

**Spittal to Loch Buidhe to Beauly 400 kV
OHL Connection
Environmental Impact Assessment
Volume 5 | Technical Appendix**

**Appendix 7.11 | Residential Visual
Amenity Assessment**

July 2025



VOLUME 5: APPENDIX 7.11 - RESIDENTIAL VISUAL AMENITY ASSESSMENT

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1. RESIDENTIAL VISUAL AMENITY ASSESSMENT

1.1 Introduction

- 1.1.1 This Technical Appendix provides the assessment of effects upon the residential visual amenity of people at residential properties within 225 m of the main alignment of the Proposed Development. The Residential Visual Amenity Assessment (RVAA) has been undertaken in accordance with the guidance provided in the Landscape Institute (LI) Technical Guidance Note (TGN) 2/19: Residential Visual Amenity Assessment (RVAA¹). In this respect Residential Visual Amenity means:

“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).

- 1.1.2 Residential Visual Amenity Assessment is a stage beyond Landscape and Visual Impact Assessment (LVIA) and focusses exclusively on private views and private visual amenity. A RVAA may be used by the decision maker when weighing potential effects on Residential Amenity in the planning balance.
- 1.1.3 It is important to note that the assessment of residential visual amenity is separate and distinct from the assessment of effects on public views and general visual amenity presented in the Landscape and Visual Impact Assessment (**Volume 2, Chapter 7: Landscape and Visual**). It is not uncommon for the LVIA to identify significant adverse visual effects for people at their place of residence as a result of introducing a new development into the landscape. Such significant effects do not necessarily constitute a matter of public interest, which is the province of the planning system rather than that of private interests. However, there are situations where the effect on the outlook/visual amenity of a residential property is so great that it is not generally considered to be in the public interest to permit such conditions to occur where they did not exist before.
- 1.1.4 As per TGN 2/19 the purpose of the 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)*
- 1.1.5 Within this assessment, this is referred to as the Residential Visual Amenity Threshold (RVAT) and this assessment determines whether or not a breach of the threshold would be likely to occur as a result of the Proposed Development.
- 1.1.6 Furthermore, Residential Visual Amenity is only one component of ‘Residential Amenity’. The RVAA does not consider effects arising from noise impacts therefore this appendix should be read in conjunction with the appropriate section of this EIA Report which covers this aspect.

1.2 Approach and Methodology

General

- 1.2.1 The RVAA has been undertaken in accordance with the LI’s published guidance on RVAA.
- 1.2.2 The RVAA guidance provided in TGN 2/19 sets out a four-staged process comprising:

¹ Landscape Institute. 2019. Technical Guidance Note (TGN) 2/19: Residential Visual Amenity Assessment.

- Step 1: Definition of the study area and scope of the assessment – informed by the description of the proposed development, defining the study area extent and scope of the assessment with respect to the properties to be included.
- Step 2: Evaluation of the baseline visual amenity at properties to be included having regard to the landscape and visual context and the development proposed through desk study and fieldwork (from publicly accessible locations). The existing (or baseline) visual amenity of a residential property is described in terms of the type, nature, extent, and quality of views that may be experienced 'in the round' from the property itself, including its 'domestic curtilage' (domestic gardens and access. Consideration is given to the following aspects:
 - the nature and extent of all potentially available existing views from the property and its garden / domestic curtilage, including the proximity and relationship of the property to surrounding landform, landcover and visual foci. This may include primary/main views from the property or domestic curtilage, as well as secondary / peripheral views; and
 - views as experienced when arriving at or leaving the property, for example from private driveways/access tracks.
- Step 3: Assessment of likely change to visual amenity as a result of the Proposed Development of included properties in accordance with the Landscape Institute's Guidelines for Landscape and Visual Impact Assessment (3rd Edition) ²GLVIA3 principles and processes and includes consideration of:
 - Distance of property from the proposed development having regard to its size/scale and location relative to the property (e.g. on higher or lower ground);
 - Type and nature of the available views (e.g. panoramic, open, framed, enclosed, focused etc.) and how they may be affected, having regard to seasonal and diurnal variations;
 - Direction of view / aspect of property affected, having regard to both the main / primary and peripheral / secondary views from the property;
 - Extent to which development/landscape changes would be visible from the property (or parts of) having regard to views from principal rooms, the domestic curtilage (i.e. garden) and the private access route, taking into account seasonal and diurnal variations;
 - Scale of change in views having regard to such factors as the loss or addition of features and compositional changes including the proportion of view occupied by the development, taking account of seasonal and diurnal variations;
 - Degree of contrast or integration of new features or changes in the landscape compared to the existing situation in terms of form, scale and mass, line, height, colour and texture, having regard to seasonal and diurnal variations;
 - Duration and nature of the changes, whether temporary or permanent, intermittent or continuous, reversible or irreversible etc.; and
 - Mitigation opportunities – consider implications of both embedded and potential further mitigation (where applicable).
- 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'. If this is the case, then such effects should be considered by the decision maker as part of the planning judgement.

² Landscape Institute. 2013. Guidelines for Landscape and Visual Impact Assessment (3rd Edition)

1.2.3 As outlined in the LI Guidance (paragraph 4.23) residential receptors (people) have been considered to be of high susceptibility to changes in views from their place of residence (property, curtilage, and access). An appreciation of the surrounding views is often material to the quality of life from residential properties; therefore, the value of these views was typically considered to be high. However, this may vary and was determined in relation to the availability and nature of existing views, including the presence of other developments or infrastructure in views. TAs set out in the LI guidance, taking account of the susceptibility of receptors and the value of views from properties, the overall sensitivity of residential receptors was judged to be High (unless otherwise stated in the assessment below).

1.2.4 TGN 2/19 supports planners and landscape architects in forming their judgements of the effects on visual amenity at residential properties. The LI guidance sets out that the role of the landscape architect should be limited to advising planners as to whether or not visual aspects of residential amenity should be considered in the planning balance.

Step 1: Definition of Study Area and Scope of the Assessment

1.2.5 The Study Area to the RVAA extends to 225 m from the centre of the OHL Alignment of the Proposed Development. Where the domestic curtilage to a property falls within this Study Area, and a significant adverse effect to views from the property as a result of the Proposed Development were identified in the LVIA, it has been assessed (refer to **Table 1** below). The extent of the Study Area reflects the 170 m agreed at Scoping stage with additional consideration of the Horizontal Limit of Deviation (HLoD). The initial 170 m Study Area reflects the buffer applied at routeing stage in order to minimise the effects associated with operational noise and visual amenity. The 170 m study area exceeds the 100 -150 m study area for RVAA proposed in TGN 2/19. In consideration of the HLoD a further 55 m has been applied. Towers and OHL conductors have a standard HLoD of 100 m either side of the alignment centre line however towers would only move a maximum of 55 m from their current position. To account for the standard HLoD, 55 m was added to the 170 m property offset. While there is potential for significant visual effects to occur beyond 225 m, such effects are unlikely to affect “living conditions” and so properties beyond 225 m are not assessed in the RVAA. At specific locations where the HLoD exceeds the standard 100 m, a review was undertaken in order to check if additional properties would be affected; no additional properties were identified.

