

Volume 4: Appendix 7.3 – Visual Assessment

Emmock and Tealing 400 kV Overhead Line Tie-Ins

Environmental Impact Assessment (EIA)

Volume 4 | Appendix 7.3

Visual Assessment

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LIST OF ABBREVIATIONS

AOD: Above Ordnance Datum

LLA: Local Landscape Area

LOD: Limit of Deviation

OHL: Overhead Line

VP: View Point

VRA: Visual Receptor Area

1. INTRODUCTION

1.1 The Proposed Development

- 1.1.1 This appendix presents the detailed assessment of effects on views and visual amenity within the Landscape and Visual Impact Assessment (LVIA) study area as a result of the construction and operation of the Emmock and Tealing Section 37 Tie-Ins ('the Proposed Development'). For the purposes of the visual assessment, visual receptors (eg residents, road users, recreational users etc) have been grouped into geographical areas across the study area which are referred to as 'visual receptor areas' (VRAs).
- 1.1.2 This appendix should be read in conjunction with **Volume 2, Chapter 7: Landscape and Visual Amenity** and **Volume 2, Chapter 3: Project Description** of the Environmental Impact Assessment Report (EIAR) for full details of the Proposed Development.
- 1.1.3 This appendix is supported by the following figures (**Volume 3** of the EIAR):
- **Figure 7.1: Landscape and Visual Impact Assessment Study Area**
 - **Figure 7.2: Visual Receptor Areas, Viewpoint Locations and other Visual Receptors with Bare Earth Zone of Theoretical Visibility (ZTV)**

Table 7.3.1: VRA 1: Balkemback

VRA 1: Balkemback	
Description of Receptor	Representative Viewpoint
Residents in individual properties and small clusters of properties within the area between Balkemback and Dunian, and road users to the east, and northeast of the Proposed Development (refer to Volume 3, Figure 7.2: Visual Receptor Areas, Viewpoint Locations and other Visual Receptors with Bare Earth Zone of Theoretical Visibility (ZTV)). The VRA is located <0.1 km from the Proposed Development at its closest point.	N/A
Nature of Views	
Views from within this VRA are generally open and overlook surrounding low-lying agricultural fields to the south. Views to the north are focused on the prominent ridgeline of the Sidlaw Hills which rise in elevation and form a distinctive backdrop. The telecom masts on Craigowl Hill form prominent vertical features along this elevated horizon. Localised sections of the road network have views which are obscured by small pockets of broadleaved woodland, and large agricultural buildings, particularly around Balkemback. To the south, longer distance views are afforded, extending to the low-lying ridge which rises between this area and Dundee to the south. Several existing high voltage OHLs and wood pole lines are visible from properties and from the local road network in this VRA. These are visible to the south and north of the VRA, with those in the north seen in the foreground of the Sidlaw Hills. Tealing and Seagreen Substations are visible to the south, alongside polytunnels near Myreton. Occasional wind turbines, and the masts at Craigowl Hill introduce further vertical features into the landscape.	
Sensitivity	
Residential receptors are considered to be of High susceptibility to changes in the view and road users are considered to be of Low susceptibility to changes in the view. This VRA is not located within a designated landscape, however the VRA takes in views of the surrounding open countryside, including the Sidlaw Hills to the north which is a recognised and distinctive hill range in this area and forms the Sidlaw Local Landscape Area (LLA). As such views are considered to be Medium in value. Taking account of the judgements of susceptibility and value, sensitivity is judged to be High for residents, and Medium for other visual receptors in the VRA.	
Magnitude of Change during Construction	Magnitude of Change during Operation
Construction activity would be visible in close-to-middle distance views to the northwest, west, southwest, south, and southeast. In the western extents and centre of the VRA, construction activity would be seen in close-to-middle distance views to the northwest, west, southwest, south, and southeast. Visible construction activity would include the use of machinery, vehicle movements, creation of access tracks, erection of steel lattice towers, and lighting in the hours of darkness. This activity would be seen against the Sidlaw Hills or distant farmland. Occasional broadleaf trees and shelterbelts would be afforded some partial filtering. In the eastern extents of the VRA, construction activity associated with the removal of towers would be seen at close distances. The scale of change would be Large. The magnitude of change would be Medium.	The Proposed Development would be visible in close-to-middle distance views to the northwest, west, southwest, south, and southeast. The Proposed Development would be located approximately <0.1 km from the VRA at the closest point. In the western extents of the VRA, the Proposed Development would be seen in close-to-middle distance views to the northwest, west, southwest, south, and southeast. In views to the northwest, the Proposed Development would be seen upon higher ground but would be partially backclothed by the Sidlaw Hills. In views to the southeast, it would be seen on lower lying land and would be afforded by distant farmland. The Proposed Development would be afforded some partial filtering by occasional broadleaf trees and shelterbelts.

VRA 1: Balkemback

	Seen from the centre and western extents of the VRA, the Proposed Development would be seen in the middle distance in views to the southwest. More northerly extents of the Proposed Development would be afforded partial filtering by intervening shelter belts. Southerly towers would be seen upon lower ground and would be afforded partial backclothing by distant farmland. Much of each visible tower would be visible against the sky and would not be afforded any screening. In the eastern extents of the VRA, the Proposed Development would not be visible owing to the intervening rolling landform. Furthermore, the removal of towers due to the redirection of Alyth - Tealing 275 kV would result in a notable decrease in the presence of infrastructure in views. Seen from the western and central extents of the VRA, the Proposed Development would be seen in the context of existing infrastructure: the high voltage OHL Tealing - Westfield 275 kV, compared to which the Proposed Development would appear larger in scale, and the wind turbines at Balkemback Farm, compared to which the Proposed Development would appear larger in scale. The scale of change would be Large in the western extents of the VRA, reducing to Medium in the centre of the VRA, then reducing to Barely Perceptible in the eastern extents of the VRA. The magnitude of change would be High.
Significance of Effect during Construction	Significance of Effect during Operation
Taking account of the High sensitivity of residents in the VRA, and the Medium magnitude of change, the visual effect arising from construction is judged to be no more than Moderate (Significant) for any receptor in this VRA, and for many receptors would be less.	Taking account of the High sensitivity of residents in the VRA, and the High magnitude of change, the visual effect arising from operation is judged to be Major (Significant) for any receptor in this VRA, and for many receptors would be less.

