Volume 4: Appendix 7.4 – Residential Visual Amenity Assessment

Scottish & Southern Electricity Networks

TRANSMISSION

Emmock and Tealing 400 kV Overhead Line Tie-Ins

Environmental Impact Assessment (EIA)

Volume 4 | Appendix 7.4

Residential Visual Amenity Assessment

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Scottish & Southern Electricity Networks
TRANSMISSION

CONTENTS

LIST OF ABBREVIATIONS

AOD: Above Ordnance Datum

LLA: Local Landscape Area

LOD: Limit of Deviation

OHL: Overhead Line

SLA: Special Landscape Area

VP: View Point

VRA: Visual Receptor Area

1. INTRODUCTION

1.1 The Proposals

1.1.1 This appendix presents the Residential Visual Amenity Assessment (RVAA), which describes the extent to which changes in views experienced by residents at the closest residential properties to the proposed Emmock and Tealing Section 37 Tie-Ins overhead line (OHL) ('the Proposed Development'), will affect the 'living conditions'[1] at those properties.

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)**.**

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); and**
- **Figure A7.4.1: Residential Properties included within the RVAA.**

1.1.4 This appendix is also supported by representative wirelines in **Figures A7.4.2-4** (**Volume 3** of the EIAR).

1.1.5 The RVAA has been undertaken in accordance with the principles contained within the Landscape Institute's Residential Visual Amenity Assessment (RVAA) Technical Guidance Note 2/19 (LI TGN 2/19)[1], as well as the general principles of Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) (GLVIA3)[2].

1.1.6 GLVIA3 notes the need for a 'residential amenity assessment' to consider the effects of development on private properties (GLVIA3, Page 107, Para. 6.17). This is noted to include an assessment of visual effects, although is separate from Landscape and Visual Impact Assessment (LVIA).

1.1.7 LI TGN 2/19 defines Residential Visual Amenity as "*the overall quality, experience and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage*," (LI TGN 2/19, Para. 1.2).

1.1.8 In respect of private views and visual amenity, it is widely accepted that no one has 'a right to a view', including situations where the visual amenity of a property is judged to be significantly affected by a proposed development. However, in instances where the views of development from a property or its domestic curtilage are judged to be so overbearing or unavoidable in key/principal views that they become a material planning consideration which is of greater public interest, they may need to be considered in the planning balance by a determining authority or decision maker.

1.1.9 LI TGN 2/19 explains that "*the purpose of RVAA is to provide an informed, well-reasoned answer to the question 'is the effect of the development on Residential Visual Amenity of such nature and/or magnitude that it potentially affects 'living conditions' or 'Residential Amenity'?*" (LI TGN 2/19, Para. 2.1).

1.1.10 The RVAA does not consider other components of residential amenity, such as noise, which is dealt with **in Volume 2, Chapter 10 Noise and Vibration.**

1.1.11 Findings of significant effects on views or visual amenity from a property do not automatically imply that 'living conditions' are affected, nor do they always imply the need for further assessment. However, for properties likely to experience a high magnitude of visual change and which are in proximity to a development, undertaking a RVAA may be appropriate.

1.1.12 The methodology for the RVAA is set out below along with the scope of the assessment. The findings of the assessment are presented in tabular format, and the assessment concludes with a summary of the findings. The RVAA is supported by representative wirelines that illustrate views from assessed properties, either individual

[1] The Landscape Institute, February 2019. Technical Guidance Note 2/19: Residential Visual Amenity Assessment (RVAA)

[2] Landscape Institute and the Institute of Environmental Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition

properties or clusters of properties that are located within close proximity to each other. Such wirelines are presented in **Figures A7.4.2-4** (**Volume 3** of the EIAR).

2. METHODOLOGY

2.1.1 The methodology, which reflects that described in LI TGN 2/19, is summarised as follows:

- **Step 1:** Identification of properties to be considered (defining the study area and scope, including grouping of properties).
- **Step 2:** Evaluation of baseline visual amenity from each property/property group (utilising a combination of maps, aerial photographs and field survey.)
- **Step 3:** Assessment of likely magnitude of change to visual amenity likely to be experienced from each property/property group at the operational stage of the Proposed Development, informed by wireline visualisations.
- **Step 4:** Forming the RVAA judgement (with reference to the 'Residential Visual Amenity Threshold' (RVAT) described in LI TGN 2/19).