Table 1: Residential Properties included in the RVAA

Section	Property/Property Group		Grid Reference	
Section A	SA-01	Lanergill Farm	319053	954486
Section A	SA-04	Achavanich Farm	317957	942904
Section A	SA-04	Schoolhouse Achavanich	318009	942654
Section A	SA-04	Corrie View	318573	939256
Section A	SA-05	Mountain View, Braehungie	318456	937775
Section A	SA-05	Braehungie	318433	937364
Section A	SA-11	Keepers Cottage	306673	920480
Section B	SB-01	Killen House	285558	907084
Section B	SB-02	Carrol Cottage (Carrol Farm)	284811	906988
Section B	SB-15	Dalnamain	272485	898554
Section C	SC-01	Creide	256946	896214
Section D	SD-02	Sonnycroft	255823	891278

Section	Property/Property Group		Grid Reference	
Section D	SD-01	West End	255826	891276
Section E	SE-01	Bridge Park Cottage	246831	851447
Section E	SE-02	Mid Lodge	246838	856300
Section E	SE-03	Heights of Kinnahaird	246767	855786
Section E	SE-04	Bruaich Cottages	246802	855193
Section E	SE-05	Ben View	246334	855359
Section E	SE-13	Orrin Cottage	245275	852544

- 1.2.6 The locations of the properties/property groups relative to the Proposed Development and illustrative wirelines from the property to the nearest tower to the property are provided in **Volume 3, Figures 7.6 to 7.24**.

Site Visits

- 1.2.7 The RVAA is based on observations of the properties assessed made from nearby publicly accessible locations where possible and from online aerial imagery and mapping.

1.3 Assessment of Effects on Residential Visual Amenity

- 1.3.1 This section sets out the detailed assessment of effects on private views and private visual amenity for each individual property or group of properties taken forward for detailed assessment. Each residential property (or group of properties where appropriate) listed in **Table 1** above is assessed with a conclusion drawn in respect to the potential for overbearing, detrimental effects to living conditions, and the Residential Visual Amenity Threshold (Step 4) in **Table 2** to **Table 6** below.

SECTION A

Table 2: Section A - Assessment of Effects on Residential Visual Amenity

OS Grid Ref	Approx. distance and direction to OHL Alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	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)
Lanergill Farm (Refer to Volume 3, Figure 7.6)					SA-01
319053 954486	i) 216 m ii) 175 m	iii) 230 m northeast of Tower N12. iv) 214 m	<p>Detached one and a half storey cottage orientated to the south (front) and north (rear). Extension to north frontage with windows to the west.</p> <p>A short driveway connects the property with the B870 to the south.</p> <p>The primary elevation is to the south where the front of the property overlooks the B870 and the open landscapes beyond where views are not restricted by trees within the property curtilage. Views from the property to the northwest, north and north east are restricted by sheds and outbuildings.</p>	<p>The Proposed Development passes to the west of the property.</p> <p>The closest tower (Tower N12) would be viewed at an oblique angle at approximately 230 m distance, partially visible through gaps in the curtilage trees in the foreground. Tower N13 would be viewed at a distance of approximately 540 m, the Proposed Development extending south across the wider view and crossing the field of view prior to its screening by a combination of forestry and the gently rolling landscape.</p> <p>Views to the west would experience views of the Proposed Development at a distance of between 175 m and 230 m.</p> <p>There would also be close-range views of the Proposed Development in views to the north-west, with Tower N11 being the closest at approximately 380 m distance. Views to the north, east and south-east would be unaffected.</p> <p>Due to the broadleaved nature of the surrounding tree cover, there would be a reduction in its filtering effect during the winter months.</p> <p>Based on open views to the south, the magnitude of change is assessed to be high.</p>	<p>The Proposed Alignment would pass the secondary frontage to the west and extend across the primary south-facing views from the property and associated garden area. The closest tower would be located to the west, hence oblique to this primary direction of view to the south. The towers and conductors within the direct views to the south would be experienced at greater distance in the wider landscape.</p> <p>Accordingly, the closest towers are not judged to be overbearing in views from this property, and the views of the Proposed Development as a whole would not be so dominant as to breach the residential visual amenity threshold.</p>

OS Grid Ref	Approx. distance and direction to OHL Alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	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)
				The resulting effect on views from the property would be major adverse (significant) .	
Achavanich Farm (Refer to Volume 3, Figure 7.7)					SA-04
317957 942904	i) 214 m ii) 193 m	iii) 238 m southwest of Tower N45. iv) 216 m	<p>Detached one and a half storey farmhouse, with outbuildings to the southwest, located to the north of Loch Rangag, beside the A9(T). The property is orientated to the east (front) and south (rear).</p> <p>Access is taken directly from the A9(T). The main elevation of the property faces east across the A9 and existing overhead lines, with open panoramic views of moorland hills in the distance.</p> <p>A low hedge delineates the garden on the northern boundary.</p> <p>From the curtilage, there are open views of the undulating moorland to the east, north and south. Views to the east are short distance, limited by the subtle rise in landform. Views to the north, south and south-west are longer distance and more expansive in nature. The existing 132kV OHL and a smaller pole mounted distribution line extend across the eastern view.</p>	<p>The Proposed Development would be visible in views to the east appearing beyond (and running parallel to) the existing 132 kV OHL. The closest tower would be Tower N45 at a distance of 238 m to the north-east which would be viewed obliquely to the main frontage. Tower N46 would be visible at a distance of 335 m to the south-east. The towers would not appear in views directly to the east. The Proposed Development would appear above the skyline formed by the shallow ridgeline.</p> <p>There would be no or limited views from the rear of the property in views to the south and south-west.</p> <p>From the curtilage there would be open views of the Proposed Development to the east. The Proposed Alignment and towers would be viewed on the top of the shallow ridgeline in combination with the existing OHLs (as per the view from the main frontage).</p> <p>Based on open views to the south, the magnitude of change is assessed to be medium.</p> <p>The resulting effect on views from the property would be major-moderate adverse (significant).</p>	<p>The Proposed Development would not be visible in the main direction of view from the primary elevation.</p> <p>The Proposed Alignment would extend across the secondary east-facing views from the property and associated garden area. However, the closest tower would be located to the north-east and oblique to the primary direction of view. The towers and conductors within the direct views to the south-east would be experienced at greater distance (minimum 335 m).</p> <p>Accordingly, the closest towers are not judged to be overbearing in views from this property, and the views of the Proposed Development as a whole would not be so dominant as to breach the residential visual amenity threshold.</p>
Schoolhouse Achavanich (Refer to Volume 3, Figure 7.8)					SA-04

