



Chapter 5 – Landscape and Visual Impact Assessment (LVIA)

Dupplin Solar EIA Report

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Acronyms and Abbreviations

CEMP	Construction Environmental Management Plan
CMLI	Chartered Member of the Landscape Institute
EIA	Environmental Impact Assessment
ES	Environmental Statement
GLVIA3	Guidelines for Landscape and Visual Assessment (3 rd Edition)
GDL	Garden and Designed Landscape
LCA	Landscape Character Assessment
LCT	Landscape Character Type
LDP	Local Development Plan
LEMP	Landscape Enhancement & Mitigation Plan
LI	Landscape Institute
LMP	Landscape Management Plan
LPA	Local Planning Authority
LVA	Landscape and Visual Appraisal
LVIA	Landscape and Visual Impact Assessment
MLA	Master of Landscape Architecture
NPF	National Planning Framework
PM	Photomontage
VP	Viewpoint
PKC	Perth & Kinross Council
ZTV	Zone of Theoretical Visibility



5.0 Landscape and Visual Impact Assessment (LVIA)

5.1 Executive Summary

5.1.1 The proposed Dupplin Solar project (the Proposed Development) has been the subject of a Landscape & Visual Impact Assessment (LVIA) to identify the potential effects on the landscape, and the views of people who live in, travel through, and visit the local area. The assessment was undertaken in accordance with recognised guidance, and consultation with Perth & Kinross Council.

5.1.2 The Site is located in gently sloping arable farmland, which is bordered in the east and west by existing woodland and established shelterbelts. The Proposed Development would result in the introduction of solar array and associated infrastructure to the Site, as well as landscape planting to assist with screening and to improve habitats. This includes new areas of native hedgerows, woodland and species-rich grassland.

5.1.3 In terms of landscape change, the main effects resulting from the introduction of the Proposed Development would be localised and predominantly restricted to the Site and adjoining land within approximately 400-500m, to the south, south east and north east of the Proposed Development. The character of the wider landscape would not be significantly changed. This is due to the relatively low-lying nature of the development, and the screening influence existing landform. In addition, views from the east and west views would be contained by blocks of forestry and woodland, which results in reduced visibility at a local level.

5.1.4 The Site is not located within a designation. There would be localised effects associated with parts of the Green Belt to the south and south east of The Site within 500 m.

Visual effects would also be restricted based on the Site location, the undulating landform and tree cover. In terms of local residents, these comprise of Windyedge Cottage, Newbigging Farm, Windyedge Farm and East Cultmalundie Farm Cottage, where residents would experience significant effects in relation to views in a southerly direction (in the absence of mitigation).

There would be no significant effects attributed to recreational receptors. There would be significant visual effects associated with three transport routes (from localised sections). However, the views would reduce over time as the proposed planting within the Site steadily establishes at year 10. Views from localised sections of unclassified road between A9 and C410 (between Crieff and Perth) would remain significant due to the proportion of the view occupied.

5.1.5 The potential cumulative effects of the Proposed Development in combination with the Proposed Kinnon Park solar development would not be significant due to their spatial separation and effect of intervening landform.

5.2 Introduction

5.2.1 This Chapter has been prepared with the aim of identifying the predicted landscape and visual effects of the proposed Dupplin Solar development. The Proposed Development comprises the construction and operation of a solar array and associated infrastructure, with a maximum generating capacity of 97.5 MWp (and export capacity of c.75 MW), on land South of Newbigging Farm, Tibbermore, Perth. This Chapter assesses the likely significant effects of the Proposed Development upon sensitive receptors in the vicinity of the Site during the construction and operational phases. This chapter is supported by the following figures, which are presented in **EIA Report Volumes 3a-3b**:

- **Figure 5.1a** – Zone of Theoretical Visibility (ZTV) with Viewpoint



- **Figure 5.1b** – Excluded ZTV with Viewpoints
- **Figure 5.2** – Landscape Character Types
- **Figure 5.3**– Landscape Designations and Visual Receptors
- **Figure 5.4** – Residential Receptors

5.2.2 This Chapter is supported by the following technical appendices, which are presented in **EIAR Volume 4**:

- **Technical Appendix 5.1** – Policy and Guidance
- **Technical Appendix 5.2** – Full LVIA methodology
- **Technical Appendix 5.3** – Landscape Sensitivity
- **Technical Appendix 5.4** –Effects on Sensitive Receptors
- **Technical Appendix 5.5** – Landscape Mitigation Plan.

5.2.3 The LVIA Visualisations (Viewpoint 1 -6) are presented in **EIAR Volume 3b**.

5.2.4 This Chapter has been prepared by Gary Stodart CMLI who is also the practice owner of TGP Landscape Architects Ltd (Landscape Institute-registered Practice). Gary is a Landscape Institute Chartered Landscape Architect with over 30 years' experience in landscape planning and design in the UK.

5.3 Relevant Legislation, Policy & Guidance

5.3.1 This Chapter has been prepared with reference to the following legislation, policy and guidance. Details and links are provided in **Appendix 5.1, EIAR Volume 4**.

Legislation

5.3.2 This Chapter takes account of the following legislation:

- Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations, 2017 ('EIA Regulations').

Planning Policy and Guidance

5.3.3 This Chapter takes account of the following planning policy and guidance:

- National Planning Framework 4, (NPF4), updated Oct 2024; and
- Local Development Plan 2 (LDP2), Perth & Kinross Council (PKC), 2019.

5.3.4 Supplementary Guidance documents are statutory and form part of the Local Development Plan. Along with Non-Statutory Guidance, they support the content of the LDP and inform applicants on expectations within planning applications.

Statutory Guidance

- Adopted Landscape Supplementary Guidance, 2020; and
- Draft Renewable & Low Carbon Energy Guidance, 2019.

Non-Statutory Guidance

- Planning for Nature: Development Management and Wildlife Guide, April 2022; and
- Planning & Biodiversity – Local Nature Conservation Sites.



Other Policy and Guidance

5.3.5 This Chapter also takes account of the following:

- *Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3)*; Institute of Environmental Management and Appraisal and the Landscape Institute, 2013;
- NatureScot pre-application guidance for solar farms, NatureScot Feb 2025.
- *Landscape Character Assessment: Guidance for England and Scotland*; Prepared on behalf of the Countryside Agency and NatureScot, Land Use Consultants, 2002;
- Landscape Sensitivity Assessment Guidance; NatureScot, 2022;
- *Visual Representation of Development Proposals*; Landscape Institute Technical Guidance Note 06/2019 (2019);
- *Assessing Landscape Value Outside National Designations*: Landscape Institute Technical Guidance Note 02/21;
- *Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment (GLVIA3)*: Landscape Institute Technical Guidance Note (LITGN-2024-01); and
- BS 5834:2012 Trees in Relation to Design, Demolition and Construction.

5.4 Consultation

5.4.1 Consultation in relation to the Proposed Development has been undertaken with Perth and Kinross Council (PKC). TGP consulted with the council regarding proposed viewpoint locations appropriate to the LVIA on 15 July 2025. Email response dated 24 July 2025, from PKC stated that *'I am not in a position to comment on the proposed viewpoints. However, my colleagues in the Development Plan Team will comment as part of the consultation process once the full planning application has been submitted'*. It should be noted that potential viewpoints within Dupplin Castle Garden and Designed Landscape (GDL) were discounted due to the limited Zone of Theoretical Visibility (ZTV) coverage and also the concentration of mature tree cover within the GDL to the A9.

Table 5.3.1: Consultation Responses

Consultee	Consultation Response	Applicant Action
Perth & Kinross Council -	<i>I am not in a position to comment on the proposed viewpoints. However, my colleagues in the Development Plan Team will comment as part of the consultation process once the full planning application has been submitted.</i>	Assume six LVIA viewpoints are adequate for assessment purposes.
Perth & Kinross Council – Pre-Application response	Due to the size of the proposal and potential visibility from Methven, the A9, Tibbermore, and surrounding properties and historic features should be addressed in a Landscape and Visual Impact Assessment. This must include a cumulative assessment taking into account other proposals in the area. Note that while there is an overhead line through the site this should not be taken as an industrialisation of the Local Character Area given the main impact of the proposal is on the planar nature of the landscape rather than the	The landscape reporting includes the design description of landscape mitigation measures.



Consultee	Consultation Response	Applicant Action
	vertical. Screening from the A9 will be essential. While not a permanent use, effects should be assessed as of long-term duration. Reference should be made to both Policy 11 and LDP2 Policy 39. Note there is a proposed local geodiversity site formed of the cutting wall of the A9 through this location. The proposal is unlikely to have any detrimental effect.	

Table 5.4.2: Viewpoint Locations

Viewpoint	Rationale
1. View north west from A9	View from the A9. Representative of views experienced by local road users.
2. View west from minor road near Windyedge Cottages	View from unclassified road near The Site. Representative of views experienced by local road users.
3. View west from minor road.	View from unclassified road near The Site. Representative of views experienced by local road users.
4. View south west from Tibbermore.	View from edge of Tibbermore. Representative of views experienced by residents and local road users.
5. View south from Gloagburn Farmshop	View from car park at Gloagburn Farmshop. Representative of views experienced by visitors and tourists.
6. View south east from Methven (College Road)	View from minor road adjacent to the settlement.

5.5 Assessment Methods & Significance Criteria

Study area

- 5.5.1 GLVIA3 emphasises that the study area should be proportionate and tailored to development to ensure concise and considered reporting, focussing on significant impact. Taking a proportionate approach, a 4 km radius study area has been adopted from the Proposed Development Site boundary for the assessment of landscape and visual effects. This has been informed by analysis of Zone of Theoretical Visibility ('ZTV') maps and an early appraisal of potential effects for a Proposed Development of this scale (the solar panels having a maximum height of 2.66 m above ground level). It is considered that any significant landscape or visual effects would be confined to this geographical area.

Establishing Baseline and Sensitive Receptors

- 5.5.2 In establishing the baseline and receptors, use has been made of other published guidance with assessment work drawing on the following relevant baseline information:
- National Landscape Character Assessment (web-based interactive map), NatureScot, 2019;
 - Ordnance Survey Land Ranger (1:50 000) and Explorer (1:25 000) maps;
 - Field surveys; and
 - Aerial photography.