Table 7.3.2: VRA 2: Balnuith

VRA 2: Balnuith	
Description of Receptor	Representative Viewpoint
Residents in scattered groups of properties around Balnuith, recreational visitors to Balnuith Alpacas, and users of the local road and footpath network (eg Core Path 207), east and southeast of the Proposed Development (refer to Volume 3, Figure 7.2: Visual Receptor Areas, Viewpoint Locations and other Visual Receptors with Bare Earth Zone of Theoretical Visibility (ZTV)). The VRA is located immediately adjacent to the Proposed Development, with nearby existing OHL to be removed.	N/A

VRA 2: Balnuith

Nature of Views

Properties within the VRA generally comprise one or two storeys, with a variety of outlooks and degrees of screening. Occasional hedgerow trees line the western edge of the track that runs north to south through Balnuith, filtering outward views from properties and people travelling along Core Path 207 (Kirkton of Tealing to Balnuith). The Sidlaw Hills to the northwest provide a dramatic backdrop and focal point in middle-to-longer distance views. Close to middle views are of flat agricultural fields with some hedgerow trees and small shelterbelts providing screening. Views of existing high voltage OHLs and wood pole lines in all directions and wind turbines to the west, with some properties having views of existing OHLs in several directions, and people traveling along Core Path 207 passing under several OHLs. The existing Alyth to Tealing 275 kV OHL runs immediately west of properties in this VRA, with towers less than 100 m from some houses. Views of the operational Tealing and Seagreen Substations are predominately filtered by conifer planting to the south.

Sensitivity

Residential and recreational receptors are considered to be of **High** susceptibility to changes in the view, and users of the local road network, including cyclists, are considered to be of **Low** susceptibility.

This VRA is not located within a designated landscape, however the VRA takes in views of the Sidlaw Hills which is a recognised and distinctive hill range in this area and forms the Sidlaw LLA. These views are experienced by a small number of people within properties and travelling along Core Path 207 (Kirkton of Tealing to Balnuith) and nearby roads. As such views are considered to be **Medium** in value.

Taking account of the judgements of susceptibility and value, sensitivity is judged to be **High** for residents and recreational receptors and **Medium** for other visual receptors in the VRA.

Magnitude of Change during Construction

Construction activity, including the movement of machinery, creation of permanent and temporary access tracks, and dismantling/construction of steel lattice towers would be seen from properties, and people travelling along minor roads and the core path network, in close distance views looking west and southwest.

Views of construction work and lighting in hours of darkness would be visible to the west and southwest across the open arable fields, and to the northwest, partially backclothed by rising landform in front of the Sidlaw Hills. Some of these views would be partially obscured by intervening buildings and vegetation.

The scale of change resulting from construction activity is judged to be **Large** and would be experienced across the majority of this VRA.

The magnitude of change during construction is judged to be **High**.

Magnitude of Change during Operation

During operation, the existing Alyth to Tealing 275 kV OHL would have been dismantled and OHL infrastructure would therefore be more distant from these properties and people travelling along Core Path 207 (Kirkton of Tealing to Balnuith) than it is at present.

The new elements of the Proposed Development would be seen in close distance views to the south, southwest, and west, and in middle distance views northwest. Due to the proposed size and scale of the steel lattice towers to the southwest (associated with the Emmock to Tealing tie-backs), they would form a notable feature in views from receptors across the VRA. In views northwest, the Proposed Development would appear more distant.

The new infrastructure of the Proposed Development would be seen in broadly the same angle of view as the dismantled OHL, and thus the individual towers would not appear as prominent from residential properties and Core Path 207 as the existing towers in the view. People travelling along Core Path 207 would no longer cross under the Alyth to Tealing 275 kV OHL near Tealing Substation as this would be dismantled.

The existing OHL to the east of the VRA would remain, and would be seen in different angles of the view to the Proposed Development.

The Proposed Development would reduce the presence of infrastructure in views. A similar quantity of electrical infrastructure would be visible, but seen at a greater distance.

VRA 2: Balnuith	
	The scale of change resulting from the introduction of the Proposed Development is judged to be Low and would be experienced in views from the majority of the VRA. The magnitude of change during operation is judged to be no more than Low. The dismantling of the Alyth to Tealing 275 kV OHL is expected to have a large scale of change due to the removal of towers from views. This OHL currently appears prominent from residential properties and their curtilages, and from the access roads which serve the properties in Balnuith. Likewise, the existing OHL is a highly prominent feature in views from Core Path 207 which runs broadly adjacent to the OHL between Tealing Substation and Balnuith. Therefore, the removal of these towers from views would likely result in a High magnitude of change from the closest receptors, and the change in view would be beneficial.
Significance of Effect during Construction	Significance of Effect during Operation
Taking account of the High sensitivity of residents in the VRA and the High magnitude of change, the visual effect arising from construction is judged to be Major (Significant) .	Taking account of the High sensitivity of residents in the VRA and the Low magnitude of change, the visual effect arising from operation is judged to be Minor (Not significant). Taking account of the High magnitude of change associated with the dismantling of the Alyth to Tealing 275 kV OHL visual effects are considered to be Beneficial and Major (Significant).