OS Grid Ref	Approx. distance and direction to OHL Alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	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)
318009 942654	i) 198 m ii) 157 m	iii) 198 m west of Tower N46 iv) 170 m	<p>Detached two storey house, with outbuildings to the north-east, located at the junction of the A9(T) and the minor road to Lybster. This property is orientated to the south-west (front) and north-east (rear).</p> <p>The main elevation of the property faces south-west with open view across the A9(T) to the moorlands of The Flow Country to the south-west and the distant hills.</p> <p>The property is surrounded by garden vegetation (including maturing trees) to the north, east and west, which limits views from the property and from the garden.</p> <p>In views to the south-east and east the existing OHLs are visible, extending to the south.</p>	<p>The Proposed Development would pass to the east of the property at a distance of 198 m from the house.</p> <p>The closest tower (Tower N46), would be located to the east at a distance of approximately 198 m from the property. It would be oblique to the primary direction of view from the south-west facing front elevation. Tower N47 would be visible in more distant views to the south-east, at a distance of c.488 m from the property, the OHL extending to the south and to the north. The top of the tower and the conductors would be visible above the skyline, whilst the lower part of the tower would be back-clothed by rolling moorland in the distance.</p> <p>The Proposed Development would be viewed running parallel to the existing 132 kV OHL, appearing to the east of this line. The Proposed Development would not appear in views across The Flow Country and the distant hills to the south-west.</p> <p>From wider parts of the curtilage, including the garden area, there would be views of the Proposed Development extending to the north and to the south. Tower N46 to the east of the garden would be viewed at a distance of approximately 170 m from the closest part of the garden. Potential views of the towers and conductors extending north would be filtered by intervening tree cover and predominantly screened.</p>	<p>The Proposed Development would not be visible in the main direction of view from the primary elevation.</p> <p>The closest tower (Tower N46) would be located outside the main direction of view from this property. It would be visible from the curtilage to the east but would not lead to significant changes in the principal view from the property.</p> <p>Accordingly, the closest towers are not judged to be overbearing in views from this property, and the views of the Proposed Development as a whole would not be so dominant as to breach the residential visual amenity threshold.</p>

OS Grid Ref	Approx. distance and direction to OHL Alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	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)
				Based on open views to the south / south-east, the magnitude of change is assessed to be medium . The resulting effect on views from the property would be major-moderate adverse (significant) .	
Corrie View (Refer to Volume 3, Figure 7.9)					SA-04
318573 939256	i) 236 m ii) 222 m	iii) 280 m northwest of Tower N57. iv) 260 m	<p>Detached one and half storey farmhouse, with outbuildings to the north and east, located on the moorland between Cnoc Dubh and Ben - a - chieft, west to the Rumster Forest. This property is orientated to the west (front) and east (rear). A long access track runs to the west of the main house, connecting the property with the A9(T) to the west.</p> <p>The primary elevation is to the west, where the elevation of the property affords views across the open moorlands of The Flow Country and the distant mountains beyond the OHLs in the foreground of the view between the property and the A9(T).</p> <p>From the rear, east-facing elevation of the property, views are foreshortened by farm sheds and/or the rising shallow ridgeline.</p> <p>The garden is located to the south and west of the farmhouse. From the garden, there are views to the east, and open views to the south, west and north-west.</p>	<p>The Proposed Development would pass to the east of the property. The house would be beyond the 225 m study area, however at 222 m the garden falls within the study area adopted for this assessment.</p> <p>The Proposed Development would not impact views to the west across the open moorlands.</p> <p>The closest tower (Tower N57) would be visible at a distance of 280 m to the south-east of the farmhouse.</p> <p>From wider parts of the curtilage, including the garden area, there would be views of Tower N57 in the landscape to the south-east, at a distance of approximately 260 m from the closest part of the garden. In views to the south the Proposed Development would be viewed as extending south, broadly parallel to the A9(T). Potential views of the towers and conductors extending northwards would be restricted by the outbuildings associated with the farmhouse.</p> <p>Based on open views to the south / south-east, the magnitude of change is assessed to be medium.</p>	<p>The Proposed Development would not be visible from the primary elevation.</p> <p>The closest tower (Tower N57) would be located outside the main direction of view from the property and the garden area.</p> <p>The Proposed Development would be visible from the curtilage to the east and south but would not lead to significant changes in the principal view from the property.</p> <p>Accordingly, the closest towers are not judged to be overbearing in views from this property, and the views of the Proposed Development as a whole would not be so dominant as to breach the residential visual amenity threshold.</p>

OS Grid Ref	Approx. distance and direction to OHL Alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	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)
				The resulting effect on views from the property would be major-moderate adverse (significant) .	
Mountain View, Braehungie (Refer to Volume 3, Figure 7.10)					SA-05
318456 937775	i) 184 m ii) 149 m	iii) 215 m northwest of Tower N61. iv) 190 m	<p>Single static caravan, with touring caravan to the north-east, located in the shallow valley to the west of Ben-a-chielt/A9(T). The caravan is orientated to the north (front) with secondary views to the west and east, with no views from the caravan to the south. An access track runs to the south-east of the caravan, connecting the property with the A9(T) to the east.</p> <p>The primary elevation is to the north along the shallow valley associated with the Burn of Braehungie. Views from the wider curtilage are largely unrestricted and extend in all directions. The existing 132 kV OHL passes across the views to the north and west.</p>	<p>The Proposed Development would pass to the east of the property and to the south.</p> <p>The Proposed Development would not impact views to the north or views to the west.</p> <p>The closest tower (Tower N61), would be located to the south-east at a distance of approximately 215 m from the property. It would be oblique to the primary direction of view from the north facing front elevation. Tower N60 would be visible in more distant views to the north-east, at a distance of c. 334 m from the caravan. There would be no views of the Proposed Development from the rear elevation of the caravan.</p> <p>From wider parts of the curtilage, there would be views of the Proposed Development extending to the north and to the south. In addition to views of Towers N60 and N62 there would also be views of Tower N62 at a distance of 262 m to the south-east.</p> <p>Based on open views to the north, the magnitude of change is assessed to be high.</p> <p>The resulting effect on views from the property would be major adverse (significant).</p>	<p>The Proposed Alignment would extend across the secondary east-facing views from the caravan and associated garden area. However, the closest tower would be located to the south-east, hence oblique to this primary direction of view. The towers and conductors within the direct views to the east and south would be experienced at greater distance (minimum 262 m) in in the wider landscape.</p> <p>Accordingly, the closest towers are not judged to be overbearing in views from this property, and the views of the Proposed Development as a whole would not be so dominant as to breach the residential visual amenity threshold.</p>
Braehungie (Refer to Volume 3, Figure 7.11)					SA-05