- 5.5.3 Desk-based assessment has been followed up with site and study area fieldwork, with photography conducted to industry standards in August 2025, and supplemented in mid-October 2025.
- 5.5.4 Further information on the survey methodologies is provided in **Technical Appendix 5.1, Volume 3** of the EIA Report.

Assessment of Sensitivity

Designations and Receptor Types

- 5.5.5 Landscape planning designations and policies are considered in the determination of the sensitivity of landscape and visual receptors, as they provide an indication of value ascribed to the landscape or visual resource. **Table 5.5.1** sets out the scale of sensitivity that has been applied to the receptors identified in relation to this technical assessment.

Table 5.5.1: Sensitivity of Receptor

Receptor Sensitivity	Landscape Receptor Sensitivity Criteria	Visual Receptor Sensitivity Criteria
High	Landscape character, characteristics and elements which would generally be of lower landscape capacity or scope for landscape change, and of significant landscape value and quality. These are landscapes that may be considered to be of particular importance to conserve and which may be particularly sensitive to change if inappropriately dealt with.	Residents within the curtilage of their homes; users of outdoor recreational facilities including footpaths, cycle ways and recreational road users; people experiencing views from important landscape features of physical, cultural or historic interest, beauty spots and picnic areas.
Medium	Landscape character, characteristics and elements where there would be a moderate landscape capacity or some scope for landscape change. Often include landscapes of moderate landscape value and quality which may be locally designated.	Road users and travellers on trains experiencing views from transport routes. People engaged in outdoor sport other than appreciation of the landscape, e.g. nature conservation, golf and water-based recreation.
Low	Landscape Character, characteristics and elements where there would be higher landscape capacity or scope for landscape change to accommodate the proposed type of development. Usually applies to landscapes of lesser landscape susceptibility or higher landscape capacity for the Proposed Development.	Workers, users of facilities and commercial buildings (indoors) experiencing views from buildings.

Assessment of Magnitude

- 5.5.6 The magnitude of impact is the degree of change to which a receptor will be subject as a result of the construction and/or operation of the Proposed Development. **Table 5.5.2** sets out the scale of impact magnitude relevant to this technical assessment.



Table 5.5.2: Scale of Magnitude

Scale of Magnitude	Description of Landscape Impact	Description of Visual Impact
Substantial	Total loss or extensive alteration to key landscape elements/features/ characteristics of the baseline, or introduction of uncharacteristic elements which would give rise to a fresh characterising effect.	Where the proposals would have a defining influence on the view. Change very prominent leading to substantial obstruction or complete change in character and composition of the baseline existing view.
Moderate	Partial loss or alteration to one or more key landscape elements/features/ characteristics of the baseline and/or introduction of elements that may be prominent, but not necessarily substantially uncharacteristic with the attributes of the receiving landscape (which could co-characterise parts of the landscape).	Where the proposals would be clearly noticeable and an important new element in the view. It may involve partial obstruction of existing view or partial change in character and composition of the baseline existing view
Slight	Minor loss or alteration to one or more key landscape elements/features/ characteristics of the baseline and/or introduction of elements that may not be uncharacteristic with the surrounding landscape or may not lead to a characterising or co-characterising effect.	The proposals would be partially visible or visible at sufficient distance to be perceptible and result in limited or minor changes to the view. The character and composition, although altered will be similar to the baseline existing situation
Negligible	Very minor loss or alteration to one or more key landscape elements/features/ characteristics of the baseline and/or the introduction of elements that are not uncharacteristic of the surrounding landscape. Change would be barely distinguishable approximating to no change.	Change would be barely perceptible. The composition and character of the view would be substantially unaltered, approximating to little or no change.

Assessment of Significance

5.5.7 The significance of effect is a product of the sensitivity of the receptor and the magnitude of the impact. **Table 5.5.3** sets out how the significance of effects has been ascribed in this technical assessment.

Table 5.5.3: Significance Matrix

		Magnitude of change				
		Substantial	Moderate	Slight	Negligible	No Change
Receptor Sensitivity	High	Major	Major/Moderate	Moderate	Minor	Neutral
	Medium	Major/Moderate	Moderate	Moderate/Minor	Minor/Negligible	Neutral
	Low	Moderate	Moderate/Minor	Minor	Negligible	Neutral

5.5.8 This matrix methodology is not used as a prescriptive tool, rather it allows for the exercise of professional judgement, as established by GLVIA3. Thus, in some instances, a particular parameter may be considered as having a determining effect on the analysis. Where the landscape or visual effect has been classified as Major or Major/Moderate this is considered



to be significant as per the EIA guidelines. Where Moderate effects are predicted, professional judgement is applied to ensure that the potential for significant effects arising has been thoroughly considered. The complete assessment methodology is set out in **Technical Appendix 5.2 LVIA Methodology (Volume 3)**.

Assumptions and Limitations

5.5.9 The following assumptions and limitations are relevant to this technical assessment:

- Assumption 1 – ‘the Site’ - refers to the land located within the red line boundary (as shown in the application Figures (**Volume 3a**));
- Assumption 2 – ‘the Proposed Development’ - comprises: the solar array; photovoltaic (PV) module mounting frames; string inverters and field transformers along with:
 - high voltage (HV) switchgear and control equipment;
 - cabling and interconnectors;
 - onsite substations and a control building;
 - communications container;
 - spares containers;
 - access tracks;
 - security fencing and CCTV; and
 - temporary construction compound.
- Assumption 3 - For the purposes of the LVIA, the Proposed Development, albeit long-term, is regarded as being temporary. The construction stage would be temporary, approximately 8 to 12 months in duration;
- Assumption 4 - The landscape proposals within the Site (including tree planting and other areas of habitat creation) form an integral component of the Proposed Development;
- Assumption 5 - Visual effects are assessed on the basis of good visibility. Visual effects can be expected to vary e.g. poor visibility at times of low cloud, rainfall and dusk. At these times a reduction in visual clarity, colour and contrast would be experienced. Reduced visibility would limit the extent of view, particularly from mid to long distance views. Consequently, the assessment of effects is based on the worst-case scenario, where the Proposed Development would be most visible;
- Assumption 6 - The assessment considers the landscape and visual effects at completion, and the residual effects when embedded mitigation planting has established. This is considered to occur ten years post-completion, referred to hereafter as 'Year 10'; and
- Assumption 7 - Viewpoint locations included in the assessment are considered from publicly accessible locations.

5.6 Baseline Conditions

Local Landscape Context

Figure 5.3 illustrates the geographic location of the Proposed Development, which is located in gently undulating farmland 2.7 km to south west of Perth. The local landscape comprises



open farmland with a field pattern demarcated by hedgerows and localised areas of tree cover. Fields are generally of medium to large in size and regular in shape. Strathearn Valley extends from the west of Perth and occupies a large swathe in the south of the study area. To the north and north west of the study area, are the uplands at Glen Almond which are visible backdrop views from local areas. With the exception of Perth, residential settlement within the study area is limited to small villages and isolated farmsteads / dwellings. The main road network comprises of the A9 and C410 between Crieff and Perth with a series of minor / unclassified roads. Other elements of built form / infrastructure within the study area comprise overhead power lines, forestry and road corridors.

- 5.6.1 In terms of the Site itself, the A9 road corridor forms a boundary in the south, and the local landform is gently rolling with topography ranging between 106 m and 142 m above ordnance datum (AOD). Landform decreases in elevation to the north of the Site and is demarcated by a mix of remnant hedgerows, fencing and drystone walls. There are blocks of mixed woodland to the east of the Site (West Lamberkine Wood) and to the south west (Cultmalundie Woods).

Landscape Character

- 5.6.2 **Figure 5.2** illustrates the Landscape Character Types (LCTs) within the study area as defined within NatureScot's National Landscape Character Assessment (2019), which represents the most up-to-date assessment of landscape character across the study area. The Site is located within the Lowland Hills LCT between Strathallan and Strath Tay, forming a transitional zone between the Highlands and the lowland straths. The key characteristics and sensitivities of this LCT are as follows:

Key Physical Characteristics

- Low, rounded ridges and hills aligned south west–north east.
- Formed from Old Red Sandstone with resistant quartz-dolerite dykes.
- Smooth, convex ridgelines with valleys easily cut into sandstone.
- Elevation ranges from 150m (Gask Ridge) to over 600m (Knaik Hills).

Land Cover & Vegetation

- Transitional vegetation: arable and pasture on lower slopes, rough grazing and open moorland higher up.
- Extensive conifer plantations, especially on poorer soils and lower slopes.
- Geometric forestry patterns are noticeable in some areas.

Human Influence

- Rich in archaeological features: prehistoric stones, Roman forts, and frontier roads (especially along Gask Ridge).
- Historic castles and estates (e.g., Huntingtower, Drummond Castle) near Highland gateways.
- Modern use includes scattered farmsteads, hamlets, pylons, telecom masts, and small-scale wind turbines.
- Agriculture remains dominant; military use on parts of the Knaik Hills.

Aesthetic and Perceptual Qualities

- Medium-scale, open landscapes with rounded summits and sweeping ridges.



- Contribute strongly to the backdrop of lowland settlements.
- Sense of tranquillity and remoteness, with important long-range views.
- Patchwork of field patterns on dipslopes enhances visual interest.

Accessibility and Recreation

- Limited but growing residential development, especially near the A9.
- Road network largely minor and in keeping with the landscape grain, except the prominent A9 corridor.
- Popular for informal recreation due to proximity to population centres.

Green Belt

5.6.3 Areas of Green Belt, as set out in the LDP, are illustrated on **Figure 5.3** and located at the closest point approximately 50 m to the east of the Proposed Development, occupying a large swathe of the study area in the south, south east, east and north east.

Landscape Designations

5.6.4 Landscape planning designations and policies are considered in the determination of the sensitivity of landscape and visual receptors, as they provide an indication of value ascribed to the landscape or visual resource. With reference to **Figure 5.3**, the Site is not located within a landscape designation. However, the wider study area encompasses two Garden and Designed Landscapes, and The Ochil Hills Local Landscape Area is located approximately 3.3 km to the south of the Proposed Development:

- Dupplin Castle GDL (~ 180 m south);
- Methven Castle GDL (~ 2.8 km north east); and
- Ochil Hills LLA (3.3 km south).

5.6.5 There is no ZTV coverage within The Ochil Hills Local Landscape Area (within 4 km) and it is therefore not considered further in the assessment.