Table 7.3.3: VRA 3: Templeton, Gallowhill, Myreton of Claverhouse, and Inveraldie

VRA 3: Templeton, Gallowhill, Myreton of Claverhouse, and Inveraldie	
Description of Receptor	Representative Viewpoint
Residents in scattered groups of properties and road users within the areas around Templeton, Gallowhill, and Myreton of Claverhouse and residents within the settlement of Inveraldie, to the south and southeast of the Proposed Development (refer to Volume 3, Figure 7.2: Visual Receptor Areas, Viewpoint Locations and other Visual Receptors with Bare Earth Zone of Theoretical Visibility (ZTV)) The VRA is located approximately <0.1 km from the Proposed Development at its closest point.	VP1: Myreton of Claverhouse, southwest of Tealing (refer to Volume 3, Figure 7.5 Viewpoint 1: Myreton of Claverhouse, southwest of Tealing).
Nature of Views	
Views from within the majority of this VRA are open in most directions and overlook surrounding low-lying agricultural fields. More contained views are experienced within the village of Inveraldie, with buildings screening most views. However, open views are afforded from the western settlement edge, looking out across agricultural land towards the Sidlaw Hills. Throughout the VRA, some views are obscured by occasional deciduous trees or small pockets and shelterbelts of broadleaved woodland, including views experienced by residents and road users around Gallowhill. Views to the north are contained by the Sidlaw Hills which form a distinctive backdrop in these lower lying views. The telecom masts on Craigowl Hill form	

VRA 3: Templeton, Gallowhill, Myreton of Claverhouse, and Inveraldie

prominent vertical features along this elevated horizon. To the south, longer distance views are contained by gently ascending landform that forms a low-lying ridge between this area and Dundee to the south.

A number of existing high voltage OHLs and wood pole lines are visible from properties and from the local road network in this VRA, as well as a small number of scattered wind turbines. Tealing and Seagreen Substations, sheds at Tealing Poultry Farm and polytunnels near Myreton are also visible in views experienced by people within this VRA, particularly in the eastern part of the VRA, including the settlement of Inveraldie.

Sensitivity

Residential receptors are considered to be of **High** susceptibility to changes in the view and road users including cyclists are considered to be of **Low** susceptibility to changes in the view.

This VRA is not located within a designated landscape, however the VRA takes in views of the Sidlaw Hills which is a recognised and distinctive hill range in this area and forms the Sidlaw LLA. As such views are considered to be **Medium** in value.

Taking account of the judgements of susceptibility and value, sensitivity is judged to be **High** for residents and **Medium** for other visual receptors in the VRA.

Magnitude of Change during Construction

Construction activity would be seen in middle distance views to the north, northeast and northwest from residents and road users in this VRA, and in the close views from the northern edge of the centre of the VRA. Views of construction activity from Inveraldie would be seen in the far distance and would be limited to taller elements of the construction activity; ground level activity would be largely screened by intervening development and vegetation.

Use of machinery, vehicle movements, creation of temporary and permanent access tracks, erection of steel lattice towers and lighting in hours of darkness would be visible across the low-lying land, against the backdrop of rural fields and the Sidlaw Hills. There are temporary stone access tracks and an upgrade to an existing track within the VRA, where construction activity would be seen in the immediate foreground around Wynton. From many groups of residential properties and stretches of the minor road network, some views would be partially obscured by deciduous trees that are scattered across field boundaries. In the western extents of the VRA, construction activity would be screened by the rolling landform.

The scale of change resulting from construction activity is judged to be **Medium** and would be experienced by receptors in the centre of the VRA, around Myreton of Claverhouse, and affecting northward views towards the Sidlaw Hills.

The magnitude of change during construction is judged to be no more than **Medium**.

Magnitude of Change during Operation

The Proposed Development would be seen in close views from the northern part of the VRA, with existing tower TW4 positioned just within the VRA boundary. The Proposed Development would extend further northwest towards the proposed Emmock Substation where several more steel lattice towers would be seen in the close distance from this area. Due to the size and scale of the towers, the Proposed Development would form a prominent feature in close ranging views from the north and centre of the VRA.

From other parts of the VRA, the Proposed Development would be seen in middle distance views from residential properties and along the minor road network in views to the north, northeast and northwest. Northwesterly views of the Proposed Development from Inveraldie would be relatively distant, at 1.8 km, where it would be seen to be partially backclothed by the Sidlaw Hills.

Most of the Proposed Development would be backclothed against the Sidlaw Hills, reducing the prominence of the infrastructure, with the tops of a small number of towers appearing above the ridgeline of the hills (refer to **Volume 3, Figure 7.5: Viewpoint 1: Myreton of Claverhouse, southwest of Tealing**).

The Proposed Development would be seen in the context of existing vertical and commercial infrastructure, including existing high voltage OHLs, wood pole lines and wind turbines. The towers of the Proposed Development would appear comparable in height and scale to existing electrical infrastructure in the view. In some views it would increase the presence and number of towers visible. As such, the Proposed Development would result in a notable increase in the influence of vertical infrastructure in some views from residents and road users in this VRA, particularly in the central north area of the VRA around Myreton of Claverhouse.

VRA 3: Templeton, Gallowhill, Myreton of Claverhouse, and Inveraldie	
	The scale of change resulting from the introduction of the Proposed Development is judged to be Medium . The change would be experienced by receptors in the centre of the VRA, around Myreton of Claverhouse, affecting northward views towards the Sidlaw Hills. The magnitude of change during operation is judged to be no more than Medium .
Significance of Effect during Construction	Significance of Effect during Operation
Taking account of the High sensitivity of residents in the VRA, and the Medium magnitude of change, the visual effect arising from construction is judged to be Moderate (Significant) for any receptor in this VRA, and for many receptors would be less.	Taking account of the High sensitivity of residents in the VRA, and the Medium magnitude of change, the visual effect arising from operation is judged to be no more than Moderate (Significant) for receptors around Myreton of Claverhouse, and for the majority of receptors in this VRA it would be less.