OS Grid Ref	Approx. distance and direction to OHL Alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	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)
318433 937364	i) 178 m ii) 158 m	iii) 179 m southeast of Tower N62. iv) 158 m	<p>Detached one and a half storey property, with outbuildings to the west and south-west, located adjacent to the A9(T) to the west of Ben-a-chielt. The property is orientated to the south (front) and north (rear). A short driveway runs to the east of the main house, connecting the property with the A9(T) to the east.</p> <p>The main orientation of views is to the south towards the Hill of Leodebest which is screened by the western flank of Ben-a-chielt.</p> <p>Views from the rear of the property are limited by mature trees along the northern boundary.</p> <p>There are open views of the moorland from the curtilage to the south and west. The existing turbines of Buolfriuch Wind Farm are visible to the south-west. Views to the north are restricted by the buildings and trees behind the property. Views to the east are limited by the mature trees along the eastern boundary and the rising terrain. The existing OHL is visible above the tree line.</p>	<p>The Proposed Development would pass to the north and west of the property.</p> <p>The Proposed Development would not impact views to south.</p> <p>The closest tower (Tower N62), would be located to the north-west at a distance of approximately 178 m from the property. It would be oblique to the primary direction of view from the south facing front elevation. Tower N63 would be visible in more distant views to the west, at a distance of c. 291 m from the curtilage. There would be limited views of the Proposed Development from the rear elevation of the property.</p> <p>From wider parts of the curtilage, there would be views of the Proposed Development extending to the north and to the south-west.</p> <p>Based on open views experienced from the property and its curtilage, the magnitude of change is assessed to be high.</p> <p>The resulting effect on views from the property would be major adverse (significant).</p>	<p>The Proposed Alignment would extend across the secondary north-facing views from the property and associated garden area and to the south-west. The towers and conductors within the direct views to the west and south-west would be experienced at greater distance (approximately 288 m) in the wider landscape.</p> <p>Accordingly, the closest towers are not judged to be overbearing in views from this property, and the views of the Proposed Development as a whole would not be so dominant as to breach the residential visual amenity threshold.</p>
Keepers Cottage (Refer to Volume 3, Figure 7.12)					SA-12
306673 920480	i) 178 m ii) 163 m	iii) 188 m	Detached 1.5 storey property, with outbuildings to the north, located on the	The Proposed Development would pass to the north of the property.	The Proposed Alignment would extend across the secondary north-facing views

OS Grid Ref	Approx. distance and direction to OHL Alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	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)
		southeast of Tower N127. iv) 168 m	<p>southern hillside of Braigh na h-Eaglaise. The property is orientated to the south (front) and north (rear). Access is gained via a local access road from the A9(T) to the south.</p> <p>The main elevation of the property faces the south across a rolling landscape of mixed woodlands and moorland. A pole mounted OHL passes immediately to the south of the property extending across the valley floor to the south-west.</p>	<p>The Proposed Development would not impact views to south, east or west.</p> <p>The closest tower (Tower N127), would be located to the north-west at a distance of approximately 188 m from the property. It would be oblique to the primary direction of view from the south facing front elevation. Tower N128 would be visible in more distant views to the north-west, at a distance of c. 284 m from the curtilage.</p> <p>From wider parts of the curtilage, there would be views of the Proposed Development extending to the east and to the west.</p> <p>Based on open views to the south, the magnitude of change is assessed to be medium.</p> <p>The resulting effect on views from the property would be major-moderate adverse (significant).</p>	<p>from the property and associated garden area. There would be no visibility of the towers in views to the south.</p> <p>Accordingly, the closest towers are not judged to be overbearing in views from this property, and the views of the Proposed Development as a whole would not be so dominant as to breach the residential visual amenity threshold.</p>

SECTION B

Table 3: Section B - Assessment of Effects on Residential Visual Amenities

OS Grid Ref	Approx. distance and direction to OHL Alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	Description of Property, Existing View and Visual Amenities (Step 2)	Description of Likely Change to Views and Visual Amenities as a Result of the Proposed Development at Operational Phase (Step 3)	RVAA Findings (Step 4)
Killin House (Refer to Volume 3, Figure 7.13)					SB-02
285558 907084	i) 147 m ii) 126 m	iii) 159 m southwest of Tower N220. iv) 126 m	<p>Detached one and a half storey cottage, with outbuildings to the north, located to the north-west of Killin Rock. A short driveway provides access from the B870 to the property.</p> <p>The property is aligned on a south-west (front) / north-east (rear) axis. The principal frontage is to the south-west with secondary frontages to the north and north-east. While views to the south-west from the cottage are open, and extend across Loch Brora, views from the secondary frontage to the rear are limited by maturing vegetation along the property boundary and by outbuildings on the southern boundary.</p>	<p>The Proposed Development would pass to the north of the property, descending the hills slopes behind the property prior to extending across Loch Brora and climbing the opposite hillsides to the west at a distance in excess of 1.2 km (Tower N221).</p> <p>The Proposed Development would not impact views to the south-west, south and south-east from the property.</p> <p>The closest tower (Tower N220), would be located to the north of the cottage at a distance of approximately 159 m from the property. It would be oblique to the primary direction of view from the south-west facing front elevation. Tower N219 would be visible in more distant views to the north-east, at a distance of c. 260 m from the building.</p> <p>From wider parts of the curtilage, there would be views of the Proposed Development to the north of the garden extending to the east and to the west.</p> <p>Based on open views to the south, the magnitude of change is assessed to be medium.</p> <p>The resulting effect on views from the property would be major-moderate adverse (significant).</p>	<p>The Proposed Alignment would extend across the secondary north, north-east and north-west-facing views from the property and associated garden area. However, the closest tower would be located to the north-east, hence oblique to this primary direction of view. The towers and conductors within the direct views to the west would be experienced at greater distance (c. 1.2 km) where the Proposed Development ascends the western slopes beyond Loch Brora.</p> <p>Accordingly, the closest towers are not judged to be overbearing in views from this property, and the views of the Proposed Development as a whole would not be so dominant as to breach the residential visual amenity threshold.</p>
Carrol Cottage (Carrol Farm) (Refer to Volume 3, Figure 7.14)					SB-03