Visual Receptors

5.6.6 The key visual receptors considered in this LVIA comprise:

- residents within settlements and isolated dwellings in closest proximity to the Proposed Development;
- road users / passengers on key transport routes, comprising A-roads, B-roads and rail lines; and
- recreational receptors - walkers / cyclists on promoted long-range recreational trails, Core Paths and national cycleways including tourists.

5.6.7 The following **Table 5.6.1** lists visual receptors within the 4 km study area. All distances are measured from the nearest infrastructure of the Proposed Development, unless stated otherwise. The settlements of Clathymore and Milltown of Aberdalgie are located outside the ZTV and as such, not considered further. In addition, the properties at Crossgate and High Drum are located within dense woodland / forestry and as such, not considered further.



Table 5.6.1: Visual Receptors

Description	Location	Sensitivity
Settlements		
Tibbermore	~ 1.5 km north east	High
Burghmuir (Perth)	~ 3.1 km north east	High
Lochty	~ 3.4 km north east	High
West Huntingtower Field	~ 3.5 km north east	High
Methven	~ 4.2 km north west	High
Single and Grouped Residences		
Windyedge Cottages (two properties)	~120 m east	High
Newbigging Farm	~139 m north east	High
Windyedge Farm (two properties)	~150 m south east	High
Wester Cultmalundie Farm Cottage	~ 430 m north west	High
Wester Cultmalundie Farm	~450 m north	High
East Cultmalundie (2 properties)	~ 460 m north	High
Grieves (East Cultmalundie)	~ 470 m north	High
The Bothy (East Cultmalundie)	~490 m north	High
Wester Cultmalundie Cottages (three properties))	~ 490 m north west	High
The Barn	~ 550 m north east	High
Gateside	~ 570 m north east	High
Cotton Cottages	~ 870 m east	High
North Lodge	~ 880 m south east	High
Cotton Farm	~ 960 m south east	High
Recreational Receptors		
Gloagburn Farm Shop	~ 1.5 km north	High
Footpath – Meth 131	~ 1.9 km north east	High
Footpath – Meth 126	~ 2.6 km north west	High
Footpath – Meth 122	~ 2.6 km north west	High
Footpath – Meth 121	~ 2.6 km north east	High
Footpath – Meth 21	~ 2.9 km north east	High
Meth/15 & Meth /16	~ 2.5 km north east	High
Footpath – Meth 8	~ 3 km north west	High
NCN 77	~ 3.8 km north east	High



Description	Location	Sensitivity
Road and Rail Receptors		
Unclassified road between A9 and C410 (between Crieff and Perth).	~50 m east	Medium
A9	~ 100 m south	Medium
Unclassified road between A9 and Findo Gask	~ 80m south	Medium
Unclassified road between C410 (between Crieff and Perth) and Balnagowan	~ 1.4 km north	Medium
C410 between Crieff and Perth.	~ 2.7 km north east	Medium

Future Baseline

- 5.6.8 The baseline landscape and visual resource of the study area is predicted to undergo some continued Minor development (new properties / housing extensions, or similar), in combination with ongoing changes to forestry/ tree cover. However, these activities are not anticipated to result in significant change to the Landscape characteristics of the study area or visual amenity and are therefore not considered further.
- 5.6.9 Conversely, larger-scale development with the potential to exert more significant influence on the future landscape and baseline resource within the study area has been identified in the form of the proposed Kinnon Park Farm Solar Array Application (24/01188/FLM). The potential effects are considered further within the assessment of cumulative effects.

5.7 ZTV and Viewpoint Analysis

- 5.7.1 The potential landscape and visual effects arising from the Proposed Development have been analysed in two ways:
- ZTV map analysis, to provide a general overview of the geographical extent of visibility of the Proposed Development within the study area; and
 - Analysis of the potential effects at key viewpoints.

Zone of Theoretical Visibility Analysis

- 5.7.2 Theoretical visibility mapping of the Proposed Development is illustrated in **Figures 5.1a and 5.1b (Volume 3a)** The ZTVs have been prepared on the basis of ‘bare ground’ (excluding the screening effects of surrounding buildings or woodland / vegetation) and ‘excluded’ to show the mitigating influence of landcover – both man-made and natural. These illustrate the maximum overall visibility of the Proposed Development. **Figure 5.1a** clearly shows the influence of topography at a local level which limits visibility to the north and west and to south west beyond 1 km. **Figure 5.1b** illustrates the effect of local tree cover on the ZTV, which contributes to a reduction in visibility, particularly in areas to the east and south west, and at longer distances to the north and north east.

Viewpoint Analysis

- 5.7.3 A total of six viewpoints have been selected as being representative of the main views from publicly accessible locations within the study area. As described in **Section 3**, this follows consultation with Perth and Kinross Council. The viewpoint analysis described below takes cognisance of the landscape mitigation measures described in **Section 5.8** of this LVIA. This includes appraisal of potential effects at completion, and those at ten years’ post-completion (hereafter referred to as ‘Year 10’), when the planting proposals are established. At this



point, the proposed tree planting will not be at its full height / screening potential, hence further reduction in effects may occur in subsequent years. The photomontages illustrate views at completion (without any planting), and at Year 10 to illustrate the gradual establishment of the landscape mitigation measures. Visualisations are included within **Volume 3b**.

Table 5.7.1: Viewpoint 1

Viewpoint 1: A9
<p>This viewpoint is located approximately 850 m to the south of the Proposed Development, at a roadside layby, near the junction road to Kinkell Bridge within the Lowlands Hills LCT. The existing views are characterised by low and undulating farmland with woodland (Lamberkine Wood) with an existing overhead transmission line visible against the with background hills to the north and north east. The view is representative of those experienced by local road users travelling north east on the A9.</p>
<p>Predicted View:</p> <p>The Proposed Development would be visible at close proximity (c. 850 m) within open farmland against the background landscape, occupying a large proportion of the view in the foreground. The Proposed Development would be back clothed by landform and tree cover to west and south west and background landscape to the north west.</p> <p>It should be noted that the resultant effects in relation to sequential route receptors would differ, due to a combination of road corridor topography / vegetation and forestry, with views applicable to short section of the route, at an oblique angle.</p>
<p>Effects on Visual Amenity:</p> <p>The sensitivity of road users on the A9 is assessed as Medium. The magnitude of change would be Substantial, based on the close proximity and relatively partially open nature of the view to the north and north east. The resultant level of effect would be Major/Moderate for road users.</p>
<p>Landscape Effects:</p> <p>The Lowland Hills LCT is assessed as being of Medium sensitivity to the Proposed Development. The Proposed Development would introduce additional elements of built form to the local agricultural landscape, albeit in the context of existing elements of infrastructure and human activity. The magnitude of change would be Moderate and the effect on landscape character would be Moderate.</p>
<p>Mitigation:</p> <p>Landscape effects would reduce over time in accordance with the gradual establishment of boundary hedgerow planting, which would screen the infrastructure beyond and represent the addition of beneficial landscape elements to the locality.</p> <p>The magnitude of change would reduce to Slight, and the resultant level of effect would reduce to Moderate/Minor and not significant in this instance due to the oblique nature of the view in relation to the direction of travel.</p>

Table 5.7.2: Viewpoint 2

Viewpoint 2: View north-west from minor road near Windyedge Cottages
<p>This viewpoint is located approximately 48 m to the east of the Proposed Development, on the minor road within the Lowlands Hills LCT, adjacent to West Lamberkine Wood and it is representative of views experienced by local road users.</p> <p>The existing views are characterised by extensive areas of arable farmland back clothed by woodland at Cultmalundie Woods with an existing overhead transmission line visible in the foreground. The distant hills of Glen Almond are visible to the north west. Views to the north and north east are screened by woodland at West Lamberkine Wood.</p>
<p>Predicted View:</p>



Viewpoint 2: View north-west from minor road near Windyedge Cottages
<p>The Proposed Development would be visible in the foreground of views to the west, south west and north west against the background landscape. From this location, the solar array would occupy a wide horizontal angle of view, back clothed by landscape and tree cover and would contrast with the more rural characteristics of the landscape, albeit within the same sector of view as arable land, existing forestry and overhead transmission line.</p>
<p>Effects on Visual Amenity: The sensitivity of road users is assessed as Medium. The magnitude of change would be Substantial based on the horizontal extent of the view occupied.</p>
<p>Landscape Effects: The Lowlands hills LCT are of Medium sensitivity to the Proposed Development. The Proposed Development would introduce additional elements of built form to the landscape which will alter the landscape character and fabric from this viewpoint, and the magnitude of change to local landscape character would be Moderate, and the resultant level of effect would be Moderate.</p>
<p>Mitigation: As the proposed hedgerow and standard trees at the eastern boundary of the Site establish at year 10, views of the proposed infrastructure would be subject to steadily increasing amounts of screening. The magnitude of change would reduce to Moderate, and not significant in this instance due to the contribution of established hedgerow planting in the foreground of the view.</p>

Table 5.7.3: Viewpoint 3

Viewpoint 3: View west from minor road
<p>This viewpoint is located approximately 275 m to the west of the Proposed Development, on the minor road within the Lowlands Hills LCT, adjacent to West Lamberkine Wood and it is representative of views experienced by local road users.</p> <p>The existing views are characterised by extensive areas of arable farmland with forestry / woodland, the hills to the north west at Glen Almond form a distant backdrop to views,</p> <p>An existing overhead is located within the foreground of the view.</p>
<p>Predicted View: The Proposed Development would be visible at close proximity within undulating farmland against the background landscape and tree cover, within the same sector of view as arable land, existing forestry and overhead transmission line, indicative of a working landscape. As such, the Proposed Development would represent another element of human influence within the local working agricultural landscape.</p>
<p>Effects on Visual Amenity: The sensitivity of road users is assessed as Medium. The magnitude of change from this location would be Moderate based on the extent of the proposed development that will be visible. The resultant level of effect would be Moderate.</p>
<p>Landscape Effects: The Lowlands Hills LCT is of Medium sensitivity to the Proposed Development. The Proposed Development would introduce additional elements of built form to the landscape which will alter the landscape character and fabric from this viewpoint, and the magnitude of change to local landscape character would be Moderate, and the resultant level of effect would be Moderate.</p>
<p>Mitigation: As the proposed hedgerow at the eastern boundary of the Site establishes over time, views of the proposed infrastructure would be subject to steadily increasing amounts of screening, and at Year 10. The magnitude of change would reduce to Moderate/Minor, and not be significant in this instance due to the contribution of established hedgerow planting in the foreground of the view.</p>