2.1.2 For properties experiencing a **High** magnitude of change at Step 3, a judgement of whether the predicted change in views and visual amenity reaches the 'Residential Visual Amenity Threshold' is made, ie "*is the effect of the development on Residential Visual Amenity of such nature and / or magnitude that it potentially affects 'living conditions' or 'Residential Amenity'?*" (LI TGN 2/19, Para. 2.1).

2.1.3 The following section sets out the methodology and the factors considered in more detail.

2.2 Step 1 – Definition of Study Area

2.2.1 The assessment includes consideration of the changes in views and visual amenity from all properties up to 225 m from the proposed Emmock to Tealing Section 37 Tie-Ins. The study area distance has been informed by guidance, the height of the towers of the Proposed Development and the horizontal Limit of Deviation (LOD).

2.2.2 LI TGN 2/19 does not offer prescriptive guidance for study area distances, but does note that "*For example, when assessing effects of overhead transmissions lines, generally only those properties within 100 – 150 metres of the finalised route are potentially considered for inclusion in a RVAA*" (LI TGN 2/19, Para. 4.7).

2.2.3 While this is only given as an example, the 150 m distance was taken as a starting point. The guidance does not make reference to tower height in the example given, and it is acknowledged that the average height of the towers across the Proposed Development (57 m, with a maximum tower height of 62.9 m and a vertical Limit of Deviation (LOD) of 9 m) is larger than for some OHL developments. An increased distance of 170 m was therefore used as a 'trigger for consideration' in the design process. Where possible, placement of towers within 170 m of residential properties was avoided.

2.2.4 The horizontal LOD allows for potential micrositing of the towers up to 55 m from the centre line (100 m horizontal LOD either side of the OHL alignment centre minus the 45 m Operational Corridor). Deviation from these allowances occur only where bespoke restrictions to the horizontal LOD have been applied.

2.2.5 To account for the maximum horizontal LOD, the 55 m was added to the 170 m property offset, to give a 225 m radius study area. To verify this, wireline views were generated at distances beyond 225 m. It was judged that, although there is the potential for significant visual effects to occur beyond this 225 m, such effects are not considered likely to affect 'living conditions'. This opinion was informed by experience, observations made on site, and an understanding of the Proposed Development.

2.2.6 Properties were identified using Ordnance Survey (OS) AddressBase Plus data and verified in the field. Information on newly built properties was obtained from the Angus Council planning portal. Properties beyond 225 m were considered for inclusion in the RVAA on a case by case basis.

2.3 Step 2 – Evaluating the Baseline Visual Amenity

2.3.1 Step 2 involved describing and evaluating the baseline visual conditions at the properties/property groups, informed by desk study and fieldwork.

Desktop Studies

2.3.2 For the purposes of RVAA, the visual amenity experienced at a property is made up of a combination of the type, nature, extent and quality of views that may be available from the property and its domestic curtilage (eg gardens and access drives or approach).

2.3.3 OS maps, aerial imagery and Google Streetview were used for desktop research to assist with recording information such as the location of the residential elements of each property, the orientation of the property, and the extent of its curtilage.

2.3.4 In considering baseline visual amenity, the nature and extent of the available existing views (including primary elevation) from the property and its gardens, including the proximity and relationship of the property to surrounding landform, landcover and visual foci were examined.

Field Surveys

2.3.5 Field surveys were undertaken from publicly accessible locations within various site visits between June 2024 and May 2025 to determine the following baseline information:

- The location of the residential elements of each property;
- The orientation and likely views from each property (including principal/primary aspects and presence of windows);
- Layout and orientation of the gardens and property curtilage;
- Means of access and the likely views from private or shared driveways/ or access tracks (if applicable), experienced when approaching or departing from the property;
- The nature of existing views from the properties and their gardens, including the proximity and relationship of the properties to surrounding landform, landcover and visual foci and the scenic quality of views; and
- Potential screening provided by local variations in topography, the built environment and vegetation/tree cover within the surrounding landscape.

