the onshore export cable corridor

Residential Property	Distance[2]	Screening assessment	Include in RVAA?
No. 1 Scotston	270m	Property is within the 50m RVAA study area and whilst there may be **significant** open views of the Scotstown landfall construction compound and trenchless crossing compounds, these would be temporary and short-term during construction. There would be **no view** of a primary or secondary construction compound due to screening from forestry. There would be no breach of the RVAT due to the temporary and low-level nature of the construction activity likely to be visible at the landfall.	☒
No. 2 Scotston South	60m	Property is within the 50m RVAA study area and is likely to have **significant** open views of the Scotstown landfall construction compound and trenchless crossing compound. Any primary or secondary construction compound would be screened by forestry. There would be no breach of the RVAT due to the temporary and low-level nature of the construction activity likely to be visible at the landfall(s).	☒
Nos. 3-12 Inverquinzie Cottages	145m	Properties are beyond the 50m RVAA study area and whilst there may be **significant** open views of the primary and secondary construction compounds and the onshore export cable corridor to the north, west and south there would be no breach of the RVAT due to the intervening distance and the temporary and low-level nature of this onshore Project infrastructure. Additionally, built form and mature vegetation screen outward views from some of these residences.	☒
No. 13 Portofino and No. 14 Hillcrest	195m	Properties are just beyond the 50m RVAA study area and whilst there may be **significant** elevated views to the east and south of the trenchless crossing and secondary / primary construction compounds and the onshore export cable corridor, there would be no breach of the RVAT due to the intervening distance and the temporary nature of the construction activity visible along the onshore export cable corridor.	☒
Nos. 15 and 16 Lunderton Cottages	50m	Potential views to towards trenchless crossing compounds associated with the Segments L2 and L3 onshore export cable corridor options. Potential views east to Lunderton North landfall construction compound as well as potential views of a secondary and primary construction compound. Likely to have a **significant** visual effect and potential for a breach of the RVAT due to the extent of visible infrastructure and the primary construction compound.	☑

[2] Approximate distance from nearest indicative onshore export cable corridor / primary or secondary construction compound and the property as illustrated in **Volume 2, Figure 27.6b-f**.

Residential Property	Distance[2]	Screening assessment	Include in RVAA?
No 17 Peachtree near Kilcairn	170m	Property is within the 50m RVAA study area. There are potential **significant** views towards trenchless crossing compounds, a secondary construction compound, and onshore export cable corridor (Segment L2) in close proximity, however due to the temporary and low-level nature of elements, there would be no breach of the RVAT.	☒
No. 18 at Lunderton	130m	Property is just outwith the 50m RVAA study area. The property is surrounded by mature vegetation on all sides that would screen views of onshore infrastructure. Consequently, there would be no breach of the RVAT.	☒
Nos. 19 - 21 at Lunderton	60m to 170m	Properties 19 – 21 are within the 50m study area. Views from property No. 19 are screened to the east, limiting views of the indicative primary construction compound in this direction. Views west from this property are more open and visibility of the onshore infrastructure could be **significant**. Nos. 20-21 have potential views towards trenchless crossing construction compounds and opencut trenches associated with the Segments L2 and L3 onshore export cable corridor options. Potential views east to Lunderton North landfall construction compound and trenchless crossing compounds as well as potential views of a secondary and primary construction compound. All three properties are likely to have **significant** visual effects with the potential for a breach of the RVAT due to the potential for a primary construction compound in close proximity.	☑
Nos. 22-23 at Cairnhill	50m	Property is within the 50m RVAA study area. There are potential **significant** views towards trenchless crossing compounds, a secondary construction compound, and onshore export cable corridor (Segment L2) in close proximity, however due to the temporary and low-level nature of these elements, there would be no breach of the RVAT.	☒
Nos. 24-28 properties at Hallmoss including Hallmoss Cottage 1 and 2, The Lilies, and Hallmoss Smiddy	60m	Properties are within the 50m RVAA study area with open views towards the onshore export cable corridor and trenchless crossing construction compounds along the A90. Likely to have a **significant** visual effect and potential for a breach of the RVAT due to the potential for a primary construction compound in close proximity.	☑
No. 29 Hallmoss Farm	65m	Property is just beyond the 50m RVAA study area. Views north towards trenchless crossing construction compounds and primary construction compound would be screened by surrounding agricultural buildings and silos. Consequently, there would be no breach of the RVAT.	☒

Residential Property	Distance[2]	Screening assessment	Include in RVAA?
No. 30-33 Mains of Inverugie	160m	Properties are just beyond the 50m RVAA study area. Limited potential visibility of onshore export cable corridor or Lunderton South landfall due to screening from landform and vegetation. Any visible construction activity would be temporary and low level in nature. Consequently, there would be no breach of the RVAT.	☒
No. 34 Easterton	65m	Property is within the 50m RVAA study area. Garden vegetation and wall would partly screen views south and west with agricultural buildings screening the northern views. Any visible construction activity would be temporary and / or low level in nature. Consequently, there would be no breach of the RVAT.	☒
No. 35 Smiddyhill Cottage	96m	Property is within the 50m RVAA study area. Boundary vegetation would filter outward views. Trenched road crossing and onshore export cable corridor (Segments A1 / A2) may be visible from the curtilage of the property; however, these effects would be temporary and low level in nature. Consequently, there would be no breach of the RVAT.	☒
Nos. 36-37 Smiddyhill	60m	Properties are within / just beyond the 50m RVAA study area. Intervening garden and mature boundary trees filter views south / east and would partly or wholly screen construction activity along the onshore export cable corridor (Segments A1 / A2). Potential for some filtered views however these effects would be temporary and low level in nature. Consequently, there would be no breach of the RVAT.	☒
Nos. 38-39 Meadowbank	100m	Properties are beyond the 50m RVAA study area. Outward views are contained by mature vegetation. Consequently, there would be no breach of the RVAT.	☒
Nos. 40-45 Group of 6No. properties at Tortorston Road, Downiehills (including: Smiddyhill Bungalow, Tortorston School House, and Oakdene Villa, Westwyn)	60m to 78m	Potential views of the onshore export cable corridors (Segments A1 and A2) including to temporary trenchless crossing compounds. Some intervening hedgerow vegetation would slightly filter views. Likely to have a **significant** visual effect, however, there would be no breach of the RVAT due to the temporary and low-level nature of the onshore Project infrastructure, further screened by buildings and vegetation.	☒