Table 5.7.4: Viewpoint 4

Viewpoint 4: View south west from Tibbermore
<p>This viewpoint is located at Tibbermore approximately 1.5 km to the north of the Proposed Development within the Broad Valley Lowlands LCT, on a minor which connects to the C410 (between Crieff and Perth.) and is representative of views experienced by road users, and residents (edge of the settlement).</p> <p>The existing views are characterised by the undulating farmland with hedgerows and tree cover to the south and south west, an existing overhead transmission is visible against a combination of background sky and landscape. Longer range views are afforded to north west, with hills at Glen Almond visible in the distance.</p>
<p>Predicted View:</p> <p>Views of the Proposed Development would be predominantly screened by the intervening landform, with the northern edge of the panel infrastructure visible against the background tree cover.</p>
<p>Effects on Visual Amenity:</p> <p>The sensitivity of residents is High and road users are assessed as Medium. The magnitude of change would be Negligible based on the extent of intervening screening. The resultant level of effect would be Moderate/Minor for residents and Minor for road users.</p>
<p>Landscape Effects:</p> <p>The Broad Valley Lowlands LCT are of Medium sensitivity. The Proposed Development would be barely discernible, and the magnitude of change would be Negligible and the effect on landscape character would be Minor.</p>
<p>Mitigation:</p> <p>There would be no discernible change to the level of effect at Year 10 after establishment of hedgerows etc.</p>

Table 5.7.5: Viewpoint 5

Viewpoint 5: View south from Gloagburn Farm Shop
<p>This viewpoint is located at the car park of Gloagburn Farm Shop, approximately 1.5 km to the north of the Proposed Development, within the Broad Valley Lowlands LCT and is representative of views experienced by visitors and tourists.</p> <p>The existing views are characterised by the undulating farmland with hedgerows and tree cover to the south and south west, an existing overhead transmission line is visible against a combination of background sky and landscape. Longer range views are afforded to the north west, with hills at Glen Almond visible in the distance.</p>
<p>Predicted View:</p> <p>Views of the Proposed Development would be predominantly screened by the intervening landform, with the northern edge of the panel infrastructure visible against the background tree cover.</p>
<p>Effects on Visual Amenity:</p> <p>The sensitivity of receptors at the farm shop is High. The magnitude of change would be Negligible based on the extent of intervening landform screening. The resultant level of effect would be Moderate/Minor</p>
<p>Landscape Effects:</p> <p>The Broad Valley Lowlands LCT are of Medium sensitivity to the Proposed Development. The Proposed Development would be barely discernible, and the magnitude of change would be Negligible and the effect on landscape character would be Minor.</p>
<p>Mitigation:</p>



Viewpoint 5: View south from Gloagburn Farm Shop

At Year 10 as the hedgerow establishes the magnitude of change would remain Negligible resulting in Moderate /Minor effects and not significant (neutral).

Table 5.7.6: Viewpoint 6

Viewpoint 6: View south east from College Road near Methven
<p>This viewpoint is located on College Road at the north western edge of Methven, approximately 4.6 km to the north of the Proposed Development within the Lowlands Hills LCT and is representative of views experienced by local road users.</p> <p>The existing views are open and expansive to the south and south east and are characterised by the undulating farmland, with the Ochil Hills visible in the background. The urban edge of Methven is visible in the foreground with Morrishill Wood visible on the left of the view.</p>
<p>Predicted View:</p> <p>The Proposed Development would be partially visible within undulating farmland to the south east, against the background landscape and tree cover in the context of expansive views. The Proposed Development would represent another element of human influence in the context of a working agricultural landscape.</p>
<p>Effects on Visual Amenity:</p> <p>The sensitivity of road users is assessed as Medium. The magnitude of change would be Slight based on the elevated, open nature of views from this location, balanced by the increasing spatial separation from the Proposed Development.</p>
<p>Landscape Effects:</p> <p>The Lowlands Hills LCT is of Medium sensitivity to the Proposed Development. At this location, the Proposed Development would represent a minor, low-lying element in the background landscape, in the context of existing settlement. The magnitude of change would be Slight/Negligible and the effect on landscape character would be Moderate/Minor (not significant).</p>
<p>Mitigation:</p> <p>At year 10 magnitude of change would remain Negligible resulting in Minor effects, not significant and neutral</p>

5.8 Mitigation

Environmental Measures Embedded into the Development Proposals

- 5.8.1 Embedded mitigation proposals are those mitigation measures that are inherent to the Proposed Development. Embedded mitigation includes all mitigation usually assumed to be in place during construction, operation and decommissioning, and is generally regarded as industry standard or Best Practice. Construction and environmental management plans are introduced in **Chapter 3: Proposed Development** with an outline **Construction Environmental Management Plan (CEMP)** provided in **Technical Appendix 3.1 (Volume 4)**.

Landscape Design and Mitigation

- 5.8.2 The Site is located in an area of farmland to the west of Perth. The main development area within the Site (where the above-ground infrastructure would be located) is situated at a low-lying elevation (106 – 145m AOD). To the north, the terrain decreases in elevation to create landform screening of the wider site infrastructure, in relation to receptors within the Broad Valley Lowlands LCT. In addition, the Site is positioned adjacent to areas of mature forestry and woodland at Lamberkine Wood and Cultmalundie which screens wider views from the east and west. The Site is not located within a landscape designation, hence there would be



no direct effects on any landscape area recognised for its scenic qualities, or landscape / cultural value. There are scattered dwellings within the locality of the Site. However, the limited settlement across the wider surrounding area restricts the number of potential visual receptors.

Design

5.8.3 The design approach seeks to integrate the Proposed Development into the surrounding landscape. This involves consideration of the scale and height of the Proposed Development, and the most appropriate methods of lessening its potential influence on landscape and visual amenity. To this end, the Proposed Development has been designed to achieve the following landscape objectives:

- Land clearance and occupation would be limited to necessary areas only to minimise the potential impact on the local landscape fabric and focus the proposed infrastructure into a confined geographic area. Given the arable nature of the farmland within the Site, there would be minimal loss of existing ground cover. There would be localised, temporary clearance of field boundaries to accommodate access points for construction and operational purposes to the south of the main development area, and for the associated grid connection (via buried cable from the north of the Site to Burghmuir substation) , albeit these Site areas would be reinstated quickly.
- The secure compound (incorporating Private Substation, Control Room & Welfare, Storage Room, and DNO Room, enclosed by palisade fencing) would be located in the south west corner of the Site adjacent to areas of forestry and woodland at the A9 corridor.
- With regards to the solar array, this has been pulled back from the northern edge of the Site to increase the separation distance from residential properties in the nearby landscape. In addition, there are separation buffers at the south east boundary with the A9 and eastern edge with the minor road.
- With reference to **Technical Appendix 5.5 Landscape Mitigation Plan (Volume 4)**, proposed planting would incorporate the creation of new parcels of native scrub and hedgerow habitat around peripheral parts of the Site. The species mix would be native broadleaves, incorporating Oak, Willow and Rowan, or similar in consultation with P&K Council.
- New areas of mixed native hedging, with interspersed hedgerow trees, would provide further containment of the Site and break up views of the solar arrays. The new hedgerows would augment the existing field pattern and also provide enhanced green links with the proposed areas of woodland edge habitat, and the adjoining agricultural landscape. The hedgerow species would be native, comprising Hawthorn, Blackthorn, Hazel and Geulder Rose or similar.
- The landscape management regime would initially allow the hedgerow to grow. Thereafter, the management regime would seek to maintain an eventual hedgerow height of approximately 2 m. The trees / woodland edge would be left to grow to their full height. As the hedgerow and associated field trees steadily mature, they would represent the addition of long-term elements of landscape value, which would contribute positively to local landscape character.
- No felling is proposed as part of the Proposed Development. A woodland stand-off buffer of 30 m has been applied to all woodland stands and individual trees within the Site, in proximity to and bordering the Site (i.e. Cultmalundie Woods).



- The creation of species-rich grassland and wildflower meadow within the Site would further soften the appearance of the Proposed Development and provide additional enhancement to local biodiversity. This includes open areas of species-rich neutral grassland within the north western part of the Site, as well as native wildflower meadow across peripheral areas. In addition,, large areas of wildflowers are proposed at the eastern edge of the site, along with scrub and native hedgerows.
- Stock fencing would also be included to support the potential for a low input conservation grazing regime, enabling controlled vegetation management while maintaining enclosure security.

Operational Mitigation

5.8.4 In order to mitigate the likely significant effects associated with the operation of the Proposed Development, the following secondary mitigation measures are proposed beyond the primary mitigation that has already been considered in the assessment:

- Mitigation Measure 1 – Installation of embedded enhancement and mitigation landscape (LEMP); and
- Mitigation Measure 2 – Landscape enhancement and mitigation measures require residual maintenance to ensure establishment and longevity through the operational stage of Proposed Development.
- A Landscape Management Plan (LMP) – to be approved by PKC – would be conditioned through Planning Approval to ensure that the intent of the LEMP is met.
- Following approval, and per condition, it would be the requirement and responsibility of the developer to ensure that a Landscape Maintenance Contract is established for the duration of operation of the Site.

5.9 Assessment of Potential Effects

Construction Effects

5.9.1 The likely impacts arising from the construction of the Proposed Development are summarised in the paragraphs below, with further detail provided in the relevant technical appendices supporting the EIA Report. In assessing the likely construction impacts, the following mitigation has been assumed as being 'inherent' and is therefore considered within the pre-mitigation assessment:

- Considered site design and set-back from sensitive receptors;
- Compliance with the requirements of an LPA-approved Construction Environmental Management Plan (CEMP);
- Any stripping, moving, handling, storage of topsoil to be to BS3882 2015: Specification for Topsoil;
- Pre-construction ecological survey work, and compliance with an PKC-approved **Biodiversity Enhancement and Management Plan (BEMP)** (an Outline BEMP is provided in **Volume 4 Technical Appendix 6.4** of the EIA Report); and
- Site construction operations adjacent to existing hedgerows, trees, and woodland to adhere to BS5837 2012: Trees in Relation to Design, Demolition and Construction.