Table 7.3.4: VRA 4: Balluderon and Balkello

VRA 4: Balluderon and Balkello	
Description of Receptor	Representative Viewpoint
Residents in scattered properties between South Balluderon and North Balluderon, and Pitpointie, and road users within the area, to the west of the Proposed Development (refer to Volume 3, Figure 7.2: Visual Receptor Areas, Viewpoint Locations and other Visual Receptors with Bare Earth Zone of Theoretical Visibility (ZTV)). The VRA is located immediately adjacent to the Proposed Development, with a proposed tie in crossing over the northeast corner.	VP2: Minor Road near Newlandhead and North Balluderon (refer to Volume 3, Figure 7.6: Viewpoint 2: Minor Road near Newlandhead and North Balluderon)
Nature of Views	
Views from within the northeast of the VRA, near North Balluderon, are generally open and have views out towards the Sidlaw Hills which rise up in the north and across the undulating agricultural land in the east and southeast. The undulating landform limits views in some locations. To the south, the distant ridge which rises up from Dighty Water towards Dundee forms the distant horizon. Views from the areas in the southeast and west of the VRA are more contained due to the presence of mature roadside vegetation and areas of deciduous trees and woodland located around small clusters of residential properties eg South Balluderon, Old and North Balkello, Pitpointie and Balbeuchley House area, which provides screening of outward views. This vegetation largely limits views to the north and east from most properties, however South Balluderon has open views to the southeast. The prominent Sidlaw Hills form an elevated ridgeline where views are more open, and are seen in glimpsed northerly views between vegetation surrounding properties. Views south from the edges of property clusters are occasionally more open, where there is less boundary vegetation, notably at the Balbeuchley House area. In addition, there are a small number of more isolated properties which are afforded limited screening (eg at Balkello and North Balkello Cottage). These views are longer ranging, extending across the landscape of agricultural fields as it drops in elevation towards Dighty Water, before rising up towards Dundee. In addition, vegetation along the minor road network including near South Balluderon and adjacent to Balkello Woodland largely limits distant views. However, localised stretches are afforded longer ranging views, notably as the landscape opens up to the southeast of Balkello Woodland and to the north and south of South Balluderon.	

VRA 4: Balluderon and Balkello

A number of existing high voltage OHLs and wood pole lines are visible from properties and from the local road network to the north and south of the VRA, as well as a small number of scattered wind turbines. The telecommunications masts at the summit of Craigowl Hill form prominent vertical features on the elevated horizon to the north.

Sensitivity

Residential receptors are considered to be of **High** susceptibility to changes in the view and road users are considered to be of **Low** susceptibility to changes in the view.

This VRA is not located within a designated landscape, however the VRA takes in views of the Sidlaw Hills which is a recognised and distinctive hill range in this area which forms the Sidlaw LLA. As such views are considered to be **Medium** in value.

Taking account of the judgements of susceptibility and value, sensitivity is judged to be **High** for residents, and **Medium** for other visual receptors in the VRA.

Magnitude of Change during Construction

In the eastern extents of the VRA, construction activity would be seen in close-to-long distance views to the north, northeast, east, and southeast. Visible construction activity would include use of machinery, vehicle movements, creation of access tracks, erection and dismantling of steel lattice towers, and lighting in the hours of darkness, which would be visible against the Sidlaw Hills in the north and distance farmland in the southeast. Construction traffic travelling through the northeastern extents of the VRA would be visible at close proximity. Some partial filtering would be afforded by occasional trees and field boundary trees.

Further west, construction activity would be less prominent owing to the greater intervening distance and the more wooded character of the western extents of the VRA. Here, construction would be afforded filtering and screening by woodland blocks. At greater distances, it is likely that only the erection of steel lattice towers would be visible.

The scale of change would be **Large** in the eastern extents, reducing to **Small** in the western extents. The magnitude of change would be **Medium**.

Magnitude of Change during Operation

The Proposed Development would be seen in close-to-long distance views to the north, northeast, east, and southeast and would cross the northeastern extents of the VRA. In the eastern extents of the VRA, the Proposed Development would be seen in close-to-long distance views to the north, northeast, east, and southeast. The Proposed Development would be seen descending the higher ground south of the Sidlaw Hills towards the lower ground approaching Fithie Burn. Northerly towers would be partially backclothed by the Sidlaw Hills and more southerly towers would be partially backclothed by distant farmland. Although, the Proposed Development would appear prominent and large-scale, with large extents of most towers visible against the sky. Some partial filtering would be afforded by occasional trees and field boundary trees. VP2: Minor Road near Newlandhead and North Balluderon (refer to **Volume 3, Figure 7.6: Viewpoint 2: Minor Road near Newlandhead and North Balluderon**) show the Proposed Development crossing nearby fields, it would be seen on higher ground and would be clearly visible against the sky; although, the lower extents of some towers would be screened by the intervening rolling landform.

Further west, the Proposed Development would be less prominent owing to the greater intervening distance and the more wooded character of the western extents of the VRA. Here, the Proposed Development would be afforded filtering and screening by woodland blocks.

The scale of change would be **Large** in the eastern extents, reducing to **Small** in the western extents. The magnitude of change would be **High**.

Significance of Effect during Construction

Taking account of the **High** sensitivity of residents in the VRA, and the **Medium** magnitude of change, the visual effect arising from construction is judged to be **Moderate (Significant)** for any receptor in this VRA, and for many receptors would be less.

Significance of Effect during Operation

Taking account of the **High** sensitivity of residents in the VRA, and the **High** magnitude of change, the visual effect arising from operation is judged to be **Moderate (Significant)** for any receptor in this VRA, and for many receptors would be less.