Residential Property	Distance[2]	Screening assessment	Include in RVAA?
No. 46 Downiehills	130m	Property is beyond the 50m RVAA study area. Extensive screening to the south and southeast from mature trees, and to the northeast due to large agricultural buildings would prevent visibility of the onshore export cable corridor (Segment A1) and a primary construction compound. Consequently, there would be no breach of the RVAT.	☒
Nos. 47-60 Group of 13No. properties at Tortorston Road and Tortorston Drive, north of A950	63m to 239m	These properties have some open views to the east and west (subject to screening from buildings and vegetation) and are likely to view the onshore export cable corridor (Segments A1 and A2) and a primary construction compound in close proximity. Views from these properties are likely to be **significant** with potential for a breach of the RVAT due to the primary construction compound, in close proximity. Note: the effects of the onshore export cable corridor and associated infrastructure for these properties are assessed alongside the onshore substation zone (see No.7 Hawthorn Cottage and Nos. 9, 10, 12, 14, 15, 17-24 Tortorston Drive / Tortorston Road).	☑
No. 61. East Thunderton	120m	Elevated views with the main orientation of the property to the north and south. Potential views to the north and northeast towards temporary trenchless crossing compound, a secondary construction compound, and onshore export cable corridor (Segment B1). Potential for a **significant** visual effect, though there would be no breach of the RVAT due to the intervening distance and the temporary and low-level nature of the onshore export cable corridor / secondary construction compound.	☒
Nos.62-63 West Thunderton	105m	Potential views north and west to trenchless crossing construction compounds, onshore export cable corridor and potentially a secondary construction compound. Both properties are surrounded by vegetative screening from mature trees and surrounding buildings. There would be no breach of the RVAT due to the temporary and low-level nature of the onshore Project infrastructure, further screened by vegetation.	☒
No. 64 South of West Thunderton	256m	Potential views north and west to trenchless crossing construction compounds, onshore export cable corridor and potentially a secondary construction compound. Both properties are surrounded by vegetative screening from mature trees and surrounding buildings. There would be no breach of the RVAT due to the temporary and low-level nature of the onshore Project infrastructure, further screened by vegetation.	☒
No. 65 Parkhill Farm	70m	Property is just beyond the 50m RVAA study area. Potential views southeast to temporary trenchless crossing construction compounds and onshore export cable corridor (Segment B1), and a secondary construction compound. Heavily filtered views to the south and southeast from mature vegetation. There	☒

Residential Property	Distance[2]	Screening assessment	Include in RVAA?
		would be no breach of the RVAT due to the temporary and low-level nature of the onshore Project infrastructure, further screened by vegetation.	
No. 66 Faichfield Croft	135m	Property is just beyond the 50m RVAA study area. Screening from outbuildings to the south. Limited potential for oblique views from property southeast to temporary trenchless crossing compound, onshore export cable corridor and southwest to secondary construction compound and temporary access track. There would be no breach of the RVAT due to the temporary and low-level nature of the onshore Project infrastructure, further screened by vegetation.	☒

2. References

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3. Glossary of Terms and Abbreviations

3.1 Abbreviations

Acronym	Definition
GLVIA3	Guidelines for Landscape and Visual Impact Assessment, 3rd Edition
M	Metres
O&M	Operation and Maintenance
OLAS	Outline Landscape and Architectural Strategy
RVAA	Residential Visual Amenity Assessment
RVAT	Residential Visual Amenity Threshold

3.2 Glossary of terms

Term	Definition
Beneficial or Adverse Types of Visual Effect	The visual effects may be beneficial, neutral, or adverse. In visual terms – beneficial or adverse effects are less easy to define or quantify and require a subjective consideration of several factors affecting the view, which may be beneficial, neutral, or adverse. This assessment has considered factors such as the visual composition of the landscape in the view together with the design and composition, which may or may not be reasonably, accommodated within the scale and character of the landscape as perceived from the receptor location.
Guidelines for Landscape and Visual Impact Assessment, 3rd Edition	Guidelines for Landscape and Visual Impact Assessment, Third Edition, published jointly by the Landscape Institute and Institute of Environmental Management and Assessment, 2013.
Landscape and Visual Impact Assessment	Landscape and Visual Impact Assessment - A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource and on people's views and visual amenity.
Magnitude (of change)*	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short term or long term in duration.
Onsite mitigation or planting	Landscape mitigation planting within the Onshore Red Line Boundary and onshore substation zone to provide mitigation of significant landscape and visual effects resulting from the onshore substations.
Potential further mitigation	Landscape planting outwith the onshore substation zone, undertaken as part of voluntary agreement with landowners to provide potential further mitigation