Preparation of Accompanying Visualisations

2.3.6 On the basis of guidance included in LI TGN 2/19, indicative wirelines based on a bare ground digital terrain model were generated, using Blender. Each wireline represents either an individual property or a group of nearby properties that would have similar views. The illustrative wirelines are presented in **Volume 3** of the EIAR. They are centred on the closest tower to each respective property/ property group and illustrate a 90˚ angle of view, with a 1.5 m viewing height. Multiple 90˚ views are included where applicable.

2.3.7 The illustrative wirelines show the proposed towers and conductors only. No other components of the Proposed Development have the potential to affect 'living conditions'. As such they are not included in the wirelines.

2.3.8 The wirelines are not necessarily representative of the primary outlook of the property and do not show features such as buildings and trees that may provide screening or filtering of views. It should therefore be noted that these indicative wirelines represent a 'maximum visibility scenario' which may potentially be experienced from the property or its curtilage. This should be borne in mind when using the images. The principal/primary outlook of residential properties is discussed in the assessment section which follows below.

2.3.9 Relevant cumulative developments are shown on the wirelines for properties with views of such developments and the Proposed Development. These are discussed in the RVAA below.

2.4 Step 3 - Assessment of likely magnitude of effect on visual amenity

Sensitivity of Residential Receptors

2.4.1 LI TGN 2/19 considers residential receptors to be of high visual sensitivity in the context of RVAA and so this sensitivity has been applied to all properties.

Magnitude of Effect on Views and Visual Amenity

2.4.2 A judgement of magnitude of visual change that will be experienced from properties/property groups has been made, with reference to the following factors:

- The distance of the property to the Proposed Development and to the closest towers;
- The visibility of towers in views from the property and any available screening;
- The number and extent of towers visible, and their position within views from the property, eg whether in key views from the property, secondary views, gardens and/or private drives;
- The proportion of the skyline occupied by the Proposed Development and whether towers would be visible on more than one side of the property; and
- The likely extent of external and internal areas of the property affected by views of towers.

2.4.3 The focus of the RVAA is on the towers, rather than the conductors, as the main features that are likely to give rise to visual intrusion. The description of magnitude of visual change considers views from all parts of the property and forms a judgement 'in the round', focussing on how the Proposed Development would impact on the visual amenity of residents using the property.

2.4.4 Magnitude of visual change is expressed on a relative scale, as set out in **Table 7.4.1: Magnitude of Visual Change** below.

Table 7.4.1: Magnitude of Visual Change

Magnitude of effect on Visual Amenity	Indicative Description
High	The property would be affected by a large change to views/visual amenity in the round. For example, the Proposed Development will be a key/defining element in a view from the property and garden, especially if it is in the primary outlook, or will be clearly discernible from more than one aspect (including the primary outlook of the property).
Medium	The property would be affected by a moderate change to views/visual amenity in the round. For example, the Proposed Development will be clearly discernible from at least one aspect of the house and/or garden but would not be the key defining feature of views experienced from the property (either because of the distance from the pylons, location of pylons in relation to the property or the presence of screening).
Low	The property would be affected by a small change to views/visual amenity in the round. For example, the Proposed Development will be visible but would have relatively little influence on visual amenity of residents using the house and/or garden, perhaps due to distance from the Proposed Development or the presence of screening.
Barely Perceptible	The Proposed Development may go unnoticed, or is not visible, and therefore has not been assessed in the detailed assessment.

2.4.5 The RVAA concludes, for properties predicted to experience a **High** magnitude of change, with a judgement as to the potential effect on 'living conditions', as described in Step 4 below.

2.4.6 For properties experiencing a **Barely Perceptible**, **Low** or **Medium** magnitude of change after Step 3 in the RVAA, it is considered that there is no potential for 'living conditions' to be affected.

Cumulative Effects

2.4.7 Although LI TGN 2/19 states that future cumulative development is generally not a RVAA consideration, it also points out that in certain circumstances it may be appropriate to consider cumulative developments. In this case, the following cumulative developments that would be visible from relevant properties are considered in terms of whether their presence will change the magnitude judgement made for such properties:

- Proposed Kintore to Tealing 400 kV OHL; and
- Proposed Emmock 400 kV Substation.