Construction Stage Landscape Effects

- 5.9.2 During the construction stage, the requirement for site clearance would be extremely limited due to the arable nature of the farmland within the Site, in which ground cover is in a constant cycle of rotation. However, there would be localised areas of excavation required for the access tracks, parking areas, and cable routes, as well as the foundations of the buildings within the main compound. The resultant change to the existing landscape fabric within the Site would be very limited.
- 5.9.3 There would also be a short term, temporary increase in vehicle movements to and from the Site. However, there would be no loss of existing tree cover / hedgerows along the Site boundary, or across existing field boundaries within the Site, which would remain in-situ.
- 5.9.4 In terms of landscape fabric; the existing agricultural ground cover within the Site is considered to be of Low sensitivity to the Proposed Development due to its relative commonality, cycle of rotation (including periods of bare earth) and its ability to regenerate in a short period of time. The magnitude of change on landscape fabric would be Slight, resulting in a Minor effect (**Not Significant**).
- 5.9.5 In terms of landscape character, the construction stage effects would be limited to a localised part of the Lowland Hills LCT, which is considered to be of Medium sensitivity to the Proposed Development. The magnitude of change associated with the localised ground excavations and additional presence of vehicles within the Site would be partly tempered by the working nature of the agricultural landscape that predominates throughout the locality. Within such landscapes, variations in field-pattern colour and texture (including the turnover of topsoil) is considered to be a relatively standard occurrence. On balance, the magnitude of change during the construction stage would be Moderate, resulting in a Moderate effect. This is assessed as **Significant** in this instance due to the increased intensity of human activity within an agricultural landscape that is otherwise relatively quiet and calm in the locality.

Construction Stage Landscape Visual Effects

- 5.9.6 The visual effects of the activities during the construction phase would be temporary, intermittent and limited to localised areas in the vicinity of the Site due to the relatively low-lying elevation of the Site and the low-lying nature of activities associated with site clearance and excavation.
- 5.9.7 Visual effects of activities during the construction phase would be temporary, intermittent, and focused across the local area within 1 km of the Site. This is based on the containing effect of local landform and woodland near the Site.
- 5.9.8 Views would be primarily experienced by residents in isolated dwellings in closest proximity to the Site (of High sensitivity). These comprise Windyedge Cottages, Newbiggin Farm, Windyedge Farm, Wester Cultmalundie Cottages (1) Wester Cultmalundie, Grieves Cottage (East Cultmalundie), The Bothy (East Cultmalundie), Wester Cultmalundie Cottages (4&6), The Barn and Gateside. In addition, there would be views at close range from the local road network in the vicinity of the Site, in particular the A9 and unclassified road, which extend in part along the southern and eastern Site boundaries.
- 5.9.9 In more open views, the construction activities would be experienced within a local context comprising mixed agriculture with localised buildings / farmsteads. The activities would be experienced below the skyline, backclothed by the surrounding landscape.
- 5.9.10 Along with the localised clearance / excavation activities, and an increase in traffic movement within the Site, the visual effects would occur primarily from the gradual appearance of the solar panels and associated infrastructure (which are considered below under 'Operational Effects'). The influence of construction activities on existing views would be tempered by the introduction of new areas of planting within the Site. The effects would



be further reduced through good site management and the temporary nature of the construction activities. On balance, the visual magnitude of change during the construction phase would be Moderate, result in Major/ Moderate effects (**Significant**) from properties at Windyedge Cottage, Newbigging Farm, Windyedge Farm and East Cultmalundie Farm Cottage.

Operational Landscape Effects

5.9.11 The likely operational effects of the Proposed Development are summarised in the paragraphs below, with further detail provided in **Technical Appendix 5.4 (Volume 4)**. A full assessment of the host landscape character of the Lowland Hills LCT is provided in this Chapter.

Effects on Landscape Fabric

5.9.12 The landscape within the Site comprises arable farmland, of Low sensitivity to the Proposed Development. The existing field boundaries are primarily demarcated by post-and-wire fencing, hedgerows and remnant drystone walls. These elements would be retained and augmented as part of the Proposed Development.

5.9.13 The Proposed Development would result in the introduction of the proposed solar panels and associated infrastructure. Any areas of disturbed ground would be reinstated at the first available season following completion of the works and would establish rapidly thereafter. The ground cover beneath the panels would be reinstated as grassland, providing a natural appearance in accordance with the pastoral land use that is evident in parts of the surrounding area. The Proposed Development would also incorporate new areas of native tree and hedgerow planting, which would represent the addition of beneficial landscape features to the locality that would exert increasing influence over time as they become more established. These areas would link with localised parcels of existing woodland in the locality, including the woodland aligned along the Lady Burn at St Mary's Farm.

5.9.14 On balance, the magnitude of change upon the fabric within the Site would be Moderate, giving rise to a Moderate/Minor effect (**Not Significant**). Whilst the introduction of infrastructure to the Site is regarded as adverse, the introduction of new native trees and hedgerows represents beneficial change.

Effects on Lowland Hills LCT

5.9.15 The Proposed Development would be located within the Lowland Hills LCT. With reference to sensitivity analysis within **Appendix 5.4**, the Lowland Hills and Valleys LCT is assessed as being of Medium sensitivity to the Proposed Development. The effects on this LCT would be direct (predominantly affecting the Site itself) and indirect (affecting the visual and perceptual characteristics of the wider landscape).

5.9.16 In terms of direct effects, existing ground cover in the Site comprises arable farmland. This is primarily void of permanent features, other than post-and wire fencing, gappy hedgerows and localised sections of low stone wall that demarcate parts of the existing field pattern. The existing field boundaries within the Site would be retained. As such, there would be no significant loss of valued natural features to facilitate introduction of the proposed infrastructure or associated access tracks. In terms of indirect effects, potential views of the Proposed Development would be focused across relatively localised areas to the north and south east of the Site, as well as more distant areas to the north and north east. Within more open views, the Proposed Development would represent a new element of built form that would contrast with the arable farmland within the surrounding area. However, it would be experienced in the context of a working agricultural landscape that is subject to change based on human activities (such as turn-over of soil). Views near the Site to the north would be predominantly screened by intervening landform and from the east and west, views would



be contained by blocks of forestry and woodland, which results in reduced visibility at a local level.

- 5.9.17 Across wider parts of the LCT, visibility would be subject to partial screening by intervening landform and tree cover. In areas to the south and south east of the Site, the Proposed Development would be experienced at low-lying elevation, and backclothed by the surrounding landscape. Views from the north would be predominantly screened by landform, with solar infrastructure appearing as discrete element in the context of undulating arable fields.
- 5.9.18 The key effects would be experienced across the Site and adjoining land within approximately 400-500 m, to the south, south east and north east of the Proposed Development. At this localised level, the magnitude of change would typically be Substantial/Moderate, and the level of effect would be Major/Moderate (**Significant**) and adverse. Effects to the north within 500 m would be curtailed by intervening landform.
- 5.9.19 The effects would diminish at greater distances, where the Proposed Development would increasingly represent a more discreet element in the background landscape, which would typically be subject to increased amounts of screening due to the intervening landform and tree cover. The magnitude of change across wider parts of the LCT within the study area would be Slight at most. The level of effect would be Moderate/Minor or less. Extensive areas of the Lowland Hills LCT are outside the ZTV and would be completely unaffected.
- 5.9.20 By Year 10, views of the Proposed Development would soften due to the establishment of hedgerow planting along the Site perimeter. This would curtail effects, particularly towards the south, south east and east, where views of the proposed infrastructure would be subject to screening by the proposed hedgerow.

Effects on Dupplin Castle GDL

- 5.9.21 Dupplin Castle GDL footprint includes a castle, parkland and formal gardens set within a framework of mature woodland including Harlaypoint Wood and Backhill Wood. The ZTV coverage is extremely minimal and concentrated on the northern extents of the GDL within areas with mature woodland. There would be no views from areas that include historic built form etc. The magnitude of change would be Negligible and the effect on landscape character would be Minor, **Not Significant**. The integrity and key qualities of this landscape designation would remain intact.

Effects on Methven Castle GDL

- 5.9.22 The ZTV coverage would be fragmented and views to the south and south west would be partially screened by intervening landform and filtered by tree cover within the GDL and Intervening farmland. In summary, the Proposed Development would exert very limited influence on the existing character and qualities of the GDL. The magnitude of change would be Negligible, and the level of effect would be Minor (**Not Significant**). The magnitude of change would be Negligible, and the level of effect would be Minor (**Not Significant**).

Effects on Green Belt

- 5.9.23 The area of Green Belt is extensive and occupies a large proportion of the study area in the south, south east, east and north east and includes a number of man-made elements; forestry, settlement, road corridors and overhead transmission line. The closest areas to the east of the Site are predominantly within mature forestry and woodland. The scale and concentration of the mature forestry at Lamberkine Wood would further limit the visual influence on areas of Green Belt at a local level to the east. The tree cover located near the



Site would result in visibility being concentrated within areas of open farmland to the south and south east of the Proposed Development near the A9 road corridor.

- 5.9.24 The indirect effects in relation to landscape character within the Green Belt, namely Lowland Hills LCT are assessed previously, with key effects experienced within approximately 400-500 m, to the south, south east. The Proposed Development would be visible in views to the north and north west against the background landscape, in the context of existing road corridor. As assessed in the effects of Lowland Hills LCT, the magnitude of change would typically be Substantial to Moderate, and the level of effect would be Major/Moderate (**Significant**) and adverse.
- 5.9.25 By Year 10, views of the Proposed Development would soften due to the establishment of hedgerow planting along the Site perimeter. This would curtail effects, particularly towards the south, south east, where views of the proposed infrastructure would be subject to screening by the proposed hedgerows.

Operational Visual Effects

- 5.9.26 This section examines the visual effects based on changes to the existing view as experienced by people within the surrounding landscape (as described in **Section 5.4**). This process draws on the results of the ZTV and viewpoint analysis. The likely operational effects of the Proposed Development are summarised in the paragraphs below, with further detail provided in the **Appendix 5.4**.

Settlements & Residents

- 5.9.27 With reference to **Technical Appendix 5.4 Effects on Sensitive Receptors** and **Figure 5.4**, eleven properties and five settlements are included in the visual assessment. Likely significant effects are identified for three residential properties and no settlements. The sensitivity of residential receptors is adjudged to be High. The key effects are summarised below.