Term	Definition
	of significant adverse landscape and visual effects resulting from the onshore substations.
Reinstatement planting	Reinstatement planting within the Onshore Red Line Boundary to replace landscape elements (trees, woodland or hedges) removed during the construction phase in accordance with the detailed Landscape Management Plan.
Sensitivity*	A term applied to specific receptors, combining judgements on the susceptibility of the receptor to the specific type of change or development proposed and the value associated to that receptor.
Significant Effects	It is a requirement of the EIA Regulations to determine the likely significant effects of the development on the environment which should relate to the level of an effect and the type of effect. The significance of an effect gives an indication as to the degree of importance (based on the magnitude of the effect and the sensitivity of the receptor) that should be attached to the impact described. Whether or not an effect should be considered significant is not absolute and requires the application of professional judgement. Significant – 'noteworthy, of considerable amount or effect or importance, not insignificant or negligible'. The Concise Oxford Dictionary. Those levels and types of landscape and visual effect likely to have a major or important / noteworthy or special effect of which a decision maker should take note.
Temporary or permanent effects	Effects may be considered as temporary or permanent. In the case the 35-year operational stage for each phase of the Project has been assessed as 'permanent', although the effects would also be reversible.
Type or Nature of effect	Whether an effect is direct or indirect, temporary or permanent, beneficial (positive), neutral or adverse (negative) solus or cumulative.
Visual amenity	The overall views and surroundings, which provide a visual setting or backdrop to the activities of people living, working, participating in recreational activities, visiting or travelling through an area.
Visual dominance	A visual effect often referred to in respect of residential properties that in relation to development would be subject to blocking of views, or reduction of light / shadowing, and high levels of visual intrusion.
Visual effect*	Effects on specific views and on the general visual amenity experienced by people.
Visual Receptors*	Individuals and / or defined groups of people who have the potential to be affected by a proposal.
Visual sensitivity	The sensitivity of visual receptors such as residents, relative to their location and context, to visual change proposed by development.
*Note: Those definitions marked with an asterisk are repeated from GLVIA 3.	

Appendix A
Residential Visual Amenity Assessment

Key to annotated inset aerial photographs:

Indicative temporary construction access road

HDD Crossing Area

Colour

Indicative trenchless crossing compound search area

Indicative landfall construction compound search area

Indicative trenchless crossing

Indicative primary construction compound

Indicative secondary construction compound

Indicative onshore export cable corridor

Residential visual amenity assessment – onshore substations

No. 1: Howiemuir	
Description	 Image Capture: Oct 2021 @ 2025 Google Above: View of Howiemuir residential property – east elevation  Google Imagery ©2025 Above: Aerial photograph of Howiemuir residential property Howiemuir is accessed from a minor road to the south of the A950. It is a single storey bungalow with garden areas to the south and west, and a garage and outbuildings to the east. It was not possible to view the facing (west) elevation from publicly accessible roads, but it is assumed that the main views and windows are in this direction. A field boundary hedgerow is located to the west and northwest of the property and provides some limited screening in views west and northwest.
Sensitivity	High
Magnitude of change	**Pre-construction (year 0-1):** Construction works associated with the site preparation and advance planting within the substation zone would be visible to the southwest, west and northwest through and beyond boundary hedgerow as outlined in the OLAS, **(Volume 4: Outline Landscape and Architectural Strategy)**. This would include contrasting colours, construction traffic, sound and movement of machinery and construction workers. Woodland planting to the south of the property would be near to middle distance and would be mostly screened by intervening vegetation. The magnitude of change would be Medium-Low and adverse during construction / advance planting. **Construction phase 1 (years 1-3)** **Onshore substations:**

No. 1: Howiemuir	
	Enclosed: Construction works associated with the onshore substations would be visible through and beyond intervening hedgerow and new onsite mitigation planting. The onshore export cable corridor is 50m distance from the property, affecting the views to the east and south. This would include contrasting colours, construction traffic, sound and movement of machinery and construction workers. The magnitude of change would be High. Partially enclosed: As above. **Onshore export cable corridor:** Construction works associated with the onshore export cable corridor would be visible as filtered views beyond the temporary construction compound and the onshore substation zone. The magnitude of change would be Low. **Construction phase 2 (years 4-6):** **Onshore substations:** Enclosed: The onsite mitigation planting would be established (approximately 2m to 4m high). Taller elements and a crane would be visible beyond phase 1. The magnitude of change would be High. Partially enclosed: As above. **Onshore export cable corridor:** Reinstated with little associated works visible beyond the onshore substation zone, the magnitude of change would be Negligible to Zero. **Construction phase 3 (years 7-9):** **Onshore substations:** Enclosed: The onsite mitigation planting would be well established (approximately 4m to 8m high) although construction would be visible beyond, including a crane to the fore of phase 1. Upon completion of phase 3 construction, the temporary construction compound would be planted with additional woodland. The magnitude of change would be High. Partially enclosed: As above. **Onshore export cable corridor:** Reinstated with little associated works visible beyond the onshore substation zone, the magnitude of change would be Negligible to Zero. **O&M (years 10-35)** **Onshore substations:** Enclosed: The upper parts of the completed onshore substations would be visible above the intervening hedgerow and maturing woodland planting as described in the OLAS, **(Volume 4: Outline Landscape and Architectural Strategy)**. The magnitude of change would reduce to Low to Negligible. Partially enclosed: As above. **Onshore export cable corridor:** N/A – O&M operations unlikely to be visible. **Decommissioning:**

No. 1: Howiemuir										
	Onshore substations: Reverse of construction stage, although screened by mature woodland with magnitude reducing from Low to Zero. **Onshore export cable corridor:** N/A – Decommissioning scoped out as the onshore export cable would be left *in situ*.									
Assessment										
Phase of the Project	**Construction (Phase 1)**		**Construction (Phase 2)**		**Construction (Phase 3)**		**O&M**		**Decommissioning**	
	Onshore substations	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**
Magnitude of change	**High**	**Low**	**High**	**Negligible** to Zero	**High**	Negligible to Zero	**Low** to **Negligible**	N/A	**Low** to Zero	N/A
Level of effect	**Major**	**Moderate**	**Major**	**Minor**	**Major**	**Minor**	**Moderate** to **Minor**	N/A	**Moderate** to **Minor**	N/A
Duration	Short - term	Short-term	Medium - term	Short - term	Medium - term	Short - term	Long - term	N/A	Short - term	N/A
Type of effect	Adverse	Adverse	Adverse	Neutral	Adverse	Neutral	Neutral / Beneficial	N/A	Adverse to Beneficial	N/A
Residential Visual Amenity	It is concluded that the Project **would not breach the RVAT** or otherwise affect living standards or render the residential property an unattractive place to live when judged objectively and in the public interest. This is due largely to combinations of intervening distance, some partial screening and the embedded onsite mitigation outlined in the OLAS, **(Volume 4: Outline Landscape and Architectural Strategy)**.									