Table 7.3.5: VRA 5: Ark Hill, Balkello, Craigowl and Gallow Hills

VRA 5: Ark Hill, Balkello, Craigowl and Gallow Hills	
Description of Receptor	Representative Viewpoint
Recreational receptors within the Sidlaw Hills, notably at the summits of Ark Hill, Craigowl Hill, Balkello Hill and Gallow Hill, to the northwest of the Proposed Development (refer to Volume 3, Figure 7.2: Visual Receptor Areas, Viewpoint Locations and other Visual Receptors with Bare Earth Zone of Theoretical Visibility (ZTV)). The VRA is located <0.1 km from the Proposed Development at its closest point.	VP3: Balkello Hill (refer to Volume 3, Figure 7.7: Viewpoint 3: Cairns, Balkello Hill)
Nature of Views	
Views from within this VRA are generally elevated in nature and people are afforded panoramic views across the lower-lying and undulating agricultural farmland to the south and southeast which descend from the Sidlaw Hills. Views west and to the north extend across the Sidlaw Hills. Views to the southeast towards the Proposed Development are generally open; however, they become increasingly obscured by woodland on the lower slopes of Balkello Hill. These elevated views are largely experienced by recreational receptors in the hills and people walking along core paths (eg Core Path 208 (Prieston to Glen Ogilvie) and 210 (Kirkton of Auchterhouse to Balluderon)). Several telecommunications masts at the summit of Craigowl Hill (455 m AOD) form notable skyline features in views from across the VRA. In the northwestern extents of the VRA is the operational Ark Hill wind farm (6 turbines at 81 m tip height) upon the rounded Ark Hill (339 m AOD). In addition, existing energy and electrical infrastructure is visible across the lower-lying land to the south of the VRA, including several 275 kV and 132 kV OHLs which converge at the Tealing and Seagreen Substations. With the exception of the masts at Craigowl Hill, all other infrastructure appears to be backclothed by landform due to the elevated nature of views from this VRA.	
Sensitivity	
Recreational receptors, whose interest is likely to be focused on the surrounding landscape, are considered to be of High susceptibility to changes in the view. The western extents of the VRA are located within the Sidlaw LLA, and Balkello Hill is a well-used and promoted viewpoint location. The hills within this VRA offer wide panoramic visibility across the lower-lying agricultural land to the south and southeast. As such views are considered to be High in value. Taking account of the judgements of susceptibility and value, sensitivity is judged to be High.	
Magnitude of Change during Construction	Magnitude of Change during Operation
Construction activity would be seen in close-to-middle distance views to the southeast. In the southern extents of the VRA, construction activity would be seen at close distances in views to the south and southeast. Visible construction activity seen at close distances would include the use of machinery, vehicle movements, creation of access tracks, erection and dismantling of steel lattice towers, and lighting in the hours of darkness, which would be visible across lower-lying land. Further northwest, the landform rises up into the Sidlaw Hills. Greater intervening distances would reduce the prominence of construction activity. From greater distances, it is likely that only the erection of steel lattice towers would be visible. Receptors' higher vantage points would ensure the partial constructed steel lattice towers would be backclothed by distant landform, reducing their prominence. The scale of change would be Small and the magnitude of change be Low.	The Proposed Development would be seen in close-to-middle distance views to the southeast. At the closest point, the Proposed Development would be located approximately <0.1 km from the VRA. In the southern extents of the VRA, the Proposed Development would be seen at close distances in views to the south and southeast. In these closer views, the Proposed Development would form a prominent feature, but is unlikely to be substantively more prominent than the operational OHLs in the view, including the Alyth – Tealing OHL which would be partly dismantled as part of the Proposed Development. Further northwest, the landform rises up into the Sidlaw Hills. Greater intervening distances would reduce the prominence of the Proposed Development and receptors' higher vantage points would ensure the Proposed Development would be backclothed by distant landform,

VRA 5: Ark Hill, Balkello, Craigowl and Gallow Hills	
	reducing its prominence, as illustrated by VP3: Balkello Hill (see Volume 3, Figure 7.7 Viewpoint 3: Cairns, Balkello Hill). The new infrastructure of the Proposed Development would be seen in broadly the same angle of view as the section of dismantled OHL, and the individual towers would not appear notably more prominent than those currently existing. A similar quantity of electrical infrastructure would be visible overall, with the new towers visible instead of the existing OHL which would be partly dismantled. Overall, the scale of change would be Low and the magnitude of change be Low.
Significance of Effect during Construction	Significance of Effect during Operation
Taking account of the High sensitivity of residents in the VRA, and the Low magnitude of change, the visual effect arising from construction is judged to be up to Moderate (Significant) for any receptor in this VRA, and for many receptors would be less.	Taking account of the High sensitivity of residents in the VRA and the Low magnitude of change, the visual effect arising from operation is judged to be up to Minor (Not Significant) . From VP3: Balkello Hill (see Volume 3, Figure 7.7 Viewpoint 3: Cairns, Balkello Hill), the visual effect arising from operation is judged to be Minor (Not Significant) .

Table 7.3.6: VRA 6: Prieston and Coldstream

VRA 6: Prieston and Coldstream	
Description of Receptor	Representative Viewpoint
Residents in scattered properties within the area between Prieston, Coldstream and Balcalk, and recreational receptors travelling along Core Path 208, to the southeast of the Proposed Development (refer to Volume 3, Figure 7.2: Visual Receptor Areas, Viewpoint Locations and other Visual Receptors with Bare Earth Zone of Theoretical Visibility (ZTV)). The VRA is located approximately 0.7 km from the Proposed Development at its closest point.	N/A
Nature of Views	
Views from within this VRA are open and have views out across undulating agricultural land which rises to Craigowl and Ironside Hills the north. The Sidlaws in the north restrict longer views, whilst distant views are afforded across the lower-lying agricultural land to the south. There is limited vegetation within the VRA, with small pockets of trees and shelterbelts found around some farmsteads. The local roads are largely bordered by low hedgerows and post-and-wire fences, enabling open views out across the landscape. Many of the scattered properties within the VRA have largely open views in various directions, with limited boundary vegetation to provide screening. Some properties associated with working farms, such as at Balcalk and Prieston, have large agricultural buildings closer which provide some screening of views to the north. Occasional properties, including those near Hillside of Prieston have mature vegetation around them which help screen views from the property. Existing high voltage OHLs and wood pole lines are visible within the VRA. From more elevated locations looking south, the Tealing and Seagreen Substations are visible in the distance.	

VRA 6: Prieston and Coldstream

Sensitivity

Residential and recreational receptors are considered to be of **High** susceptibility to changes in the view and road users including cyclists are considered to be of **Low** susceptibility to changes in the view.

This VRA is not located within a designated landscape, however receptors within the VRA take in views of the surrounding open countryside and the Sidlaw Hills to the immediate north which form the Sidlaw LLA. Views would be experienced by a low density of people. As such, views are considered to be **Medium** in value.