2.5 Step 4 – Forming the RVAA Judgement

2.5.1 The Residential Visual Amenity Threshold (RVAT) "*is the threshold at which the visual amenity of a residential property is changed and adversely affected to the extent that it may become a matter of Residential Amenity and which, if such is the case, competent, appropriately experienced planners will weigh this effect in their planning balance*" (LI TGN 2/19 RVAA).

2.5.2 As stated in the LI TGN 2/19, RVAA is only concerned with those properties in the highest magnitude and therefore only properties predicted to experience a **High** magnitude of change need to be assessed in terms of potential effect on 'living conditions'. This judgement is intended to assist the decision maker in coming to the wider planning judgement on overall residential amenity, when considered within the context of other components (eg noise, dust and vibration). A property experiencing significant visual effects will not necessarily experience effects on residential visual amenity which are judged to breach the RVAT.

2.5.3 Precedent cases demonstrate how Reporters and Inspectors have reached conclusions regarding residential visual amenity and whether effects would be of such a level to become a matter of public interest. An example from a wind farm proposal set out in Appendix 1 of LI TGN 2/19 states "*The planning system is designed to protect the public rather than private interests, but both interests may coincide where, for example, visual intrusion is of such magnitude as to render a property an unattractive place in which to live. This is because it is not in the public interest to create such living conditions where they did not exist before. Thus I do not consider that simply being able to see a turbine or turbines from a particular window or part of the garden of a house is sufficient reason to find the visual impact unacceptable (even though a particular occupier might find it objectionable)*"[3].

2.5.4 The RVAT is judged by considering whether the Proposed Development, for example:

- Blocks the only available view from a property; or
- Is overwhelming or overbearing (due to the scale, massing and location of development) in views in views from more than one direction; or
- Is unpleasantly encroaching; or
- Is inescapably dominant from the property.

[3] The Landscape Institute, February 2019. Technical Guidance Note 2/19: Residential Visual Amenity Assessment (RVAA), Appendix 1 - Planning Precedent, page 21

3. ASSESSMENT OF EFFECTS ON RESIDENTIAL VISUAL AMENITY

3.1.1 This section sets out the detailed assessment of effects on views and visual amenity for each individual property taken forward for detailed assessment.

3.1.2 There is one habitable residential building within 225 m from the Alignment at suspension towers and 270 m at angle towers, at Seventeen Acres, south of Balnuith. One further property, North Balluderon, is just outside this distance (227 m from the Alignment and 273 m from the closest angle tower) and so has been included. Dunian, a property to the west of Balkemback, is 260 m from the Proposed Development, but due to the potential for cumulative effects with the proposed Kintore to Tealing 400 kV OHL this property was also included. Properties were identified using OS Address Data, and ZTV analysis confirmed theoretical visibility from all of them.

3.1.3 **Table 7.4.2: Assessment of Effects On Residential Visual Amenity** below presents baseline considerations (Step 2), the detailed assessments (Step 3) and the RVAA judgement (Step 4) for each included property. The assessment should be read in conjunction with the accompanying figures (see **Volume 3**, **Figure A7.4.1: Residential Properties included within the RVAA**) and representative wirelines (see **Figures A7.4.2-4** (**Volume 3** of the EIAR).

3.1.4 For each property, **Table 7.4.2: Assessment of Effects On Residential Visual Amenity** contains the grid reference, property name (as given by OS AddressBase Plus data) and details of distance and viewing direction towards the Proposed Development.

