

Technical Appendix 5.1 – Policy and Guidance

Legislation

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

National Planning Framework 4, (NPF4), updated Oct 2024

NPF4 recognises the distinctive landscapes across the regions of Scotland and respective areas of high landscape quality. Its overarching policies seek to protect the integrity of key landscapes and landscape features from significant adverse effects. There is also general support for proposals to enhance, expand and improve woodland and tree cover.

- *Policy 1: Tackling the Climate and Nature Crises*

This policy is to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis

- *Policy 3: Biodiversity*

This policy is to ensure that development proposals protect biodiversity, reverse biodiversity loss, deliver positive effects, and strengthen nature networks.

- *Policy 4: Natural Places*

This policy seeks to ensure that new development protects, restores and enhances natural assets making best use of nature-based solutions.

- *Policy 11: Energy*

This policy is to encourage, promote and facilitate all forms of renewable energy development. This includes energy generation, storage, new and replacement transmission and distribution infrastructure and emerging low-carbon and zero emissions technologies including hydrogen and carbon capture utilisation and storage (CCUS).

Local Development Plan (LDP2)

The 2019 adopted Local Development Plan (LDP2) sets out the policies and proposals for the development and use of land across Perth and Kinross. The policies in the LDP2, along with Supplementary Guidance (SG), are used to determine planning applications and give guidance on where development can and cannot take place; what type of development is allowed; how it should be designed; and how environmental and cultural assets will be protected.

Relevant landscape policies related to the Proposed Development from LDP2 are:

- *Policy 1: Placemaking;*
- *Policy 15: Public Access;*
- *Policy 26: Scheduled Monuments and Archaeology;*
- *Policy 31: Other Historic Environment Assets;*
- *Policy 33: Renewable and Low-Carbon Energy;*
- *Policy 38: Environment and Conservation;*
- *Policy 39: Landscape;*
- *Policy 41 Biodiversity;*

- *Policy 42 Green Infrastructure;*
- *Policy 50: Prime Agricultural Land; and*
- *Policy 51: Soils.*

Supplementary Guidance (SG)

Supplementary Guidance documents are statutory and form part of the Local Development Plan. Along with Non-Statutory Guidance they support the content of LDP2 and inform applicants on expectations within planning applications.

Statutory Guidance

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

Non-Statutory Guidance

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

Technical Appendix 5.2 – Methodology

Landscape Effects

The starting point for the assessment of landscape effects is a desk-based review of published landscape assessments.

The sensitivity of the landscape to change resulting from a Proposed Development is not absolute and varies according to the existing landscape, the nature of the Proposed Development and the type of change being proposed. Good practice guidance differentiates between baseline sensitivity of the landscape and the sensitivity of a landscape to a specific development proposal. Accordingly, the concept of ‘sensitivity to change’ to new development, as described within the baseline published landscape character assessments, is distinct from the consideration of landscape sensitivity to the specific development proposal.

The baseline for consideration of landscape effects is the established landscape character. The landscape effects of a Proposed Development are considered against the key characteristics of the receiving landscape. The degree to which the Proposed Development may change ‘*the distinct and recognisable pattern that makes one landscape different from another, rather than better or worse*’ (Countryside Agency and NatureScot, 2002), enables a judgement to be made as to the significance of the effect in landscape character terms. This involves consideration of where the Proposed Development may give rise to a different landscape character type or sub-type.

In general terms, a distinctive landscape of acknowledged value (e.g. covered by a designation) and in good condition is likely to be more sensitive to change than a landscape in poor condition and with no designations or acknowledged value. General guidance on the evaluation of sensitivity is provided below; however, the actual sensitivity would depend on the attributes of the landscape receiving the proposals and the nature of those proposals.