OS Grid Ref	Approx. distance and direction to OHL Alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	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)
284811 906988	i) 207 m ii) 196 m	iii) 237 m south of Tower N222. iv) 221 m	<p>Detached one and a half storey farmhouse situated on raised ground to the south-west of the farm buildings. Access to the farmhouse is taken from the access track/minor road to the south-east.</p> <p>The farmhouse is orientated on a south-east (front) / north-west (rear) axis. The principal frontage is to the south-east overlooking Loch Brora and the approach to the property. Secondary views extend to the north-west across the farm towards the hillsides north of the farm. Views from the curtilage are open and extend across the surrounding glen and hillsides.</p>	<p>The Proposed Development would pass to the north of the property extending to the east and west.</p> <p>The Proposed Development would not impact views to the south-east, south and south-west from the property.</p> <p>The closest tower (Tower N222), would be located to the north of the farmhouse at a distance of approximately 237 m from the property. It would be oblique to the primary direction of view from the south-east facing front elevation. Tower N223 would be visible in more distant views to the west, at a distance of c. 288 m from the building.</p> <p>From wider parts of the curtilage, there would be views of the Proposed Development to the north of the garden extending to the east and to the west.</p> <p>Based on open views to the south, the magnitude of change is assessed to be medium.</p> <p>The resulting effect on views from the property would be major-moderate adverse (significant).</p>	<p>The Proposed Alignment would extend across the secondary north, north-east and north-west-facing views from the property and associated garden area. However, the closest tower would be located to the north, hence oblique to this primary direction of view. The towers and conductors within the direct views to the west would be experienced at greater distance where the Proposed Development ascends the western and eastern slopes above Loch Brora.</p> <p>Accordingly, the closest towers are not judged to be overbearing in views from this property, and the views of the Proposed Development as a whole would not be so dominant as to breach the residential visual amenity threshold.</p>
Dalnain (Refer to Volume 3, Figure 7.15)					SB-15
272485, 898554	i) 192 m ii) 192 m	iii) 196 m east of Tower N275. iv) 196 m	<p>Detached one and a half storey cottage situated on raised ground Access is taken from Lochbuie Road.</p> <p>The cottage is orientated on a north (front) / south (rear) axis. The principal frontage is to the south overlooking the rolling landscape to Lochbuie Road and the rising</p>	<p>The Proposed Development would pass to the west of the property extending to the north and to the west.</p> <p>The Proposed Development would not impact views to the east, south-east, and south from the property.</p> <p>The closest tower (Tower N275), would be located to the west of the cottage at a distance of approximately 196 m from the property. It would be oblique to the primary direction of view from the south facing front elevation.</p>	<p>The Proposed Alignment would extend across the secondary north, north-east and west facing views from the property and associated garden area. However, the closest tower would be located to the west, hence oblique to the primary direction of view to the south. The towers and conductors within the direct views to the north would be experienced at greater</p>

OS Grid Ref	Approx. distance and direction to OHL Alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	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)
			<p>hillside beyond. Secondary views extend to the north- across the farm towards the hillsides north of the farm and the nearby OHL on the ridgeline behind the property. Views from the curtilage are open and extend across the surrounding glen and hillsides.</p>	<p>Tower N274 would be visible in more distant views to the north, at a distance of c. 270 m from the building.</p> <p>From wider parts of the curtilage, there would be views of the Proposed Development to the north of the garden extending to the north-east and to the west.</p> <p>Based on open views to the south, the magnitude of change is assessed to be medium.</p> <p>The resulting effect on views from the property would be major-moderate adverse (significant).</p>	<p>distance where the Proposed Development ascends the hill slopes to the north.</p> <p>Accordingly, the closest towers are not judged to be overbearing in views from this property, and the views of the Proposed Development as a whole would not be so dominant as to breach the residential visual amenity threshold.</p>

SECTION C

Table 4: Section C - Assessment of Effects on Residential Visual Amenity

OS Grid Ref	Approx. distance and direction to OHL Alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	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)
Creide (Refer to Volume 3, Figure 7.16)					SC-06
256946 896214	i) 210 m ii) 195 m	iii) 230 m South-west Tower S24. iv) 220 m	<p>Detached two storey property located on raised landform to the west of the Kyles of Sutherland, orientated to the south (rear) and north (front). There is an access track to the north-west connecting the property to the adjacent minor road.</p> <p>The primary elevation of the property appears to be facing north, viewing over the front curtilage and parking area with the higher ground adjacent Kyles of Sutherland visible in the background.</p> <p>There is a bank of mature trees to the east and south-east of the property that restricts views across the Kyles of Sutherland in an easterly direction.</p> <p>Views from the rear elevation to the south overlook the strath valley floor contained by higher landform adjacent to the minor road. Wider views to the south-east towards Kyles of Sutherland are filtered by trees adjacent to the curtilage.</p>	<p>The Proposed Development would be visible in direct views to the south from the rear elevation. The closest tower (Tower S24) would be viewed against a combination of background sky and landscape and afforded some partial filtering by broadleaved trees near the curtilage. Towers S25 and S26 would be visible at longer distances to the south-west at distances of between 530 m and 740 m, partially screened by intervening landform and filtered by tree cover on upper slopes of the strath.</p> <p>There would be clearer views of the Tower S24 from the garden area (western curtilage).</p> <p>There would be heavily filtered views (mature trees near the curtilage edge) of the Proposed Development to the south-east from secondary elevation and curtilage.</p> <p>Due to the broadleaved nature of tree cover near the curtilage, there would be a reduction in the filtering effects of tree cover in winter months. Overall, the visibility would be more apparent in winter.</p>	<p>The Proposed Development would not be visible from the front of the property and primary elevation.</p> <p>Although the Proposed Alignment and Tower S24 would be visible at close proximity to the south, mature trees near the curtilage would partially filter views.</p> <p>Wider peripheral views to the south-east would be filtered by tree cover adjacent to the curtilage. Furthermore, wider views from parts of the property curtilage and access track would be partially screened by buildings and filtered by intervening tree cover near the curtilage edge.</p> <p>Overall, the closer towers are not judged to be overbearing in views from this property, and the views of the Proposed Development as a whole would not be so dominant as to breach the residential visual amenity threshold.</p>

OS Grid Ref	Approx. distance and direction to OHL Alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	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)
				<p>In summary, based on clearer views during winter months / through gaps in intervening vegetation, the magnitude of change is assessed to be high.</p> <p>The resulting effect on views from the property would be major adverse (significant).</p>	

SECTION D

Table 5: Section D - Assessment of Effects on Residential Visual Amenity

OS Grid Ref	Approx. distance and direction to OHL Alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	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)
Sonnycroft (Refer to Volume 3, Figure 7.17)					SD-01
255823, 891278	i) 197 m ii) 190 m	iii) 210 m North-west Tower S38. iv) 190 m	<p>Detached one and a half storey property located on higher ground to the north of Cahd an Tartair minor road, adjacent to West Strathcarron Wood. Access is gained via a farm track from the minor road to the south.</p> <p>The front of the property faces south over Strathcarron, with moorland hills visible in the distance. There are oblique views from the front of the property to the south-east and south-west along the strath floor, filtered by intervening tree cover</p> <p>Views from the rear of the property to the north are partially contained by rising landform and mature forestry.</p> <p>From the curtilage, there are open views to the south and south-west over Strathcarron. Views to the west are filtered by intervening tree cover and views to north and north-west are screened by mature forestry.</p>	<p>Within the primary, south facing views from the front of the property, the Proposed Alignment would be oblique to the main direction of view.</p> <p>As such, Tower S38 would represent the closest visible tower from the property, at 210 m to the north- west. This tower would be oblique to secondary views from the rear north facing windows.</p> <p>There would be oblique views of Proposed Development from the front of the property to the south-west. Tower S39 would be visible against a combination of the background sky and landscape at approx. 560 m. There would also be more distant views of the Proposed Alignment and towers to the south-west against a combination of the background sky and landscape.</p> <p>From the northerly facing rear of the house and garden area, the closest tower (Tower S38) would be oblique to the main direction of view (located to the west) at 210 m, against a combination of background sky and landscape and filtered by intervening scrub vegetation.</p>	<p>The closest tower (Tower S38) would be located outside the main direction of view from this property and the garden area.</p> <p>Although the Proposed Alignment would extend in close proximity to this property, the closest visible tower (Tower S38) would be located at greater distance and would be oblique to the primary direction of view from the house and garden.</p> <p>Overall, the closer towers are not judged to be overbearing in views from this property, and the views of the Proposed Development as a whole would not be so dominant as to breach the residential visual amenity threshold.</p>