Taking account of the judgements of susceptibility and value, sensitivity is judged to be **High** for residents and recreational receptors and **Medium** for other visual receptors in the VRA.

Magnitude of Change during Construction

Construction activity would be seen in the immediate foreground from receptors in this VRA, as the existing Alyth to Tealing 275kV, which is being dismantled as part of the Proposed Development, runs through the VRA.

Construction activity associated with the dismantling, including the movement of vehicles and machinery, would be present in the immediate foreground and to the south and west, covering a distance of up to 2.2 km from the VRA edge. Other construction activity including the erection of steel lattice towers, and lighting in the hours of darkness would be visible in the close to medium distance from south to west.

Generally, views of construction activity would be open and wide ranging, with minor variances due to undulating topography in the foreground of views. Views of construction activity would be experienced by residential receptors, those travelling along core paths, and those travelling along the minor road network.

The scale of change resulting from the construction activity is judged to be **Large** and would be experienced across the entire VRA.

The magnitude of change during construction is judged to be up to **High**.

Magnitude of Change during Operation

During operation, the existing Alyth to Tealing 275 kV OHL, which passes through the southwest of the VRA, would have been dismantled and OHL infrastructure would therefore be more distant from receptors than it is at present.

The new elements of the Proposed Development would be seen in medium distance views from south to west, experienced by residential and recreational receptors, and road users. At its closest, the Proposed Development would be seen at a distance of approximately 0.7 km to the southwest, from residential properties at Prieston and receptors on the minor road network. Recreational receptors on Core Path 208 near Coldstream would experience views of the Proposed Development from approximately 1.4 km, in views southwest.

The Proposed Development would be visible across open arable fields of undulating topography, and seen rising towards the base of Balkello Hill in views west. Towers of the Proposed Development would be seen to break the skyline, particularly due to the slight elevation gain of the VRA compared to the Proposed Development.

The new infrastructure of the Proposed Development would be seen in broadly the same angle of view as the dismantled OHL, but at a greater distance, and thus the individual towers would not appear as prominent as the existing towers in the view. The Proposed Development would reduce the presence of infrastructure in views. A similar quantity of electrical infrastructure would be visible, but seen at a greater distance.

The scale of change resulting from the introduction of the Proposed Development is judged to be **Small**, and would be experienced in views from the majority of the VRA (Medium geographical extent).

The magnitude of change during operation is judged to be up to **Low**.

The dismantling of the Alyth to Tealing 275 kV OHL is expected to have a large scale of change due to the removal of close towers from views. The Alyth to Tealing 275 kV OHL currently appears prominent from residential properties, their curtilages, and their access roads in the Prieston area. Therefore, the removal of these towers from views would likely result in a **High** magnitude of change for receptors near Prieston, and the change in view would be beneficial. Elsewhere within the VRA, the magnitude of change is expected to be lower.

VRA 6: Prieston and Coldstream	
Significance of Effect during Construction	Significance of Effect during Operation
Taking account of the High sensitivity of residents in the VRA, and the High magnitude of change, the visual effect arising from construction is judged to be up to Major (Significant) for any receptor in this VRA, and for many receptors would be less.	Taking account of the High sensitivity of residents in the VRA, and the Low magnitude of change, the visual effect arising from operation is judged to be up to Minor (Not Significant) for any receptor in this VRA, and for many receptors would be less. Taking account of the High magnitude of change associated with the dismantling of the Alyth to Tealing 275 kV OHL, visual effects are considered to be Beneficial. These effects would be Major (Significant) locally, in the area around Prieston.

Table 7.3.7: VRA 7: North of Tealing, Huntingfaulds, Todhills, and Cotton of Brighty

VRA 7: North of Tealing, Huntingfaulds, Todhills, and Cotton of Brighty	
Description of Receptor	Representative Viewpoint
Residents in scattered properties, users or and road users within the area north of Tealing and around Huntingfaulds, Todhills, and Cotton of Brighty – the east of the Proposed Development (refer to Volume 3, Figure 7.2: Visual Receptor Areas, Viewpoint Locations and other Visual Receptors with Bare Earth Zone of Theoretical Visibility (ZTV)). The VRA is located approximately 0.6 km from the Proposed Development at its closest point.	N/A
Nature of Views	
Views from within this VRA are generally open and look out across gently undulating agricultural land which gradually rises to the north. There are occasional pockets of forestry and woodland which restrict views in some localised areas, but generally the landscape is open. The Sidlaw Hills rise in elevation to the north and northwest, restricting longer ranging views in these directions. Many of the scattered properties within the VRA have largely open views, particularly to the south, with limited boundary vegetation providing screening or filtering of views. Occasional properties, including those near Mansfield, have mature vegetation around them which help screen views from the property. The A90 road passes through the centre of the VRA and offers open and unrestricted views across the low-lying landscape to the Sidlaw Hills in the northwest to its users. A number of existing high voltage OHLs and wood pole lines are visible within the VRA, and the telecommunications masts at the summit of Craigowl Hill form prominent vertical features on the elevated horizon to the northwest.	
Sensitivity	
Residents are considered to be of High susceptibility to changes in the view and road users are considered to be of Low susceptibility to changes in the view.	

VRA 7: North of Tealing, Huntingfaulds, Todhills, and Cotton of Brighty

This VRA is not located within a designated landscape, however the VRA takes in views of the surrounding open countryside, including views towards the Sidlaw Hills in the northwest which form the Sidlaw LLA. As such, views are considered to be **Medium** in value.

Taking account of the judgements of susceptibility and value, sensitivity is judged to be **High** for residents, and **Medium** for other visual receptors in the VRA.