Nos. 2, 3, 5, and 8 at Denholme	
Description	 Image Capture: Oct 2021 @ 2025 Google Above: View of Denholme residential properties  Google Imagery ©2025 Above: Aerial photograph of Denholme properties This group of residential properties is located to the south of the minor road to the south of the onshore substation zone. Properties to the north and east of the cluster are oriented to the north and northeast where there are open views across the minor road with some low roadside scrub to view large open fields. The remaining properties to the south and southwest of the cluster are oriented to view west, away from the Project where there are long range views across the extensive agricultural landscape.
Sensitivity	High
Magnitude of change	**Pre-construction (year 0-1):** Construction works associated with the site preparation and advance planting within the substation zone would be visible to the north immediately beyond the minor road as outlined in the OLAS **(Volume 4: Outline Landscape and Architectural Strategy)**. This would include contrasting colours, construction traffic, sound and movement of machinery and construction workers. Woodland planting to the north would be visible and the magnitude of change would be Medium-Low and adverse during construction / planting. **Construction phase 1 (years 1-3)** **Onshore substations:**

Nos. 2, 3, 5, and 8 at Denholme	
	Enclosed: Construction works associated with the onshore substations would be visible beyond new onsite mitigation planting. This would include contrasting colours, construction traffic, sound and movement of machinery and construction workers. The magnitude of change would be High. Partially enclosed: As above **Onshore export cable corridor:** Construction works associated with the onshore export cable corridor would be visible as part of the wider construction works with limited views of the onshore export cable corridor zone B to the northwest. The magnitude of change would be Low. **Construction phase 2 (years 4-6):** **Onshore substations:** Enclosed: The onsite mitigation planting would be established (approximately 2m to 4m high). Taller elements and a crane would be visible beyond Phase 1. The magnitude of change would be High. Partially enclosed: As above. **Onshore export cable corridor:** Reinstated with little associated works visible beyond the onshore substation zone, the magnitude of change would be Negligible to Zero. **Construction phase 3 (years 7-9):** **Onshore substations:** Enclosed: The onsite mitigation planting would be well established (approximately 4m to 8m high) although construction would be visible beyond, including a crane. The magnitude of change would be High. Partially enclosed: As above. **Onshore export cable corridor:** Reinstated with little associated works visible beyond the onshore substation zone, the magnitude of change would be Negligible to Zero. **O&M (years 10-35)** **Onshore substations:** Enclosed: The upper parts of the completed onshore substations would be visible above the embedded onsite mitigation outlined in the OLAS, **(Volume 4: Outline Landscape and Architectural Strategy)**. The magnitude of change would reduce to Low to Negligible. Partially enclosed: As above. **Onshore export cable corridor:** N/A – O&M operations unlikely to be visible. **Decommissioning:** **Onshore substations:** Reverse of construction stage, although screened by mature woodland with magnitude reducing from Low to Zero. **Onshore export cable corridor:** N/A – Decommissioning scoped out as the onshore export cable would be left *in situ*.
Assessment	

Nos. 2, 3, 5, and 8 at Denholme										
Phase of the Project	**Construction (Phase 1)**		**Construction (Phase 2)**		**Construction (Phase 3)**		**O&M**		**Decommissioning**	
	Onshore substations	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**
Magnitude of change	**High**	**Low**	**High**	**Negligible** to Zero	**High**	**Negligible** to Zero	**Low** to **Negligible**	N/A	**Low** to Zero	N/A
Level of effect	**Major**	**Moderate**	**Major**	**Minor**	**Major**	**Minor**	**Moderate** to **Minor**	N/A	**Moderate** to **Minor**	N/A
Duration	Short - term	Short-term	Medium - term	Short - term	Medium - term	Short - term	Long - term	N/A	Short - term	N/A
Type of effect	Adverse	Adverse	Adverse	Neutral	Adverse	Neutral	Neutral / Beneficial	N/A	Adverse to Beneficial	N/A
Residential Visual Amenity	It is concluded that the Project **would not breach the RVAT** or otherwise affect living standards or render the residential properties as unattractive places to live when judged objectively and in the public interest. This is due largely to the embedded onsite mitigation in the OLAS **(Volume 4: Outline Landscape and Architectural Strategy)**.									

No. 7: Hawthorn Cottage	
Description	 Image Capture: Mar 2023 @ 2025 Google Above: View of Hawthorn Cottage  Google Imagery ©2025 Above: Aerial photograph of Hawthorn Cottage Hawthorn Cottage is a two-storey house located to the south of the A950 and the Tortorston Road junction, west of Peterhead. The main views are oriented to the north along Tortorston Road and south across an open field towards an earth bund associated with the existing bio-fuels development. There are no windows on the west elevation, and a tall garden wall partly screens the garden area, reducing opportunities to view towards the Project to the west. A lower timber fence encloses the remainder of the garden area with some low hedgerow planting at the front. Views are generally open above the fence line viewing towards the onshore substation zone.
Sensitivity	High
Magnitude of change	**<u>Pre-construction (year 0-1):</u>** Construction works associated with the site preparation and advance planting within the onshore substation zone would be visible to the southwest and west as outlined in the OLAS **(Volume 4: Outline Landscape and Architectural Strategy)**. This would include contrasting colours, construction traffic, sound and movement of machinery and construction workers. The magnitude of change would be Medium-Low and adverse during construction / planting. **<u>Construction phase 1 (years 1-3)</u>** **Onshore substations:**