OS Grid Ref	Approx. distance and direction to OHL Alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	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)
				<p>These views would be in the context of existing mature forestry at West Strathcarron Wood.</p> <p>The proposed felling within West Strathcarron Wood would contribute to increased visibility towards the Proposed Development in a north westerly direction</p> <p>Based on open views to the south / south-west, the magnitude of change is assessed to be high.</p> <p>The resulting effect on views from the property would be major adverse (significant).</p>	
West End (Refer to Volume 3, Figure 7.18)					SD-02
255826 891276	i) 240 m ii) 225 m	iii) 270 m North-west Tower 112. iv) 220 m	<p>This property is a one and a half storey house, orientated to the south-east (front) and north-west (rear).</p> <p>The main orientation of views is to the south-east towards Glen Glass, with hills visible in the background (Cnoc a Mhargadaidh and Swordale Hill) and plantation forestry in the foreground.</p> <p>Views to the west and south-west are partially contained by landform, including Meall an Tuirc hill and filtered by tree cover adjacent to the curtilage.</p> <p>Views to the north are partially contained by higher landform at Srath Mor and views to the north-east are</p>	<p>The closest tower (Tower S112), would be located to the north-west at a distance of approx. 270 m from the property. The primary view to the south-east over Glen Glass would be unaffected.</p> <p>There would be oblique views of the Proposed Development from the rear of the property to the west and north-west, predominantly against the background landscape. These views would be partially filtered by intervening vegetation near the curtilage.</p> <p>There would be views of the Proposed Development from the curtilage areas to the west and south-west, Tower S113 would be visible within open farmland at 270m distance. Views would be in the context of plantation forestry at Glen Glass. There would be partially</p>	<p>The closest tower (Tower S112) would be located outside the main direction of view from this property. The closest visible tower (Tower S112) would be partially screened and filtered from the rear of the property (secondary view).</p> <p>There would be closer proximity views from parts of the curtilage, looking west and south-west, albeit the primary direction of view is judged to be across Glen Glass to the south-east.</p> <p>As such, it is assessed that the Proposed Development would not be so dominant as to breach the residential visual amenity threshold.</p>

OS Grid Ref	Approx. distance and direction to OHL Alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	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)
			<p>open towards moorland hills at Cnoc Ceislein.</p> <p>The curtilage incorporates a hard standing / parking area, out buildings/sheds and an access track extends to south-west under the Proposed Alignment near Tower S113 to Glen Glass.</p>	<p>screened views of Tower S112 to the north-west (220m distance), against a combination of the background sky and landscape and heavily filtered by intervening tree cover.</p> <p>Based on open views to the south-east, the magnitude of change is assessed to be high.</p> <p>The resulting effect on views from the property would be major adverse (significant).</p>	

SECTION E

Table 6: Section E - Assessment of Effects on Residential Visual Amenity

OS Grid Ref	Approx. distance and direction to OHL alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	Description of Property, Existing View and Visual Amenity (RVAA Step 2)	Description of Likely Change to Views and Visual Amenity as a Result of the Proposed Development at Operational Phase (RVAA Step 3)	RVAA Findings (RVAA Step 4)
Property Name: Bridge Park Cottage (Refer to Volume 3, Figure 7.19)					SE-01
246831, 851447	i) 195 m ii) 160 m South-west	iii) 200 m iv) 165 m South-west to Tower S193	<p>This detached two storey property is orientated to the north (front) and south (rear). The primary elevation appears to be to the south, overlooking the rear garden.</p> <p>The curtilage extends to the western side of the house and main garden, where there are several outbuildings and a parking area. The access extends to the east / north-east, where it connects the property to a surfaced track.</p> <p>The property is located within scrub woodland to the south of the River Orrin, which restricts outward views. Views to the north and north-west are contained by mature woodland. Views to the west are heavily filtered by tree cover in combination with the outbuildings within the curtilage.</p> <p>Views to the south and south-west are slightly more open, albeit are also filtered by broadleaved woodland.</p>	<p>The closest tower (Tower S193), would be located to the south-west at a distance of approximately 200 m from the property. It would be oblique to the primary direction of view from the south-facing elevation and rear garden. The tower would also be partly filtered by intervening tree cover, in combination with outbuildings within the curtilage.</p> <p>Clearer views would be experienced during winter months, or through gaps in intervening vegetation, where the tower would appear as a prominent vertical feature beyond intervening scrub and tree cover. Within these views, the top of the tower would be visible against the skyline.</p> <p>Through gaps in vegetation, there would also be partial views of other, more distant towers and the conductors between them within southerly views. Tower S194 would be partly visible against the skyline (at a distance of approximately 300 m). Tower S195, and those located further to the south, would be predominantly back-clothed by the distant landscape.</p> <p>In heavily filtered views to the northwest, Tower S192 would be part-screened by the intervening landform. Tower S191, and those located further to the north-west, would be located within the same field of view,</p>	<p>The Proposed Alignment would be visible at close proximity from this property. However, the closest tower (Tower S193) would be oblique to the primary direction of view from the house and garden. Furthermore, in peripheral views, and those from wider parts of the property curtilage and access track, the Proposed Development would be filtered by intervening tree cover and scrub, in combination with intervening outbuildings to the west of the dwelling.</p> <p>Accordingly, the closest towers are not judged to be overbearing in views from this property, and the views of the Proposed Development as a whole would not be so dominant as to breach the residential visual amenity threshold.</p>

OS Grid Ref	Approx. distance and direction to OHL alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	Description of Property, Existing View and Visual Amenity (RVAA Step 2)	Description of Likely Change to Views and Visual Amenity as a Result of the Proposed Development at Operational Phase (RVAA Step 3)	RVAA Findings (RVAA Step 4)
				<p>limiting the horizontal spread of the alignment within this sector of view.</p> <p>There would be no change to views in other directions from the property or garden area. From the access on the eastern side of the property, potential views of the towers and conductors would be restricted by tree cover extending along either side of the track.</p> <p>In summary, based on clearer views during winter months / through gaps in intervening vegetation, the magnitude of change is assessed to be high.</p> <p>The resulting effect on views from the property would be major adverse (significant).</p>	
Property Name: Mid Lodge (Refer to Volume 3, Figure 7.20)					SE-02
246838, 856300	i) 206 m ii) 185 m North-east	iii) 225 m iv) 206 m North to Tower S167	<p>This detached two storey property is orientated to the south (front) and north (rear).</p> <p>The primary elevation of the property is towards the south, where there are views across farmland within Strath Conon. This includes longer distance views towards the rising slopes on the far (southern) side of the strath, where the farmland gives way to areas of forestry and moorland across higher ground.</p> <p>The property is located at the edge of mature woodland, which extends to the east and west, towards the Coul</p>	<p>The closest tower (Tower S167) would be located to the north of the property at a distance of approximately 225 m from the property. This tower, and all other towers and associated conductors between them to the north / north-east / east would be screened by intervening woodland.</p> <p>As such, Tower S169, would represent the closest visible tower from the property, at a distance of 350 m to the south-east. This tower would be oblique to the primary direction of view from south-facing windows.</p> <p>Tower S170, and those located further to the south, would be located at greater distance, and at lower elevation within Strath Conon. Together, these towers and the conductors running between them would occupy a wide horizontal extent of the view to the</p>	<p>The alignment would extend in close proximity to this property. However, the closest towers would be screened by intervening vegetation. The closest visible tower (Tower S169) would be located at greater distance, and would be oblique to the primary direction of view from the house and garden.</p> <p>Other towers, and the conductors between them, would be experienced in direct views to the south. However, these parts of the alignment would be experienced at greater distance, and partially obscured by the intervening landform, which drops downwards towards Strath Conon.</p>