Magnitude of Change during Construction	Magnitude of Change during Operation
Construction activity, including the movement of machinery, creation of permanent and temporary access tracks, and construction of the steel lattice towers would be seen in the middle distance towards the southwest and west. For the most part, visibility of construction activity would occur in the southwestern extents of the VRA. Beyond this, the intervening distance would result in decreased visibility of construction activity. From the A90, open views in the direction of the Proposed Development are afforded, however views of construction activity are unlikely to be noticeable given the intervening distance, transient nature of views and the oblique direction from the direction of travel. Construction traffic would likely be travelling through Tealing and would be visible up close, in the southwest of the VRA. However, most of the main construction activity including of machinery, vehicle movements, creation of other access tracks, erection of steel lattice towers and lighting in hours of darkness would be visible from a minimum distance of approximately 1.2 km. Visibility would be partially obscured by roadside vegetation, given the intervening distance between the VRA and the Proposed Development. Construction activity relating to the dismantling of the existing 275kV OHL would be seen closer in the view than construction activity associated with the Proposed Development, from a distance of approximately 0.7 km from the nearest receptor. The scale of change resulting from construction activity is judged to be Small and would be experienced across the majority of the VRA, although would become less perceptible with distance. The magnitude of change during construction is judged to be no more than Low.	The Proposed Development would be seen from residential properties near settlements, from the minor road network, and from Tealing Primary School in southwest to west facing views, extending across the middle to relatively far distance. At its closest, the Proposed Development would be seen at a distance of approximately 1.2 km from isolated properties, the school and people travelling through the area on the local road network. At its closest, the Proposed Development would be 2.3 km from the A90 and would be experienced in oblique views to the direction of travel. In the eastern extents of the VRA the Proposed Development would be glimpsed in the far distance in views to the northwest; although, partial screening would be afforded by intervening buildings. The Proposed Development would be seen in the same view as existing OHLs (Kintore to Tealing 275 kV, and Tealing to Lunanhead East 132 kV) in the western part of the VRA which are closer than the Proposed Development. Although the Proposed Development would increase the influence of vertical infrastructure in views, the towers would not be as prominent as the closer existing towers, given the distance to the Proposed Development. Additionally, the Alyth – Tealing 275kV OHL to the west of the VRA, in closer proximity than the Proposed Development, would be dismantled upon completion, thus reducing the presence of electrical infrastructure in the closer views. The scale of change resulting from the introduction of the Proposed Development is judged to be Small and would be experienced in views from the southwest of the VRA, across a relatively small geographic extent. The magnitude of change during operation is judged to be no more than Low.
Significance of Effect during Construction	Significance of Effect during Operation
Taking account of the High sensitivity of residents in the VRA, and the Low magnitude of change, the visual effect arising from construction is judged to be no more than Minor (Not Significant) for any receptor in this VRA, and for many receptors would be less.	Taking account of the High sensitivity of residents in the VRA, and the Low magnitude of change, the visual effect arising from operation is judged to be no more than Minor (Not Significant) for any receptor in this VRA, and for many receptors would be less.

Table 7.3.8: VRA 8: Tealing and Kirkton of Tealing

VRA 8: Tealing and Kirkton of Tealing	
Description of Receptor	Representative Viewpoint
Residents and road users within the settlements of Tealing and Kirkton of Tealing, and users of the local road network, east and southeast of the Proposed Development (refer to Volume 3, Figure 7.2: Visual Receptor Areas, Viewpoint Locations and other Visual Receptors with Bare Earth Zone of Theoretical Visibility (ZTV)). The VRA is located approximately 0.6 km from the Proposed Development at its closest point.	N/A
Nature of Views	
Properties within Tealing are typically single-storey, and those within Kirkton of Tealing either one or two stories, with a variety of outlooks and degrees of screening. Agricultural barns at Kirkton of Tealing provide further screening from within this small settlement. Close to middle distance views out of the VRA are of flat agricultural fields with some hedgerow trees and small shelterbelts providing screening. Dense broadleaved woodland along Tealing Burn provides extensive screening, limiting views from the centre and southern half of the houses in Tealing. Along the central roads of both Tealing and Kirkton of Tealing, garden vegetation and intermittent trees provide filtering of outward views, however the Sidlaw Hills to the northwest are visible forming the backdrop and focal point in middle-to-longer distance views. Similar views of the Sidlaw Hills are visible from some properties in the eastern and northwestern extents of Tealing, and along the western edge of Kirkton of Tealing, where views to the northwest are more open and overlook the surrounding arable fields. In open westward views from this VRA, the operational Tealing and Seagreen Substations and an individual wind turbine are visible in the middle distance. Several high voltage OHLs are visible, including the Alyth to Tealing 275 kV OHL, extending above the gently undulating landform. Wood pole lines are also visible throughout the VRA.	
Sensitivity	
Residential receptors are considered to be of High susceptibility to changes in the view and road users including cyclists are considered to be of Low susceptibility to changes in the view. This VRA is not located within a designated landscape, however the VRA takes in views of the Sidlaw Hills which is a recognised and distinctive hill range in this area and forms the Sidlaw LLA. These views are also experienced by a concentrated density of people within the settlement of Tealing, and a smaller number of people at Kirkton of Tealing. As such views are considered to be Medium in value. Taking account of the judgements of susceptibility and value, sensitivity is judged to be High for residents and Medium for other visual receptors in the VRA.	
Magnitude of Change during Construction	Magnitude of Change during Operation
Construction activity, including the movement of machinery, creation of permanent and temporary access tracks, lighting in hours of darkness, and construction/dismantling of the steel lattice towers would be seen in the middle distance to the southwest and northwest. For the most part, views in the northwestern part of Tealing and around Kirkton of Tealing in the west of the VRA are more open, and construction activity may be seen across a wide angle of the view.	The Proposed Development would be seen from residential properties in settlements and from the minor road network, in views to the southwest and northwest, extending across the middle distance. Views would be experienced from a minimum distance of 0.8 km from the minor road network and properties in the south of Kirkton of Tealing. Other areas in the western part of the VRA are more likely to have visibility, including around Kirkton of Tealing and the northwest part of Tealing.