No. 7: Hawthorn Cottage	
	Enclosed: Construction works associated with the onshore substations would be visible beyond new onsite mitigation planting. This would include contrasting colours, construction traffic, sound and movement of machinery and construction workers. The magnitude of change would be High. Partially enclosed: As above. **Onshore export cable corridor:** Construction works associated with primary construction compound would be visible to the north of the road with glimpsed views of the onshore export cable corridor works. The magnitude of change would be Medium. **Construction phase 2 (years 4-6):** **Onshore substations:** Enclosed: The advance planting would be established (approximately 2m to 4m high). Taller elements and a crane would be visible beyond Phase 1. The magnitude of change would be High. Partially enclosed: As above. **Onshore export cable corridor:** Construction works associated with primary construction compound would be visible to the north of the road and the magnitude of change would be Medium. **Construction phase 3 (years 7-9):** **Onshore substations:** Enclosed: The advance planting would be well established (approximately 4m to 8m high) although construction would be visible beyond, including a crane. Upon completion of Phase 3 construction, the temporary construction compound would be planted with additional woodland. The magnitude of change would be High. Partially enclosed: As above. **Onshore export cable corridor:** Construction works associated with primary construction compound would be visible to the north of the road and the magnitude of change would be Medium. **O&M (years 10-35)** **Onshore substations:** Enclosed: The upper parts of the completed onshore substations would be visible above the intervening and maturing woodland planting as described in the OLAS, **(Volume 4: Outline Landscape and Architectural Strategy)**. The magnitude of change would reduce to Low. Partially enclosed: As above. **Onshore export cable corridor:** N/A – O&M operations unlikely to be visible. **Decommissioning:** **Onshore substations:** Reverse of construction stage, although screened by mature woodland with magnitude reducing from Low to Zero.

No. 7: Hawthorn Cottage										
	Onshore export cable corridor: N/A – Decommissioning scoped out as the onshore export cable would be left *in situ*.									
Assessment										
Phase of the Project	**Construction (Phase 1)**		**Construction (Phase 2)**		**Construction (Phase 3)**		**O&M**		**Decommissioning**	
	Onshore substations	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**
Magnitude of change	High	Medium (PCC[3])	High	Medium (PCC)	High	Low (PCC)	Low	N/A	Low to Zero	N/A
Level of effect	**Major**	**Major / Moderate**	**Major**	**Major / Moderate**	**Major**	Moderate	Moderate	N/A	Moderate to Minor	N/A
Duration	Short - term	Short-term	Medium - term	Short - term	Medium - term	Short - term	Long - term	N/A	Short - term	N/A
Type of effect	Adverse	Adverse	Adverse	Adverse	Adverse	Neutral	Neutral / Beneficial	N/A	Adverse to Beneficial	N/A
Residential Visual Amenity	It is concluded that the Project **would not breach the RVAT** or otherwise affect living standards or render the residential property an unattractive place to live when judged objectively and in the public interest. This is due largely to the embedded onsite mitigation in the OLAS, **(Volume 4: Outline Landscape and Architectural Strategy)**.									

[3] PCC – Significant visual effects dure to the primary construction compound.

Nos. 9, 10, 12, 14, 15, 17-24 Tortorston Drive / Tortorston Road	
Description	 Image Capture: Mar 2022 @ 2025 Google Above: View of properties from the south  Google Imagery ©2025 Above: Aerial photograph of the properties The properties at Tortorston Road and Tortorston Drive are mostly single storey, or one and a half storey properties located to the north of the A950. The main views are oriented north-south from Tortorston Drive and east-west from Tortorston Road across open fields. Views are mostly near to middle distance due to the gently rising landform with some longer distance views to the north and east. Properties to the north of the group have limited views south toward the onshore substations due to intervening properties on Tortorson Drive.
Sensitivity	High
Magnitude of change	**Pre-construction (year 0-1):** Construction works associated with the site preparation and advance planting within the onshore substation zone would be visible to the south beyond the A950 as outlined in the OLAS **(Volume 4: Outline Landscape and Architectural Strategy)**. This would include contrasting movement of construction traffic, machinery and construction workers. The magnitude of change would be Medium-Low and adverse. **Construction phase 1 (years 1-3)** **Onshore substations:** Enclosed: Construction works associated with the onshore substations would be visible to the south beyond the A950 and new onsite mitigation planting within the onshore substation zone appearing in the fore to mid-distance. This would include contrasting colours, construction traffic, sound and movement of machinery and construction workers. The magnitude of change would be Medium. Partially enclosed: As above.

Nos. 9, 10, 12, 14, 15, 17-24 Tortorston Drive / Tortorston Road	
	Onshore export cable corridor: Construction works associated with the primary construction compound would be visible to the west (High magnitude) with views of the onshore export cable corridor works continuing to the north. The magnitude of change would be High. **Construction phase 2 (years 4-6):** **Onshore substations:** Enclosed: The embedded onsite mitigation planting would be established (approximately 2m to 4m high). Taller elements and a crane would be visible to the west of Phase 1, partly screened by the primary construction compound. The magnitude of change would be High - Medium. Partially enclosed: As above. **Onshore export cable corridor:** Construction works associated with primary construction compound would be visible to the north of the road and the magnitude of change would be High. **Construction phase 3 (years 7-9):** **Onshore substations:** Enclosed: The embedded onsite mitigation planting would be well established (approximately 4m to 8m high) although construction would be visible beyond, including a crane towards the end of Phase 1. Upon completion of Phase 3 construction, the temporary construction compound would be planted with additional woodland. The magnitude of change would reduce to Medium. Partially enclosed: As above with visibility of unenclosed electrical infrastructure – the magnitude of change would be Medium. **Onshore export cable corridor:** Construction works associated with primary construction compound would continue to be visible to the west and the magnitude of change would be Medium. **O&M (years 10-35)** **Onshore substations:** Enclosed: The upper parts of the completed onshore substations would be visible above the intervening hedgerow and maturing woodland planting as described in the OLAS, **(Volume 4: Outline Landscape and Architectural Strategy)**. The magnitude of change would reduce to Low to Negligible. Partially enclosed: As above. **Onshore export cable corridor:** N/A – O&M operations unlikely to be visible. **Decommissioning:** **Onshore substations:** Reverse of construction stage, although partially screened by mature planting within the onshore substation zone with magnitude reducing from Low to Zero.