Windyedge Cottages

- 5.9.28 Windyedge Cottage consist of two properties and is located at 120 m to the east of the Proposed Development, adjacent to the A9 at the minor junction (leading to Tibbermore). Views of construction works would be at close range to the north west, mature trees would filter views to the west. Once operational, there would be oblique views of the Proposed Development at close range to the north east (approximately 120 m) against the background landscape. Views to the east would be heavily filtered by mature trees adjacent to the road junction. Overall, magnitude of change would be Moderate, with resultant level of effect would be Major/Moderate and Significant, due to proximity and proportion of the view occupied. At Year 10 the magnitude of change would reduce to Slight, and the level of effect would reduce to Moderate (adverse), as the hedgerow planting establishes. Effects would remain significant due to distance and proportion of view occupied.

Newbigging Farm

- 5.9.29 This property is located 139 m from the Proposed Development, near the north east corner of the Site and accessed via a farm track (Old Gallows Road) from the minor road to the east. Views of construction works would be filtered by mature trees within the curtilage with adjacent farm building partially screening views to the west and north west. Once operational, there would be filtered views of the Proposed Development to the south, west and south east in the foreground farmland. Views to the south east would be filtered by curtilage tree and partially screened by intervening landform and overall, the Proposed Development would occupy a large extent of the view. Magnitude of change would be Moderate, and the resultant level of effect would be Major/Moderate due to proximity of view,



and proportion of the view occupied. At Year 10 the magnitude of change would reduce to Slight, and the level of effect would reduce to Moderate (adverse) and **Significant**, as the hedgerow planting would filter views. Effects would remain **Significant** due to distance and proportion of view occupied.

Windyedge Farm

5.9.30 Windyedge Farm consist of two properties (Windyedge Grieves & Windyedge Bothy). There would be views of construction works to the north west from both properties, in the context of the A9 road corridor. Once operational there would be oblique views of the Proposed Development to the north west (approximately 390 m) against the background landscape, occupying a wide extent of the view. Mature trees at the A9 road junction would filter views in part to the north east. Overall, magnitude of change would be Moderate, and the resultant level of effect would be Major/Moderate and significant, due to proximity and proportion of the view occupied. At year 10 after establishment of hedgerow planting, the magnitude of change would reduce to Slight and the level of effect would be Moderate (adverse). The effects remain significant due to proximity and proportion of the view occupied.

Wester Cultmalundie Farm

5.9.31 Views of construction works from the rear of the building to the south west would be partially screened by adjacent farm buildings and consist of views of the northern panel edge extents. Once operational, there would be oblique partially screened views of the Proposed Development to south east at approximately 450 m against the background sky. Views would be limited to the northern panel edge extents due the effect of the intervening landform.

5.9.32 At year 10 after establishment of hedgerow planting, the magnitude of change would remain Moderate, and the resultant level of effect would be Major/ Moderate (adverse) and **Significant**, due to the proportion of view occupied.

Transport Routes

5.9.33 Five transport routes were included in the visual assessment, refer to **Technical Appendix 5.4 Effects on Sensitive Receptors**. The sensitivity of road user is adjudged to be Medium. Likely significant effects are identified for three routes, and the key effects are summarised below.

Unclassified road between A9 and C410 (Between Crieff and Perth)

5.9.34 The construction work would be viewed at close range from this section of the road between the A9 and Gateside, views further north of this route would be limited due to intervening landform. Once operational, there would views at close range on a section of the route between the A9 and the farm track to Gateside (refer to Viewpoints **VP02 and VP03** in **Volume 3b**). The Proposed Development would appear in the foreground of views to the north west, against the background landscape.

Substantial magnitude of change would result in Major /Moderate effects from sections of the route up to distances of 400 m (refer to **VP02 and VP03**). Views from sections of the route near Tibbermore and the approach to the C410 (between Crieff and Perth) would be more limited due to intervening landform (refer to **VP04 View south west from Tibbermore** in **Volume 3b**). Views from other sections would be Moderate/ Minor, due to intervening screening. At Year 10 as the hedgerow establishes, the magnitude of change would reduce to Slight from sections of the route up to distances of 400 m resulting in a Moderate effect



(adverse). The effects would remain **Significant** considering the proportion of the views occupied to the west and north west.

A9

5.9.35 The construction work would be viewed at close range for a section of the road between the Kinkell Bridge junction and Cotton Farm. Once operational there would be views at close range at distances of between 200 m and 700 m in views (refer to **VP01 View north west from A9 in Volume 3a**). The Proposed Development would be viewed in the foreground against the background landscape, in the views to the north, north east and north west. Views from wider sections of the road are extremely limited due to intervening topography and tree cover. There would be a Substantial magnitude of change resulting in Major /Moderate effects in views up to distances of 700 m. Views from other sections of the route would be Minor. At year 10, as the hedgerow establishes, the magnitude of change would reduce to Slight from sections of the route up to distances of 700 m resulting in a Moderate / Minor effect (adverse) which is **Not Significant**.

Unclassified road between A9 and Findo Gask

5.9.36 Views of construction work would be confined to a short section of the route near the A9 slip road. Once operational, the Proposed Development would appear in the foreground in views to the north east and north west at a distance of between 80 m and 150 m, against the background landscape. There would be no views from wider sections of the route due to intervening landform and tree cover. A Substantial magnitude of change resulting in Major /Moderate effects in views up to distances of 150 m would be anticipated. Views from other sections of the route would be Minor. At Year 10 as the hedgerow establishes, the magnitude of change would reduce to Slight from sections of the route up to distances of 150 m resulting in a Moderate / Minor effect (adverse) which is **Not Significant**.

5.10 Assessment of Cumulative Effects

- 5.10.1 This section examines the potential cumulative effects of the Proposed Development in combination with other similar infrastructure of significant scale within the study area, see **Figure 1.2 in Volume 3a** of the **EIA Report**.
- 5.10.2 Landscape and visual receptors described in **Sections 5.8** and **5.9** above as undergoing / experiencing a Negligible or Slight/Negligible magnitude of change (or less), are excluded from consideration in the cumulative assessment on the basis that the Proposed Development would exert such a limited effect in its own right that it would not meaningfully contribute to potential cumulative effects, and as such would not tip the balance from a minor cumulative effect to a significant cumulative effect.

Cumulative Landscape Effects

Cumulative Effects on the Lowland Hills LCT

The proposed Kinnon Park Solar scheme is located approximately 2.4 km to the north west, within the neighbouring Broad Valley Lowlands LCT. Therefore, any potential cumulative effects on the Lowland Hills LCT would be indirect, based on views of the Proposed Development in association with the proposed Kinnon Park Solar scheme.. From the most elevated vantage points, the proposed Kinnon Park Solar scheme would represent very distant elements in the background landscape. As such, there would be no change to the level of effect described in the main assessment.

- 5.10.3 On balance, the cumulative magnitude of change across the LCT as a whole would be Slight at most due to the screening effect of landform. The cumulative level of effect across the Lowland LCT would be Moderate/Minor at most (**Not Significant**). The cumulative influence



of the Proposed Development would reduce steadily over time in accordance with the establishment of hedgerow and woodland edge planting around the Site perimeter, which would visually contain the infrastructure and represent beneficial landscape elements.

Cumulative Visual Effects

Residential Properties

5.10.4 The properties to the north and north east of the Site (Newbigging Farm, Gateside, East Cultmalundie would experience views of the Proposed Kinnon Park solar development at distances of between 1.9 km and 2.2 km. In each case, potential views are restricted by their spatial separation, in combination with the intervening landform and / or tree cover. There would be no views of the proposed Kinnon Park scheme from Windyedge Farm, Windyedge Cottages, North Lodge and Cotton Farm due to intervening landform.

Newbigging Farm

5.10.5 There would be potential views of the proposed Kinnon Park Solar scheme in views to the north, filtered by curtilage vegetation, against the background landscape at approximately 1.9 km. In considering the cumulative effects, on balance, there would be no change to the level of effect described with the main assessment based on distance, intervening vegetation and direction of views.

East Cultmalundie Farm Cottage

5.10.6 There would be potential views of the proposed Kinnon Park Solar scheme in views to the north, filtered by curtilage vegetation, against the background landscape at approximately 1.9 km. In considering the cumulative effects, on balance, there would be no change to the level of effect described with the main assessment based on distance, intervening vegetation and direction of views.

Greives Cottages

5.10.7 There would be potential views of the proposed Kinnon Park Solar scheme in views to the north, against the background landscape at approximately 1.9 km. In considering the cumulative effects, on balance, there would be no change to the level of effect described with the main assessment based on distance and direction of views.

The Bothy (East Cultmalundie)

5.10.8 There would be potential views of the proposed Kinnon Park Solar scheme in views to the north, against the background landscape at approximately 1.9 km, partially screened by adjacent buildings. In considering the cumulative effects, on balance, there would be no change to the level of effect described with the main assessment based on distance, screening by buildings and direction of views.

Wester Cultmalundie Farm

5.10.9 There would be potential views of the proposed Kinnon Park Solar scheme in views to the north, filtered by curtilage vegetation, against the background landscape at approximately 2.1 km. In considering the cumulative effects, on balance, there would be no change to the



level of effect described with the main assessment based on distance, intervening vegetation and direction of views.

Wester Cultmalundie Cottages (1)

- 5.10.10 There would be potential views of the proposed Kinnon Park Solar scheme in views to the north east, against the background landscape at approximately 2.2 km. In considering the cumulative effects, on balance, there would be no change to the level of effect described with the main assessment based on distance and direction of views.

Wester Cultmalundie Cottages (4&6)

- 5.10.11 There would be potential views of the proposed Kinnon Park Solar scheme in views to the north east, against the background landscape at approximately 2.2 km, filtered by curtilage vegetation. In considering the cumulative effects, on balance, there would be no change to the level of effect described with the main assessment based on distance, intervening vegetation and direction of views.

Gateside

- 5.10.12 There would be potential views of the proposed Kinnon Park Solar scheme in views to the north, against the background landscape at approximately 1.8 km. In considering the cumulative effects, on balance, there would be no change to the level of effect described with the main assessment based on distance and direction of views.

The Barn

- 5.10.13 There would be potential views of the proposed Kinnon Park Solar scheme in views to the north, against the background landscape at approximately 1.8 km. In considering the cumulative effects, on balance, there would be no change to the level of effect described with the main assessment based on distance and direction of views.

Settlements

Tibbermore

- 5.10.14 There would be potential views of the proposed Kinnon Park Solar scheme at approximately 1 km, in views to the north west from properties located at the edge of the settlement, against the background landscape. In considering the cumulative effects, on balance, there would be no change to the level of effect described with the main assessment section based on distance, intervening landform and direction of views.