VRA 8: Tealing and Kirkton of Tealing

Construction traffic would likely be travelling through Tealing. Most of the main construction activity would be visible from a distance of between 0.6 km from the minor road network and properties in the south of Kirkton of Tealing, to over 2 km.

Construction activity relating to the dismantling of the existing Alyth – Tealing 275kV OHL would be seen in the foreground of construction activity associated with the new infrastructure.

From the central and southern parts of Tealing, views of construction activity would be largely screened by broadleaved woodland along the Tealing Burn, in addition to roadside vegetation.

The scale of change resulting from construction activity is judged to be **Medium** and would be experienced by receptors in the western part of the VRA, ie Kirkton of Tealing.

The magnitude of change during construction is judged to be no more than **Medium**.

During operation, the existing Alyth to Tealing 275 kV OHL would have been dismantled and OHL infrastructure would therefore be more distant from these properties than it is at present. The new infrastructure of the Proposed Development would be seen in broadly the same angle of view as the dismantled OHL, and thus the individual towers would not appear as prominent as the existing towers in the view. The Proposed Development would reduce the presence of infrastructure in views. A similar quantity of electrical infrastructure would be visible, but seen at a greater distance. Where visible, the Proposed Development would be seen to the southwest where towers would break the skyline in the middle distance.

The Proposed Development would be seen in the same angle of the view as a closer OHL to the west of Kirkton of Tealing (Kintore to Tealing 275 kV OHL). Although the Proposed Development would increase the influence of vertical infrastructure in views, the towers would not be as prominent as the closer existing towers.

The scale of change resulting from the introduction of the Proposed Development is judged to be **Low** and would be experienced in views from the majority of the VRA.

The magnitude of change during operation is judged to be no more than **Low**.

Significance of Effect during Construction

Taking account of the **High** sensitivity of residents in the VRA, and the **Medium** magnitude of change, the visual effect arising from construction is judged to be **Moderate (Significant)** for any receptor in this VRA, and for many receptors would be less.

Significance of Effect during Operation

Taking account of the **High** sensitivity of residents in the VRA, and the **Low** magnitude of change, the visual effect arising from operation is judged to be no more than **Minor (Not Significant)** for any receptor in this VRA.

Table 7.3.9: VRA 9: Downfield

VRA 9: Downfield	
Description of Receptor	Representative Viewpoint
Road users and residents of Downfield and recreational receptors of Clatto and Camperdown & Templeton Woods country parks in north Dundee, southwest of the Proposed Development (refer to Volume 3, Figure 7.2: Visual Receptor Areas, Viewpoint Locations and other Visual Receptors with Bare Earth Zone of Theoretical Visibility (ZTV) The VRA is located approximately 2.7 km south of the Proposed Development at its closest point.	N/A
Nature of Views	

VRA 9: Downfield

Throughout much of the VRA, views are contained to close distances by surrounding residential buildings, street trees, and woodland. Although, views in the northwestern extents of the VRA are more open – views to the north take in the rolling farmland of arable fields bounded by post and wire fences and bands of broadleaf woodland are seen upon the rolling hills. The Sidlaw Hills can be seen in the far distance in views to the northwest. These views are experienced by residential receptors living around Brackens.

Seen from the northwestern extents of the VRA, the high voltage OHL Tealing - Charleston East 132 kV can be seen in the far distance in views to the north, as can the telecommunications masts atop Craigowl Hill.

Sensitivity

Residential and recreational receptors are considered to be of **High** susceptibility to changes in the view and road users are considered to be of **Low** susceptibility to changes in the view. The western extents of the VRA contains part of two country parks: Clatto and Camperdown & Templeton Woods and the eastern extents contain part of the Trottick conservation area. There is also a high density of receptors within this VRA. Views are considered to be **Medium** in value.

Taking account of the judgements of susceptibility and value, sensitivity is judged to be **High** for residents and recreational receptors and **Medium** for other visual receptors in the VRA.

Magnitude of Change during Construction

Construction activity would be seen in far distance views north from residential receptors in the northwest of the VRA. From most other parts of the VRA, construction activity would not be visible due to intervening buildings, street trees and woodland containing views to close distance.

Construction activity including the erection of steel lattice towers and lighting in the hours of darkness would likely be notable, however lower-lying construction activity would not be notable. The partially constricted steel lattice towers would be located on land of higher elevation to receptors and visible upon the horizon. Although, in some places construction activity would be screened or filtered by intervening hedges.

The scale of change would be **Small** for receptors in the northwestern extents of the VRA, reducing to **Barely Perceptible** throughout the rest of the VRA.

The magnitude of visual change during construction is judged to be no more than **Low**.

Significance of Effect during Construction

Taking account of the **High** sensitivity of residents and recreational receptors in the VRA, and the **Low** magnitude of change, the visual effect arising from construction is judged to be no more than **Minor (Not Significant)** for any receptor in this VRA, and for many receptors would be less.

Magnitude of Change during Operation

Throughout most of the VRA, the Proposed Development would not be visible as buildings, street trees, and woodland contain views to close distances. However, in the northwestern extents of the VRA, residential receptors would see the Proposed Development in the relatively far distance looking north.

The Proposed Development would be located approximately 2.5 km north of the VRA at its closest point, extending to approximately 4.1 km north, and would be located on land of higher elevation than receptors in the VRA.

The Sidlaw Hills forms a prominent skyline feature in the view, and one's eyes are naturally drawn to the feature. The Proposed Development would be seen in front of the Sidlaw Hills, backclothed by the landform, and as such would form a notable feature in views towards this key feature. Although, in some places the Proposed Development would be screened or filtered by intervening hedges.

The scale of change would be **Small** for receptors in the northwestern extents of the VRA, reducing to **Barely Perceptible** throughout the rest of the VRA.

The magnitude of visual change during construction is judged to be no more than **Low**.

Significance of Effect during Operation

Taking account of the **High** sensitivity of residents and recreational receptors in the VRA, and the **Low** magnitude of change, the visual effect arising from construction is judged to be no more than **Minor (Not Significant)** for any receptor in this VRA, and for many receptors would be less.