Nos. 9, 10, 12, 14, 15, 17-24 Tortorston Drive / Tortorston Road										
	Onshore export cable corridor: N/A – Decommissioning scoped out as the onshore export cable would be left *in situ*.									
Assessment										
Phase of the Project	**Construction (Phase 1)**		**Construction (Phase 2)**		**Construction (Phase 3)**		**O&M**		**Decommissioning**	
	Onshore substations	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**
Magnitude of change	**Medium**	**High** (PCC[4])	**High - Medium**	**High** (PCC)	**Medium**	**Medium** (PCC)	**Low** to **Negligible**	N/A	**Low** to Zero	N/A
Level of effect	**Major / Moderate**	**Major**	**Major**	**Major**	**Major / Moderate**	**Major / Moderate**	**Moderate** to **Minor**	N/A	**Moderate** to **Minor**	N/A
Duration	Short - term	Short-term	Medium - term	Short - term	Medium - term	Short - term	Long - term	N/A	Short - term	N/A
Type of effect	Adverse	Adverse	Adverse	Adverse	Adverse	Adverse	Neutral / Beneficial	N/A	Adverse to Beneficial	N/A
Residential Visual Amenity	It is concluded that the Project **would not breach the RVAT** or otherwise affect living standards or render the residential property an unattractive place to live when judged objectively and in the public interest. This is due largely to the embedded onsite mitigation in the OLAS, **(Volume 4: Outline Landscape and Architectural Strategy)**.									

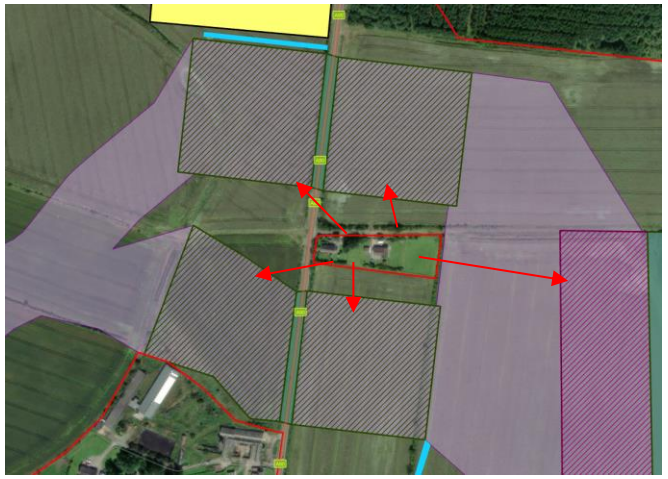
[4] PCC – Significant visual effects dure to the primary construction compound.

No.16: Clubcross Farm	
Description	 Image Capture: Mar 2022 @ 2025 Google Above: View of Clubcross Farm east elevation  Google Imagery ©2025 Above: Aerial photograph of Clubcross Farm Clubcross Farm is a traditional, stone built, one and a half storey farm building located in an elevated location to the southeast of Denholm. The main elevation is oriented to the east where there are long distance views towards Peterhead and the seascape beyond. The farm is set within a cluster of farm outbuildings and garden area is mostly limited to the east and north. Expansive views are also available to the north and northwest although a hedgerow and mature trees filter views in this direction and there appear to be limited windows on the north elevation of the property. Large agricultural buildings flank the property to the southwest.
Sensitivity	High
Magnitude of change	**<u>Pre-construction (year 0-1):</u>** Construction works associated with the site preparation and advance planting within the onshore substation zone would be visible to the north in the mid distance across the adjacent field and a minor road to the south of the onshore substation zone as outlined in the OLAS **(Volume 4: Outline Landscape and Architectural Strategy)**. This would include contrasting colours, construction traffic, sound and movement of machinery and construction workers. The magnitude of change would be Medium-Low and adverse. **<u>Construction phase 1 (years 1-3)</u>** **Onshore substations:**

No.16: Clubcross Farm	
	Enclosed: Construction works associated with the onshore substations would be visible through and beyond intervening hedgerow. This would include contrasting colours, construction traffic, sound and movement of machinery and construction workers. The magnitude of change would be Medium due to the intervening distance. Partially enclosed: As above. **Onshore export cable corridor:** Construction works associated with the onshore export cable corridor would be visible as filtered views beyond the temporary construction compound and the onshore substation zone. The magnitude of change would be Low. **Construction phase 2 (years 4-6):** **Onshore substations:** Enclosed: The embedded advance planting would be established (approximately 2m to 4m high, although it would not screen elevated views from this property). Taller elements and a crane would be visible beyond Phase 1. The magnitude of change would be Medium due to the intervening distance Partially enclosed: As above. . **Onshore export cable corridor:** Reinstated with little associated works visible beyond the onshore substation zone, the magnitude of change would be Negligible to Zero. **Construction phase 3 (years 7-9):** **Onshore substations:** Enclosed: The embedded advance planting would be well established (approximately 4m to 8m high, although it would not screen elevated views from this property. Phase 3 would bring construction closer to the viewer, including a crane. The magnitude of change would be High - Medium. Partially enclosed: As above. **Onshore export cable corridor:** Reinstated with little associated works visible beyond the onshore substation zone, the magnitude of change would be Negligible to Zero. **O&M (years 10-35)** **Onshore substations:** Enclosed: The upper parts of the completed onshore substations would be visible above the embedded onsite mitigation planting as described in the OLAS, **(Volume 4: Outline Landscape and Architectural Strategy)**. The magnitude of change would reduce to Medium. Partially enclosed: As above. **Onshore export cable corridor:** The primary construction compound would be reinstated and there would be limited periodic maintenance at transition joint bay(s) with Negligible to Zero magnitude. . **Decommissioning:**