OS Grid Ref	Approx. distance and direction to OHL alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	Description of Property, Existing View and Visual Amenity (RVAA Step 2)	Description of Likely Change to Views and Visual Amenity as a Result of the Proposed Development at Operational Phase (RVAA Step 3)	RVAA Findings (RVAA Step 4)
			<p>House Hotel grounds. As a result, potential views in other directions (in an arc to the east, north-east, north, north-west and west) are contained by surrounding tree cover.</p> <p>The garden areas extend around the house on its southern and northern sides, incorporating outbuildings within the rear garden. Accordingly, there are open views to the south from the front garden. The rear garden is more enclosed.</p>	<p>south, albeit would be back-clothed by the distant landform on the far side of the strath and experienced within a large-scale landscape context.</p> <p>Clearer views would be experienced from the garden area at the front of the property, where the top of Tower S169 (and the conductors) would be experienced against the skyline.</p> <p>In summary, the magnitude of change is judged to be medium. This reflects that the closest parts of the Proposed Development would be screened. The clearest views would be of more distant parts of the Proposed Alignment in the landscape to the south.</p> <p>The resulting effect on views from the property would be major-moderate adverse (significant).</p>	<p>Overall, the towers are not judged to be overbearing in views from this property, and given the visual containment of views towards the north / north-east, the Proposed Development as a whole would not be so dominant as to breach the residential visual amenity threshold.</p>
Property Name: Heights of Kinnahaird (Refer to Volume 3, Figure 7.21)					SE-03
246767, 855786	i) 225 m ii) 212 m South-east	iii) 228 m iv) 212 m South-east to Tower S171	<p>This detached two storey property is orientated to the south (front) and north (rear).</p> <p>The primary elevation is to the south, where the front of the property looks over farmland within Strath Conon. On the far side of the strath, the higher ground at Fairburn GDL and hill summits of Cul Mhor and Cul Beag are visible in the background. There are also open views to the south-west back-clothed by the hills at</p>	<p>The closest tower (Tower S171), would be located to the south-east at a distance of approximately 228 m from the property. It would be oblique to the primary direction of view from the south-facing front elevation. Tower S172 would be visible in direct views towards the south, at a distance of 340 m from the property. The top of the tower and the conductors would be visible on the skyline, whilst the lower part of the tower would be back-clothed by farmland in the distance.</p> <p>Tower S173, and those located further to the south, would be experienced at greater distance, and at lower elevation within Strath Conon. Together, these towers and the conductors running between them would</p>	<p>The Proposed Alignment would extend across the primary south-facing views from the property and associated garden area. However, the closest tower would be located to the south-east, hence oblique to this primary direction of view. The towers and conductors within the direct views to the south would be experienced at greater distance (minimum 340 m) in the large-scale context of Strath Conon, and would be predominantly back-clothed by the distant landscape.</p>

OS Grid Ref	Approx. distance and direction to OHL alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	Description of Property, Existing View and Visual Amenity (RVAA Step 2)	Description of Likely Change to Views and Visual Amenity as a Result of the Proposed Development at Operational Phase (RVAA Step 3)	RVAA Findings (RVAA Step 4)
			<p>the edge of Strath Conon, including Torr Achilty.</p> <p>From the rear, north-facing elevation of the property, views are foreshortened by nearby woodland on the northern side of the A834.</p> <p>There are no windows on the eastern or western gable ends of the dwelling.</p> <p>The garden is located to the east of the house, whilst the access and parking area extends around the southern and western side of the property. From the garden, there are open views to the east, towards the higher ground at Moy Wood.</p>	<p>occupy a wide horizontal extent of the view to the south, albeit would be back-clothed by the distant landform on the far side of the strath and experienced within a large-scale landscape context.</p> <p>From wider parts of the curtilage, including the garden area, there would be views of Tower S170 in the landscape to the east, at a distance of approximately 372 m from the closest part of the garden. Potential views of the towers and conductors extending northwards would be heavily filtered by intervening tree cover and predominantly screened.</p> <p>Based on open views to the south / south-east, the magnitude of change is assessed to be high.</p> <p>The resulting effect on views from the property would be major adverse (significant).</p>	<p>Accordingly, the closest towers are not judged to be overbearing in views from this property, and the views of the Proposed Development as a whole would not be so dominant as to breach the residential visual amenity threshold.</p>
Property Name: Bruaich Cottages (Refer to Volume 3, Figure 7.22)					SE-04
246802, 855193	i) 194 m ii) 178 m North-west	iii) 230 m iv) 220 m West to Tower S173	<p>These properties form a group of three terraced cottages (nos. 1-3 extending east to west). The properties are 1.5 storey, orientated to the south (front) and north (rear).</p> <p>The primary elevation of these properties is to the south, where the front of the property looks over farmland within Strath Conon, fringed by riparian tree cover extending along the Alltean Dubh to the south / south-east. In the distance, there are views</p>	<p>The closest tower (Tower S173), would be located to the west at a distance of approximately 230 m from the property. It would be outside the primary direction of view from the south-facing front elevation of the property.</p> <p>As such, Tower S174 would represent the closest visible tower from the property, at a distance of 542 m to the south-west. This tower would be oblique to the primary direction of view from south-facing windows.</p> <p>Tower S175, and those onwards to the south-west, would be located at greater distance, and experienced beyond intervening riparian tree cover along the Alltan</p>	<p>The closest tower (Tower S173) would be located outside the main direction of view from these properties. The closest visible tower (Tower S174) would be oblique to the primary direction of view, and experienced at a distance in excess of 500 m.</p> <p>There would be closer proximity views from parts of the curtilage, looking west, albeit the primary direction of view is judged to be across Strath Conon to the south.</p> <p>As such, it is assessed that the Proposed Development would not be so dominant as</p>