Road users

Unclassified road between A9 and C410 (Between Crieff and Perth)

There would be potential views of the proposed Kinnon Park Solar scheme from sections of the route between Newbiggin Farm and C410 (Between Crieff and Perth) at distances of between 500 m and 2.6 km against the background landscape. In considering the cumulative effects, on balance, there would be no change to the level of effect described with the main assessment based on distance, intervening landform and direction of views.

A9

- 5.10.15 There would be potential views of the proposed Kinnon Park Solar scheme from at approximately 3.4 km distance in views north and north east against the background landscape. In considering the cumulative effects, on balance, there would be no change to



the level of effect described with the main assessment based on distance and intervening landform.

Unclassified road between A9 and Findo Gask

- 5.10.16 There would be potential views of the proposed Kinnon Park Solar scheme from sections of the route the A9 slip road at distance of approximately 3.4 km against the background landscape. In considering the cumulative effects, on balance, there would be no change to the level of effect described with the main assessment based on distance and intervening landform.

5.11 Summary

- 5.11.1 In summary, the Proposed Development would be located in an area of undulating farmland and would result in the introduction of solar panels and associated infrastructure to the Site. The existing ground cover would be predominantly retained within the Site other than minor clearance at the proposed substation compound and access tracks for construction and operational purposes. The main development area within the Site (where the above-ground infrastructure would be located) is situated at a low-lying elevation (106 – 145 m AOD). To the north, the terrain decreases in elevation to create landform screening of the wider site infrastructure in relation to receptors within the Broad Valley Lowlands LCT. Landscape enhancement measures embedded within the Proposed Development would result in the creation of new areas of native hedgerows with trees and species-rich grassland / wildflower meadow. This would complement the existing landscape and soften views of the solar array.
- 5.11.2 In terms of landscape; the key effects would be experienced across the Site and adjoining land within approximately 400-500 m, to the south, south east and north east of the Proposed Development. Effects to the north, within 500 m, would be curtailed by intervening landform. This accounts for a small part of the Lowland Hills LCT. Effects would diminish at greater distances, where the Proposed Development would increasingly represent a more discreet, low-lying element in the background landscape. As such, the effects on the Lowland Hills LCT would not be significant.
- 5.11.3 There would be no significant effects on surrounding landscape character types, or on any landscape designation in accordance with NPF4 Policy 4 (d). There would be localised effects associated with parts of the Green Belt to the south and south east of the Site within 500 m.

Visual effects would also be restricted based on the Site location, the undulating landform and pockets of tree cover. In terms of local residents, the clearest views would be experienced from isolated dwelling in closest proximity to the Site. These comprise Windyedge Cottages (2 properties), Newbigging Farm, Windyedge Farm (2 properties) and East Cultmalundie Farm Cottage, where residents would experience significant effects.

There would be no significant effects attributed to recreational receptors. There would be significant visual effects associated with three transport routes (from localised sections). However, the views would reduce over time as the proposed planting within the Site steadily establishes at year 10. Views from localised sections of unclassified road between A9 and C410 would remain significant due to the proportion of the view occupied.

- 5.11.4 The potential cumulative effects of the Proposed Development in combination with the Proposed Kinnon Park solar development would not be significant due to their spatial separation and effect of intervening landform.



Table 5.11.1: Summary Table

Description of Effect	Significance of Potential Effect		Mitigation Measures	Significance of Residual Effect	
	Significance	Beneficial / Adverse		Significance	Beneficial / Adverse
During Construction & Decommissioning					
<i>Lowland Hills LCT</i>	<i>Moderate</i>	<i>Adverse</i>	<i>Compliance with the requirements of an LPA-approved Construction Environmental Management Plan (CEMP).</i>	<i>No change</i>	<i>No change</i>
<i>Broad Valley Lowlands LCT</i>	<i>Moderate / Minor</i>	<i>Adverse</i>	<i>Compliance with the requirements of an LPA-approved Construction Environmental Management Plan (CEMP).</i>	<i>No change</i>	<i>No change</i>
<i>Lowland River Corridors LCT</i>	<i>Minor</i>	<i>Adverse</i>	<i>Compliance with the requirements of an LPA-approved Construction Environmental Management Plan (CEMP).</i>	<i>No change</i>	<i>No change</i>
<i>Dupplin Castle GDL</i>	<i>Minor</i>	<i>Adverse</i>	<i>Compliance with the requirements of an LPA-approved Construction Environmental Management Plan (CEMP).</i>	<i>No change</i>	<i>No change</i>
<i>Methven Castle GDL</i>	<i>Minor</i>	<i>Adverse</i>	<i>Compliance with the requirements of an LPA-approved Construction Environmental Management Plan (CEMP).</i>	<i>No change</i>	<i>No change</i>
<i>Windyedge Cottages</i>	<i>Major/Moderate</i>	<i>Adverse</i>	<i>Compliance with the requirements of an LPA-approved Construction Environmental Management Plan (CEMP).</i>	<i>No change</i>	<i>No change</i>
<i>Newbiggin Farm</i>	<i>Major/Moderate</i>	<i>Adverse</i>	<i>Compliance with the requirements of an LPA-approved Construction</i>	<i>No change</i>	<i>No change</i>



Description of Effect	Significance of Potential Effect		Mitigation Measures	Significance of Residual Effect	
	Significance	Beneficial / Adverse		Significance	Beneficial / Adverse
			<i>Environmental Management Plan (CEMP).</i>		
<i>Windyedge Farm</i>	<i>Major/Moderate</i>	<i>Adverse</i>	<i>Compliance with the requirements of an LPA-approved Construction Environmental Management Plan (CEMP).</i>	<i>No change</i>	<i>No change</i>
<i>1 Wester Cultmalundie Cottages</i>	<i>Major/Moderate</i>	<i>Adverse</i>	<i>Compliance with the requirements of an LPA-approved Construction Environmental Management Plan (CEMP).</i>	<i>No change</i>	<i>No change</i>
<i>Wester Cultmalundie Farm</i>	<i>Moderate</i>	<i>Adverse</i>	<i>Compliance with the requirements of an LPA-approved Construction Environmental Management Plan (CEMP).</i>	<i>No change</i>	<i>No change</i>
<i>East Cultmalundie Farm Cottage</i>	<i>Moderate</i>	<i>Adverse</i>	<i>Compliance with the requirements of an LPA-approved Construction Environmental Management Plan (CEMP).</i>	<i>No change</i>	<i>No change</i>
<i>The Bothy (East Cultmalundie)</i>	<i>Moderate</i>	<i>Adverse</i>	<i>Compliance with the requirements of an LPA-approved Construction Environmental Management Plan (CEMP).</i>	<i>No change</i>	<i>No change</i>
<i>4 & 6 Wester Cultmalundie Cottages</i>	<i>Moderate</i>	<i>Adverse</i>	<i>Compliance with the requirements of an LPA-approved Construction Environmental Management Plan (CEMP).</i>	<i>No change</i>	<i>No change</i>
<i>Gateside</i>	<i>Moderate</i>	<i>Adverse</i>	<i>Compliance with the requirements of an LPA-approved Construction</i>	<i>No change</i>	<i>No change</i>



Description of Effect	Significance of Potential Effect		Mitigation Measures	Significance of Residual Effect	
	Significance	Beneficial / Adverse		Significance	Beneficial / Adverse
			<i>Environmental Management Plan (CEMP).</i>		
<i>The Barn</i>	<i>Moderate.</i>	<i>Adverse</i>	<i>Compliance with the requirements of an LPA-approved Construction Environmental Management Plan (CEMP).</i>	<i>No change</i>	<i>No change</i>
<i>Cotton Cottages</i>	<i>Minor</i>	<i>Neutral</i>	<i>Compliance with the requirements of an LPA-approved Construction Environmental Management Plan (CEMP).</i>	<i>No change</i>	<i>No change</i>
<i>North Lodge</i>	<i>Moderate</i>	<i>Adverse</i>	<i>Compliance with the requirements of an LPA-approved Construction Environmental Management Plan (CEMP).</i>	<i>No change</i>	<i>No change</i>
<i>Cotton Farm</i>	<i>Moderate</i>	<i>Adverse</i>	<i>Compliance with the requirements of an LPA-approved Construction Environmental Management Plan (CEMP).</i>	<i>No change</i>	<i>No change</i>
<i>Tibbermore</i>	<i>Moderate.</i>	<i>Adverse</i>	<i>Compliance with the requirements of an LPA-approved Construction Environmental Management Plan (CEMP).</i>	<i>No change</i>	<i>No change</i>
<i>Unclassified road between A9 and C410 (Between Crieff and Perth)</i>	<i>Major / Moderate effects from sections of the route up to distances of 400 m. Views from other sections would be Moderate/ Minor</i>	<i>Adverse</i>	<i>Compliance with the requirements of an LPA-approved Construction Environmental Management Plan (CEMP).</i>	<i>No change</i>	<i>No change</i>
<i>A9</i>	<i>Major / Moderate effects from sections of the route up to</i>	<i>Adverse</i>	<i>Compliance with the requirements of an LPA-approved Construction</i>	<i>No change</i>	<i>No change</i>



Description of Effect	Significance of Potential Effect		Mitigation Measures	Significance of Residual Effect	
	Significance	Beneficial / Adverse		Significance	Beneficial / Adverse
	<i>distances of 700 m. Views from other sections would be Moderate/ Minor</i>		<i>Environmental Management Plan (CEMP).</i>		
<i>Unclassified road between A9 and Findo Gask</i>	<i>Major / Moderate effects from sections of the route up to distances of 150 m. Views from other sections would be Minor.</i>	<i>Adverse</i>	<i>Compliance with the requirements of an LPA-approved Construction Environmental Management Plan (CEMP).</i>	<i>No change</i>	<i>No change</i>
During Operation					
<i>Lowland Hills LCT</i>	<i>Major/Moderate within 500 m. Moderate/ Moderate minor at greater distances</i>	<i>Adverse</i>	<i>By year 10, establishment of LMP measures including hedgerow planting would result in a gradual reduction in effects across the Lowland Hill LCT.</i>	<i>Major/Moderate within 500 m. Moderate/ minor at greater distances</i>	<i>Adverse</i>
<i>Broad Valley Lowlands LCT</i>	<i>Moderate / Minor</i>	<i>Adverse</i>	<i>By year 10 views of the Proposed Development would soften further, due to the establishment of hedgerows.</i>	<i>Moderate / Minor</i>	<i>Adverse</i>
<i>Lowland River Corrdors LCT</i>	<i>Minor</i>	<i>Adverse</i>	<i>By year 10 measures including hedgerow planting would further curtail any visibility Proposed Development would represent a distant element of built form, within wider farmland.</i>	<i>Minor</i>	<i>Neutral</i>
<i>Dupplin Castle GDL</i>	<i>Minor</i>	<i>Adverse</i>	<i>The ZTV coverage is extremely minimal and concentrated on the northern extents of the GDL within areas with mature woodland.</i>	<i>Minor</i>	<i>Neutral</i>
<i>Methven Castle GDL</i>	<i>Minor</i>	<i>Adverse</i>	<i>The ZTV coverage is extremely minimal and concentrated on the northern extents</i>	<i>Minor</i>	<i>Neutral</i>