No.16: Clubcross Farm										
	Onshore substations: Reverse of construction stage, although screened by mature woodland with magnitude reducing from Low to Zero. **Onshore export cable corridor:** N/A – Decommissioning scoped out as the onshore export cable would be left *in situ*.									
Assessment										
Phase of the Project	**Construction (Phase 1)**		**Construction (Phase 2)**		**Construction (Phase 3)**		**O&M**		**Decommissioning**	
	Onshore substations	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**
Magnitude of change	**Medium**	**Low**	**Medium**	**Negligible** to Zero	**High - Medium**	**Negligible** to Zero	**Medium**	N/A	**Low** to Zero	N/A
Level of effect	**Major / Moderate**	**Moderate**	**Major / Moderate**	**Minor**	**Major**	**Minor**	**Major / Moderate**	N/A	**Moderate** to **Minor**	N/A
Duration	Short - term	Short-term	Medium - term	Short - term	Medium - term	Short - term	Long - term	N/A	Short - term	N/A
Type of effect	Adverse	Adverse	Adverse	Neutral	Adverse	Neutral	Adverse	N/A	Adverse to Beneficial	N/A
Residential Visual Amenity	It is concluded that the Project **would not breach the RVAT** or otherwise affect living standards or render the residential property an unattractive place to live when judged objectively and in the public interest. This is due largely to the embedded onsite mitigation in the OLAS, **(Volume 4: Outline Landscape and Architectural Strategy)**.									

Residential visual amenity assessment – onshore export cable corridor / landfall(s) and primary / secondary construction compounds

Nos 15-16. properties at Lunderton Cottages	
Description	 Image Capture: Mar 2023 @ 2025 Google Above: View of Lunderton Cottages  Google Imagery ©2025 Above: Aerial photograph of Lunderton Cottages There are two properties adjacent to the A90 (No's 15 and 16). The properties are single storey and one and a half storey, with the main elevations and front gardens oriented to the south with gardens also to the north and east surrounding both properties. There is some garden vegetation partially filtering views to the north and south. Views are generally middle distance across open agricultural fields towards rising landform or forestry. The A90 features in views to the southwest and northwest and views in these directions are channelled by patchy roadside vegetation.
Sensitivity	High
Magnitude of change	**Construction phase 1 (years 1-3)** Primary and secondary construction compounds would be visible and potentially in close proximity. Lunderton North landfall and trenchless crossing construction compounds and opencut trenches (Segment L2 and / or Segment L3) would be visible in close proximity. This would

Nos 15-16. properties at Lunderton Cottages	
	include contrasting colours, construction traffic, sound and movement of machinery and construction workers. magnitude of change would be High. **Construction phase 2 (years 4-6):** The primary and secondary construction compounds would be maintained throughout the construction stage and involve periodic and more limited construction activity associated with transition joint bay(s) and cable pulling. The onshore export cable corridor would be reinstated and the magnitude of change would be reduced to High - Medium. **Construction phase 3 (years 7-9):** The primary and secondary construction compounds would be maintained throughout the construction stage and involve periodic and more limited construction activity associated with transition joint bay(s) and cable pulling. The onshore export cable corridor would be reinstated. The magnitude of change would be reduced to High - Medium. **O&M (years 10-35)** The primary and secondary construction compounds would be reinstated and the periodic maintenance at transition joint bay(s) would be of Negligible to Zero magnitude. **Decommissioning:** N/A – Decommissioning scoped out as the onshore export cable would be left *in situ*.

Assessment										
Phase of the Project	**Construction (Phase 1)**		**Construction (Phase 2)**		**Construction (Phase 3)**		**O&M**		**Decommissioning**	
	Onshore substations	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**
Magnitude of change	N/A	**High**	N/A	**High - medium**	N/A	**High - medium**	N/A	**Negligible** to Zero	N/A	N/A
Level of effect	N/A	**Major**	N/A	**Major**	N/A	**Major**	N/A	**Minor**	N/A	N/A
Duration	N/A	Short-term	N/A	Medium - term	N/A	Medium - term	N/A	Long - term	N/A	N/A
Type of effect	Adverse	Adverse	Adverse	Adverse	Adverse	Adverse	Neutral	N/A	N/A	N/A
Residential Visual Amenity	It is concluded that the Project **would not breach the RVAT** or otherwise affect living standards or render the residential property an unattractive place to live when judged objectively and in the public interest. This is due largely to the temporary and intermittent nature of the works, although it is noted that both properties are surrounded by search areas, the two pairs of temporary crossing construction compounds would affect smaller areas, with a temporary / intermittent nature, on-going for nine-years (medium-term duration).									

Residential property Nos. 19-21: Lunderton	
Description	 Image Capture: Mar 2023 @ 2025 Google Above: View of Lunderton  Google Imagery ©2025 Above: Aerial photograph of Lunderton Two properties (Nos 20-21) are adjacent to the A90 with a further property (No. 19) beyond mature trees to the west. The properties are single storey and are oriented east from the main elevation and west from the rear – although there would be views to the south from a conservatory on the southernmost property. Garden areas surround both properties and garden vegetation filters views to the east from the south property whereas the north property has open views to the east and has some screening of southern views by the southern property. Views north and west from both properties are screened by agricultural buildings and vegetation. Views south and east are generally middle distance, viewing across the A90 and open agricultural fields towards rising landform or forestry. A further single storey property (No. 19) is oriented north / south and located to the west beyond mature trees. Garden areas surround the property although it is likely that western and northern views are open. Views south are likely to be partly screened by a hedge with further screening from mature vegetation to the east.
Sensitivity	High
Magnitude of change	**<u>Construction phase 1 (years 1-3)</u>** Construction works associated primary and secondary construction compounds would be visible and potentially in close proximity. Lunderton North landfall and trenchless crossing construction compounds and opencut trenches (Segment L2 and / or Segment L3) would be visible in close proximity towards the east. This would include contrasting colours, construction traffic, sound and movement of machinery and construction workers. magnitude of change would be High.