OS Grid Ref	Approx. distance and direction to OHL alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	Description of Property, Existing View and Visual Amenity (RVAA Step 2)	Description of Likely Change to Views and Visual Amenity as a Result of the Proposed Development at Operational Phase (RVAA Step 3)	RVAA Findings (RVAA Step 4)
			<p>of the rising hills on the far side of the strath (Cul Mhor and Creag Beag), which are characterised by swathes of forestry and open moorland.</p> <p>Views from north-facing windows at the rear of the property are foreshortened by the steeply rising landform between the property and the A835 carriageway.</p> <p>The curtilage incorporates a hardstanding / parking area on the southern side of the terrace. The access extends to the west, where it adjoins the A835. From these areas, the key views are to the south, across Strath Conon as described above. There are also open views towards the west, towards the landform at Torr Achilty.</p>	<p>Dubh. The towers and conductors would be back-clothed by the distant landform on the far side of the strath.</p> <p>From the curtilage and access track, there would be clearer views of Tower S173 to the west. There would also be partial views of Tower S172 (located approximately 250 m to the north-west) and the conductors, which would be visible on the skyline. Tower S171, and those located further north, would be predominantly screened by the intervening landform.</p> <p>Based on views to the south-west from the property, and views to the east from the curtilage, the magnitude of change is assessed to be high.</p> <p>The resulting effect on views from the property would be major adverse (significant).</p>	to breach the residential visual amenity threshold.
Property Name: Ben View (Refer to Volume 3, Figure 7.23)					SE-05
246334, 855359	i) 232 m ii) 213 m South-east	iii) 240 m iv) 219 m South-east to Tower S173	<p>This detached two storey property is orientated to the south-west (front) and north-east (rear).</p> <p>The primary elevation is to the south-west, where there are views across farmland and riparian tree cover within Strath Conon, towards the rising landform at Torr Achilty.</p>	<p>Within the primary, south-westerly facing views from the front of the property, the Proposed Alignment would be oblique to the main direction of view. The closest tower within this field of view would be Tower S174, which would be located approximately 390 m to the south. Within the same field of view, Tower S175, and those located further south, would be experienced at greater distance. The towers and conductors between them</p>	<p>The closest tower (Tower S173) would be located outside the main direction of view from this property and the garden area.</p> <p>The closest visible tower from the front of the property (Tower S174) would be experienced at distance of approximately 390 m, oblique to the primary direction of</p>

OS Grid Ref	Approx. distance and direction to OHL alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	Description of Property, Existing View and Visual Amenity (RVAA Step 2)	Description of Likely Change to Views and Visual Amenity as a Result of the Proposed Development at Operational Phase (RVAA Step 3)	RVAA Findings (RVAA Step 4)
			<p>Towards the south, the landscape is contained by the higher ground at Fairburn GDL, including Cul Mhor and Cul Beag.</p> <p>The garden is located to the eastern (rear) of the property. From the garden and rear-facing windows of the house, there are north-easterly views across the A835 towards farmland and tree cover on the northern slopes of Strath Conan. Views to the north are contained by established tree cover between the property and the road.</p> <p>The curtilage on the western side of the property comprises a parking area and access, which adjoins the A835 to the north. The adjoining farmyard to the south incorporates agricultural barns, which restrict southerly views.</p>	<p>would be fully back-clothed by the rising landform on the southern side of the Strath.</p> <p>From the north-easterly facing rear of the house and garden area, the closest tower (Tower S173) would be oblique to the main direction of view (located to the east / south-east). There would be more direct views of Tower S172 and S171, at distances of approximately 425 m and 660 m from the property respectively. These towers, and those extending to the north, would be experienced in the context of open farmland, beyond the A835 carriageway and an intervening telecoms line. The tops of the towers and conductors would be experienced against the background sky. The lower parts of the towers would be back-clothed by the landscape.</p> <p>Based on open views to the south / south-west and the north-east, the magnitude of change is assessed to be high.</p> <p>The resulting effect on views from the property would be major adverse (significant).</p>	<p>view, and predominantly back-clothed by the distant landscape.</p> <p>The closest visible tower from the rear of the property and garden area (Tower S172) would also be experienced at a minimum distance of approximately 390 m, as measured from the closest part of the garden.</p> <p>It is assessed that the Proposed Development would not be so dominant as to breach the residential visual amenity threshold.</p>
Property Name: Orrin Cottage (Refer to Volume 3, Figure 7.24)					SE-13
245275, 852544	i) 229 m ii) 215 m South-west	iii) 275 m iv) 249 m South-west to Tower S186	<p>This detached two storey property is located within mature woodland, within the Fairburn Estate, which restricts views in all directions.</p> <p>The property is orientated to the south (front) and north (rear). The primary elevation is to the south, where there</p>	<p>The closest tower (Tower S187), would be located to the south-west at a distance of approximately 275 m from the property. It would be outside the primary direction of view from the south-facing front elevation of the property, and located beyond intervening tree cover. Potential views of other towers and conductors (including Tower S188, and those extending to the</p>	<p>The closest tower (Tower S187) would be oblique to the primary direction of view from the house and garden. Furthermore, in peripheral views, and those from wider parts of the property curtilage and access track, the Proposed Development would be filtered by intervening tree cover and scrub.</p>

OS Grid Ref	Approx. distance and direction to OHL alignment: i) from property, ii) from curtilage	Approx. distance and direction to nearest tower: iii) from property, iv) from curtilage	Description of Property, Existing View and Visual Amenity (RVAA Step 2)	Description of Likely Change to Views and Visual Amenity as a Result of the Proposed Development at Operational Phase (RVAA Step 3)	RVAA Findings (RVAA Step 4)
			<p>are views across the garden to the River Orrin and associated riparian tree cover. This restricts longer distance views to the south from the property, albeit there would be slightly more open views during winter months.</p> <p>The curtilage is focused on the southern side of the house, albeit also extends to the north-west where it encompasses an outbuilding.</p> <p>The access route extends to the east, where it links with the wider track network within the Fairburn Estate.</p> <p>From the curtilage, there are filtered views over the Orrin River as described above. Conversely, views to the north and east are contained by surrounding mature woodland. Views to the west are also heavily filtered by tree cover and scrub vegetation.</p>	<p>south) would also be oblique to the primary direction of view and subject to screening by tree cover. From the north of the property, potential views of Towers S186 and S185 would be oblique, and screened by the outbuilding and intervening woodland.</p> <p>There would be slightly clearer views of the towers from the garden area to the south of the house, and parts of the curtilage to the north-west.</p> <p>The clearest views would be experienced during winter months, or through gaps in intervening vegetation, where the towers would appear as vertical features beyond intervening scrub and tree cover. Within these views, the tops of the towers and the conductors would be visible against the skyline.</p> <p>From the access on the eastern side of the property, potential views of the towers and conductors would be restricted by tree cover extending along either side of the track.</p> <p>In summary, based on clearer views during winter months / through gaps in intervening vegetation, the magnitude of change is assessed to be medium.</p> <p>The resulting effect on views from the property would be major-moderate adverse (significant).</p>	<p>All other towers would be located at greater distance and would be subject to screening by intervening woodland.</p> <p>Accordingly, the closest towers are not judged to be overbearing in views from this property, and the views of the Proposed Development as a whole would be extensively filtered. As such, there would be no breach of the residential visual amenity threshold.</p>