Description of Effect	Significance of Potential Effect		Mitigation Measures	Significance of Residual Effect	
	Significance	Beneficial / Adverse		Significance	Beneficial / Adverse
			<i>of the GDL within areas with mature woodland. By year 10 measures including hedgerow planting would further curtail any visibility</i>		
<i>Windyedge Cottages</i>	<i>Major/Moderate</i>	<i>Adverse</i>	<i>By year 10 hedgerow would filter views of the Proposed Development.</i>	<i>Moderate Effects would remain significant due to distance and proportion of view occupied</i>	<i>Adverse</i>
<i>Newbiggin Farm</i>	<i>Major/Moderate</i>	<i>Adverse</i>	<i>By year 10 hedgerow would filter views of the Proposed Development.</i>	<i>Moderate Effects would remain significant due to distance and proportion of view occupied.</i>	<i>Adverse</i>
<i>Windyedge Farm</i>	<i>Major/Moderate</i>	<i>Adverse</i>	<i>By year 10 hedgerow would filter views of the Proposed Development.</i>	<i>Moderate Effects would remain significant due to distance and proportion of view occupied.</i>	<i>Adverse</i>
<i>1 Wester Cultmalundie Cottages</i>	<i>Major/Moderate</i>	<i>Adverse</i>	<i>By year 10 hedgerow would filter views but Proposed Development would occupy a large proportion of the view.</i>	<i>Major/Moderate</i>	<i>Adverse</i>
<i>Wester Cultmalundie Farm</i>	<i>Moderate. Not significant due the screening effect of</i>	<i>Adverse</i>	<i>By year 10 hedgerows would filter views of the Proposed Development.</i>	<i>Moderate. Not significant due the screening effect of</i>	<i>Adverse</i>



Description of Effect	Significance of Potential Effect		Mitigation Measures	Significance of Residual Effect	
	Significance	Beneficial / Adverse		Significance	Beneficial / Adverse
	<i>intervening buildings and landform</i>			<i>intervening buildings and landform.</i>	
<i>East Cultmalundie Farm Cottage</i>	<i>Moderate. Not significant, due the screening effect of intervening landform and curtilage vegetation.</i>	<i>Adverse</i>	<i>By year 10 hedgerows would filter views of the Proposed Development.</i>	<i>Moderate. Not significant due the screening effect of intervening landform and curtilage vegetation.</i>	<i>Adverse</i>
<i>The Bothy (East Cultmalundie)</i>	<i>Moderate. Not significant due the screening effect of intervening buildings and landform</i>	<i>Adverse</i>	<i>By year 10 hedgerows would filter views of the Proposed Development.</i>	<i>Moderate. Not significant due the screening effect of intervening buildings and landform.</i>	<i>Adverse</i>
<i>4 & 6 Wester Cultmalundie Cottages</i>	<i>Moderate. Not significant due the screening effect of intervening buildings and landform.</i>	<i>Adverse</i>	<i>By year 10 hedgerows would filter views of the Proposed Development.</i>	<i>Moderate. Not significant due the screening effect of intervening buildings and landform.</i>	<i>Adverse</i>
<i>Gateside</i>	<i>Moderate. Not significant due the screening effect of intervening buildings and landform.</i>	<i>Adverse</i>	<i>By year 10 hedgerows would filter views of the Proposed Development.</i>	<i>Moderate. Not significant due the screening effect of intervening buildings and landform.</i>	<i>Adverse</i>
<i>The Barn</i>	<i>Moderate. Not significant, due the screening effect of intervening landform</i>	<i>Adverse</i>	<i>By year 10 hedgerows would filter views of the Proposed Development.</i>	<i>Moderate. Not significant due the screening effect of intervening landform</i>	<i>Adverse</i>
<i>Cotton Cottages</i>	<i>Minor</i>	<i>Neutral</i>	<i>Existing tree cover</i>	<i>Minor</i>	<i>Neutral</i>



Description of Effect	Significance of Potential Effect		Mitigation Measures	Significance of Residual Effect	
	Significance	Beneficial / Adverse		Significance	Beneficial / Adverse
<i>North Lodge</i>	<i>Moderate. Not significant, due the screening effect of intervening tree cover</i>	<i>Adverse</i>	<i>Existing tree cover</i>	<i>Moderate. Not significant due the screening effect of intervening tree cover.</i>	<i>Adverse</i>
<i>Cotton Farm</i>	<i>Moderate. Not significant, due the screening effect of intervening buildings.</i>	<i>Adverse</i>	<i>By year 10 hedgerows would filter views of the Proposed Development</i>	<i>Moderate. Not significant due the screening effect of intervening buildings.</i>	<i>Adverse</i>
<i>Tibbermore</i>	<i>Moderate. Not significant, due the screening effect of intervening landform</i>	<i>Adverse</i>	<i>The Proposed Development is predominantly screened by landform</i>	<i>Moderate. Not significant due the screening effect of intervening landform</i>	<i>Adverse</i>
<i>Burghmuir (Perth)</i>	<i>Minor</i>	<i>Neutral</i>	<i>The Proposed Development would be barely discernible</i>	<i>Minor</i>	<i>Neutral</i>
<i>Lochty</i>	<i>Minor</i>	<i>Neutral</i>	<i>The Proposed Development would be barely discernible</i>	<i>Minor</i>	<i>Neutral</i>
<i>West Huntingtower Field</i>	<i>Minor</i>	<i>Neutral</i>	<i>The Proposed Development would be barely discernible</i>	<i>Minor</i>	<i>Neutral</i>
<i>Methven</i>	<i>Minor</i>	<i>Neutral</i>	<i>The Proposed Development would be barely discernible.</i>	<i>Minor</i>	<i>Neutral</i>
<i>Unclassified road between A9 and C410 ((Between Crieff and Perth)</i>	<i>Major / Moderate effects from sections of the route up to distances of 400 m. Views from other sections would be Moderate/ Minor, due to intervening landform screening.</i>	<i>Adverse</i>	<i>By year 10 hedgerows would filter views of the Proposed Development</i>	<i>Moderate Effects would remain significant within 400 m due to distance and</i>	<i>Adverse</i>



Description of Effect	Significance of Potential Effect		Mitigation Measures	Significance of Residual Effect	
	Significance	Beneficial / Adverse		Significance	Beneficial / Adverse
				<i>proportion of view occupied.</i>	
<i>A9</i>	<i>Major / Moderate effects from sections of the route up to distances of 700 m. Views from other sections would be Moderate/ Minor, due to intervening landform screening.</i>	<i>Adverse</i>	<i>By year 10 hedgerows and woodland edge would filter views of the Proposed Development</i>	<i>Moderate / Minor sections of the route up to distances of 700 m</i>	<i>Adverse</i>
<i>Unclassified road between A9 and Findo Gask</i>	<i>Major / Moderate effects from sections of the route up to distances of 150 m. Views from other sections would be Minor, due to intervening landform and tree cover.</i>	<i>Adverse</i>	<i>By year 10 hedgerows and woodland edge would filter views of the Proposed Development</i>	<i>Moderate / Minor sections of the route up to distances of 150 m.</i>	<i>Adverse</i>
<i>Unclassified road between C410 and Balnagown</i>	<i>Moderate / Minor</i>	<i>Adverse</i>	<i>By year 10 views of the Proposed Development would soften further, due to the establishment of hedgerows.</i>	<i>Moderate / Minor</i>	<i>Adverse</i>
<i>C410 (Between Crieff and Perth)</i>	<i>Minor</i>	<i>Adverse</i>	<i>ZTV coverage is fragmented and views would be partially screened by intervening landform.</i>	<i>Minor</i>	<i>Neutral</i>
<i>Gloagburn Farm shop</i>	<i>Moderate / Minor</i>	<i>Adverse</i>	<i>By year 10 views of the Proposed Development would soften further, due to the establishment of hedgerows.</i>	<i>Moderate / Minor</i>	<i>Neutral</i>
<i>Footpath METH /131</i>	<i>Moderate / Minor</i>	<i>Adverse</i>	<i>Proposed Development would be predominantly screened by intervening landform and heavily filtered by tree cover.</i>	<i>Moderate / Minor</i>	<i>Neutral</i>



Description of Effect	Significance of Potential Effect		Mitigation Measures	Significance of Residual Effect	
	Significance	Beneficial / Adverse		Significance	Beneficial / Adverse
<i>Footpath METH / 126</i>	<i>Minor</i>	<i>Adverse</i>	<i>Proposed Development would be predominantly screened by intervening landform</i>	<i>Minor</i>	<i>Neutral</i>
<i>METH / 122</i>	<i>Minor</i>	<i>Adverse</i>	<i>Proposed Development would be predominantly screened by intervening landform</i>	<i>Minor</i>	<i>Neutral</i>
Cumulative Effects					
<i>METH/21</i>	<i>Minor</i>	<i>Adverse</i>	<i>Proposed Development would be predominantly screened by intervening landform</i>	<i>Minor</i>	<i>Neutral</i>
<i>METH / 8</i>	<i>Minor</i>	<i>Adverse</i>	<i>Proposed Development would be predominantly screened by intervening landform</i>	<i>Minor</i>	<i>Neutral</i>
<i>METH/15 & METH /16</i>	<i>Minor</i>	<i>Adverse</i>	<i>Proposed Development would be predominantly screened by intervening landform</i>	<i>Minor</i>	<i>Neutral</i>



5.12 References

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