Residential property Nos. 19-21: Lunderton										
	Construction phase 2 (years 4-6): The primary and secondary construction compounds would be maintained throughout the construction stage and involve periodic and more limited construction activity associated with transition joint bay(s) and cable pulling. The onshore export cable corridor would be reinstated and the magnitude of change would be reduced to High - Medium. **Construction phase 3 (years 7-9):** The primary and secondary construction compounds would be maintained throughout the construction stage and involve periodic and more limited construction activity associated with transition joint bay(s) and cable pulling. The onshore export cable corridor would be reinstated. The magnitude of change would be reduced to High - Medium. **O&M (years 10-35)** The primary and secondary construction compounds would be reinstated and the periodic maintenance at transition joint bay(s) would be of Negligible to Zero magnitude. **Decommissioning:** N/A – Decommissioning scoped out as the onshore export cable would be left *in situ*.									
Assessment										
Phase of the Project	**Construction (Phase 1)**	**Construction (Phase 2)**	**Construction (Phase 3)**	**O&M**	**Decommissioning**					
	Onshore substations	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**	**Onshore substations**	**Onshore export cable corridor**
Magnitude of change	N/A	**High**	N/A	**High - medium**	N/A	**High - medium**	N/A	**Negligible** to Zero	N/A	N/A
Level of effect	N/A	**Major**	N/A	**Major**	N/A	**Major**	N/A	**Minor**	N/A	N/A
Duration	N/A	Short-term	N/A	Medium - term	N/A	Medium - term	N/A	Long - term	N/A	N/A

Residential property Nos. 19-21: Lunderton										
Type of effect	Adverse	Adverse	Adverse	Adverse	Adverse	Adverse	Neutral	N/A	N/A	N/A
Residential Visual Amenity	It is concluded that the Project **would not breach the RVAT** or otherwise affect living standards or render the residential property an unattractive place to live when judged objectively and in the public interest. This is due largely to the temporary and intermittent nature of the works, although it is noted that both properties would view temporary construction work to the northeast, east and southeast with activities on-going for nine-year (medium-term duration).									

Residential Property Nos. 24-28: properties at Hallmoss including Hallmoss Cottage 1 and 2, The Lilies, and Hallmoss Smiddy, and Cattlemans	
Description	 Google Imagery ©2025 Above: Aerial photograph properties at Hallmoss  Image Capture: Mar 2023 ©2025 Google Above: View of Cattlemans

Residential Property Nos. 24-28: properties at Hallmoss including Hallmoss Cottage 1 and 2, The Lilies, and Hallmoss Smiddy, and Cattlemans

Image Capture: Mar 2023 ©2025 Google
Above: View of Hallmoss Cottages 1 and 2

Image Capture: Mar 2023 ©2025 Google
Above: View of The Lilies

Image Capture: Mar 2023 ©2025 Google
Above: View of Hallmoss Smiddy

Cattlemans comprises a one and a half storey property situated adjacent to the minor road at Hallmoss. The main orientation of the property is to the south and there are further windows facing north. Garden areas surround the property with the main garden area to the west with some vegetation providing some filtered views above garden fencing. Views are generally mid distance across large open agricultural fields subject to field boundary hedges. The Lilies property is a one and a half storey property-oriented southeast-northwest and is mostly windowless to the northeast with amenity areas to the rear (west). Hallmoss Cottages 1 and 2 are oriented northeast / southwest with the main gardens and amenity areas to the rear (southwest). The primary elevations (northeast) are open above hedgerows across agricultural fields. Hallmoss Smiddy is predominantly oriented to the southwest.

Residential Property Nos. 24-28: properties at Hallmoss including Hallmoss Cottage 1 and 2, The Lilies, and Hallmoss Smiddy, and Cattlemans	
Sensitivity	High
Magnitude of change	**Construction phase 1 (years 1-3)** Construction works associated with the onshore export cable corridor would be visible in close proximity, including trenched sections of the onshore export cable corridor and trenchless crossing construction compounds (Segments L3 and / or L4), affecting the views to the northeast and north and potentially to the west. The magnitude of change would be High-medium. A primary construction compound would be visible to the north / northeast and potentially in close proximity. This would include contrasting colours, construction traffic, sound and movement of machinery and construction workers. The magnitude of change would be High. **Construction phase 2 (years 4-6):** The primary construction compound would be maintained throughout the construction stage and involve periodic and more limited construction activity associated with transition joint bay(s) and cable pulling. The onshore export cable corridor would be reinstated and the magnitude of change would be reduced to High- Medium. **Construction phase 3 (years 7-9):** The primary construction compound would be maintained throughout the construction stage and involve periodic and more limited construction activity associated with transition joint bay(s) and cable pulling. The onshore export cable corridor would be reinstated. The magnitude of change would be reduced to High-Medium. **O&M (years 10-35)** The primary and secondary construction compounds would be reinstated and the periodic maintenance at transition joint bay(s) would be of Negligible to Zero magnitude. **Decommissioning:** N/A – Decommissioning scoped out as the onshore export cable would be left *in situ*.

Assessment										
Phase of the Project	**Construction (Phase 1)**		**Construction (Phase 2)**		**Construction (Phase 3)**		**O&M**		**Decommissioning**	
	Onshore substations	**Onshore export**	**Onshore substations**	**Onshore export**	**Onshore substations**	**Onshore export**	**Onshore substations**	**Onshore export**	**Onshore substations**	**Onshore export**

Residential Property Nos. 24-28: properties at Hallmoss including Hallmoss Cottage 1 and 2, The Lilies, and Hallmoss Smiddy, and Cattlemans										
		cable corridor		**cable corridor**		**cable corridor**		**cable corridor**		**cable corridor**
Magnitude of change	N/A	**High**	N/A	**High - Medium**	N/A	**High - Medium**	N/A	**Negligible** to Zero	N/A	N/A
Level of effect	N/A	**Major**	N/A	**Major**	N/A	**Major**	N/A	**Minor**	N/A	N/A
Duration	N/A	Short-term	N/A	Medium - term	N/A	Medium - term	N/A	Long - term	N/A	N/A
Type of effect	Adverse	Adverse	N/A	Neutral	N/A	Neutral	N/A	N/A	N/A	N/A
Residential Visual Amenity	It is concluded that the Project **would not breach the RVAT** or otherwise affect living standards or render the residential property an unattractive place to live when judged objectively and in the public interest. This is due largely to the temporary and intermittent nature of the works.									

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