Table 7.4.2: Assessment of Effects on Residential Visual Amenity

Residential Properties					
OS Grid Ref	Approx. m to OHL alignment	Approx. m and Direction to Nearest tower	Description of Property, Existing View and Visual Amenity (Step 2)	Description of Likely Change to Views and Visual Amenity as a Result of the Proposed Development at Operational Phase (Step 3)	RVAA Findings (Step 4)
338323, 738277	260 m	290 m South	Dunian Detached 1.5 storey property orientated to the north (rear) and south (front). The primary elevation appears to be to the south. Gardens are located to the north and south of the property with a driveway to the southeast connecting the property to the minor road to the south. Views from the primary elevation (south) and front garden are open and overlook an adjacent field and minor road in the foreground to the south. A small cluster of broadleaf trees is located to the southwest along the minor road which obscures some of the view in this direction. Beyond the minor road, descending fields are visible in the middle distance. In longer-distance views to the south, rising fields with scattered deciduous trees and shelterbelts form most of the southern skyline, with glimpsed views of more distant hills beyond. To the north, east and west the property is surrounded by mature coniferous trees which screen views in these directions from the property.	Tower AT7 would be visible in more direct views to the south of the property, at distances of approximately 290 m (see representative wireline in **Volume 3, Figure A7.4.2: Wireline from Dunian**). This tower and the conductors connecting to neighbouring towers would occupy the only currently open outlook from the property. The design of the Proposed Development means that only one tower would be visible in direct views, at distances of 290 m and other towers would be seen peripheral views from the primary elevation. Tower (AT6), an angle tower, would be located to the southwest at a distance of approximately 310 m. It would be seen in an oblique direction from the primary elevation and southern gardens and driveway, in a field on the opposite side of the minor road. This tower would be afforded some filtering by the small cluster of broadleaf trees along the minor road to the south, as well as a sense of separation by the intervening minor road. The tower would still appear a prominent vertical feature. Tower AT5 would be 390 m to the northwest but would not be visible due to coniferous trees. Other elements of the Proposed Development would not be prominent from this property. The magnitude of change is judged to be **High.** The proposed Kintore to Tealing 400 kV OHL would be visible in the foreground of the Proposed Development, at a distance of approximately 170 m. Towers associated with this development would be visible in oblique	Although a tower and the conductors would be visible from the only available view from the property, the closest tower (AT7) would be seen at a distance of approximately 290 m, and would be afforded a sense of separation from the property due to the intervening minor road to the south. The proposed Kintore to Tealing 400 kV OHL towers would be closer to the property, but are seen in oblique views and not in the main outlook from the dwelling and garden. Overall, the towers are not judged to be overbearing in views from this property, and the views of the Proposed Development either alone or cumulatively, would not be so dominant as to breach the residential visual amenity threshold.

Residential Properties					
OS Grid Ref	Approx. m to OHL alignment	Approx. m and Direction to Nearest tower	Description of Property, Existing View and Visual Amenity (Step 2)	Description of Likely Change to Views and Visual Amenity as a Result of the Proposed Development at Operational Phase (Step 3)	RVAA Findings (Step 4)
				views from the primary elevation of the property. Together, the Proposed Development and the proposed Kintore to Tealing 400 kV OHL would appear as prominent vertical features in the middle distance. The proposed Emmock Substation would also be visible at greater distance, and is lower lying and therefore less prominent. The cumulative magnitude of change is judged to be **High**.	
337601, 738637	227 m	273 m Northeast	North Balluderon A detached two-storey property which appears to have its primary elevation (front) facing to the west. The property is accessed via an access track which approaches from the west. Gardens are located to the east and south of the property, whilst a driveway is present to the west, and a number of large agricultural buildings to the north. Views from the primary elevation extend across agricultural land which gently drops towards the south, and rises up to the lower slopes of the Sidlaw Hills to the north. Views to the east and south extend across undulating agricultural land which drops in elevation to the south. These views would be filtered by surrounding deciduous trees along the eastern and southern boundary of the property's curtilage, however more open views may be experienced between gaps in this vegetation. Large agricultural buildings to the north of the property would screen longer ranging views towards the north. An existing 275 kV OHL is visible to the northeast of the property, with large farm buildings providing screening of this OHL to the north and northwest of the property.	The closest tower of the Proposed Development, tower AT4, would be located approximately 273 m to the northeast of North Balluderon (see representative wireline in **Volume 3, Figure A7.4.3: Wireline from North Balluderon**). It would be seen in views from the rear (eastern) elevation of the property and from its rear garden. These views already feature the Alyth to Tealing 275 kV OHL to the northeast. Views towards the Proposed Development from the eastern elevation, and garden to the east, would be partially filtered by scattered trees within the garden. Likewise, views of the Proposed Development from the access track would be partially screened by large agricultural buildings to the north of the property. Where visible, the Proposed Development may extend above these intervening features and would be perceived as large in scale. The Proposed Development would be seen to sit against the skyline in easterly views. The Proposed Development would be visible at greater distances in oblique views from the southern elevation of the property. Views to the north and west would remain largely unaffected	Although views of the Proposed Development would be experienced from the eastern elevation of the property, its access track and its rear garden, views would be partially filtered by intervening buildings and vegetation around the property. Given views to the north and west would be largely unaffected by the Proposed Development, it is considered that closer towers to the east are not judged to be overbearing in views from this property, and the views of the Proposed Development either alone or cumulatively would not be so dominant as to breach the residential visual amenity threshold.

Residential Properties					
OS Grid Ref	Approx. m to OHL alignment	Approx. m and Direction to Nearest tower	Description of Property, Existing View and Visual Amenity (Step 2)	Description of Likely Change to Views and Visual Amenity as a Result of the Proposed Development at Operational Phase (Step 3)	RVAA Findings (Step 4)
				by the Proposed Development as it would connect into the Alyth to Tealing 275 kV OHL. The more distant towers of this OHL, to the northeast, would be removed. The magnitude of change is judged to be **High.** The proposed Kintore to Tealing 400 kV OHL would be visible to the east, beyond the Proposed Development, at a distance of approximately 430 m. Towers associated with this development would be visible in direct and oblique views from the eastern elevation of the property. Together, the Proposed Development and the proposed Kintore to Tealing 400 kV OHL would appear as prominent vertical features in the middle distance. The cumulative magnitude of change is judged to be **High**.	
339911, 737321	188 m	217 m Southwest	<u>Seventeen Acres</u> Detached one storey property orientated to the southeast (front) and northwest (rear). The primary elevation appears to be to the southeast. The curtilage of the wraps around the property. It appears there is a garden area to the northwest, and a paddock to the north and northeast. Two outbuildings are located to the north of the property, around the paddock, and another to the southwest of the property. The property is accessed from the north via a track from Balnuith. Views from the primary elevation (southeast) overlook a small adjacent field. The operational Tealing and Seagreen Substations are likely to be a prominent feature in the middle distance, screening longer ranging views. Views to the south and west are largely restricted by belts of woodland near Tealing Substation. Views to the north are more open, extending across a patchwork of agricultural land which slowly rises in	At its closest, the Proposed Development would be located approximately 188 m to the southwest of the property, where conductors would be seen connecting between the more distant TE3 tower (300 m west) and the existing tower at Tealing Substation to the south (see representative wireline in **Volume 3, Figure A7.4.3: Wireline from Seventeen Acres**). Views of the Proposed Development to the west would be partially screened by the intervening belt of trees to the west of the property. This woodland would help to screen the lower parts of towers; however, the upper sections and the conductors may be visible above the treeline. These views may also be experienced from the paddock area and curtilage of the property. The Proposed Development would be seen adjacent to, but in the foreground of, a section of the	As the effect of the Proposed Development would be beneficial, there is no potential for RVAT breach.

Residential Properties					
OS Grid Ref	Approx. m to OHL alignment	Approx. m and Direction to Nearest tower	Description of Property, Existing View and Visual Amenity (Step 2)	Description of Likely Change to Views and Visual Amenity as a Result of the Proposed Development at Operational Phase (Step 3)	RVAA Findings (Step 4)
			elevation to form the prominent skyline of the Sidlaw Hills in the distance. The existing Tealing to Kintore 275 kV OHL is located approximately 35 m to the east of the property, and the Alyth to Tealing 275 kV OHL is around 70 m to the west. The closest towers form prominent vertical features in very close views.	existing Tealing to Westfield OHL in the west which would be upgraded (with no change to the appearance from this property) as part of the Proposed Development. The section of the Alyth to Tealing 275 kV OHL closest to the property would be removed as part of the Proposed Development. The dismantling would reduce visibility of OHL infrastructure in views from this property and is expected to have a large scale of change. The removal of the existing OHL would result in increased separation between the property and OHL infrastructure to the west. The removal of the Alyth to Tealing 275 kV OHL would likely result in a **High** magnitude of change from this property, and the change in view would be beneficial. The effect of the Proposed Development on this property is therefore considered to be beneficial.	