In order to reach an understanding of the effects of development upon the landscape it is necessary to consider different aspects of the landscape as follows:

- **Landscape Fabric / Elements:** The individual features of the landscape, such as hills, valleys, woods, hedges, tree cover, vegetation, buildings and roads for example which can usually be described and quantified;
- **Landscape Quality:** The state of repair or condition of elements of a particular landscape, its integrity and intactness and the extent to which its distinctive character is apparent;
- **Landscape Value:** The importance attached to a landscape, often used as a basis for designation or recognition which expresses national or regional consensus, because of its special qualities/attributes including aesthetic or perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or nature conservation interest; and
- **Landscape Key Characteristics:** The particularly significant elements or combinations of elements which makes a particular contribution to defining or describing the character of an area, which may include experiential characteristics such as wildness and tranquillity.

The sensitivity of the landscape to a particular development considers the susceptibility of the landscape and its value. The overall sensitivity is described as High, Medium, or Low. This is assessed by taking into account the existing landscape quality and landscape value, with the landscape capacity or susceptibility to change, which often vary depending on the

type of development proposed and the particular site location, such that sensitivity needs to be considered on a case-by-case basis. This should not be confused with ‘inherent sensitivity’ where areas of the landscape may be referred to as inherently of ‘high’ or ‘low’ sensitivity.

For example, a National Park may be described as inherently of high sensitivity on account of its designation, but it may prove to be less sensitive to particular development and/or the design of that development.

Alternatively, an undesignated landscape may be of high sensitivity to a particular development and/or the design of that development regardless of the lack of local or national designation.

Landscape susceptibility according to GLVIA3 means “*the ability of the landscape to accommodate the Proposed Development without undue consequences for maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies*”. Judgements on landscape susceptibility include references to both the physical and aesthetic characteristics and the potential scope for mitigation that would be in character with the landscape.

These relationships can be complex and value alone does not automatically or by definition have high susceptibility to all types of change. Examples of the evaluation of landscape sensitivity are provided in **Table A5.2.1**:

Table A5.2.1 – Landscape Sensitivity Criteria

Sensitivity	Description
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.
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.
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 with of lesser landscape susceptibility or higher landscape capacity for the Proposed Development.

The level of landscape effects is not absolute and can only be defined in relation to each development and its location. It is for each assessment to determine the assessment criteria and thresholds using well informed and reasoned judgements.

The magnitude of landscape change arising from the Proposed Development at any particular location is described as Substantial, Moderate, Slight or Negligible based on the interpretation of a combination of largely quantifiable parameters, as follows:

- degree of loss or alteration to key landscape features/elements or characteristics;
- distance from the development;
- duration of effect;
- landscape backdrop to the development; and

- landscape context of other built development, particularly vertical elements.

In order to differentiate between different levels of magnitude the following definitions are provided:

Table A5.2.2 – Landscape Magnitude of Change Criteria

Magnitude	Description
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.
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).
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.
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.

Having established where the observation of varying levels of change to the landscape baseline may occur, the geographical extent of the change can be identified and a judgement made as to the level of effect in landscape character terms at varying scales.

The importance of the effect on the landscape resource may be determined by correlating the magnitude of the landscape change (Substantial, Moderate, Slight, or Negligible) with the sensitivity of the landscape resource (High, Medium, or Low).

Visual Effects

The sensitivity of potential visual receptors is based on a combination of their susceptibility to the Proposed Development and the value of the views experienced. The susceptibility of potential visual receptors varies depending on the activity of the receptor.

Local residents living with potential views are regarded as the highest susceptibility group, as well as those engaged in outdoor activities for whom landscape experience is the primary objective.

The value varies depending on the location and context of the view and its importance. Visual receptor sensitivity is defined as High, Medium, or Low in accordance with the following criteria:

Table A5.2.3 – Visual Sensitivity Criteria

Sensitivity	Description
High	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.

Sensitivity	Description
Medium	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	Workers, users of facilities and commercial buildings (indoors) experiencing views from buildings.
Negligible	People with very low susceptibility to visual change due to the very low quality / value of existing views.

The magnitude of change arising from the Proposed Development at any particular location is described as Substantial, Moderate, Slight or Negligible based on the interpretation of a combination of largely quantifiable parameters, as follows:

- distance of the viewpoint/receptor from the development;
- duration of effect;
- extent of the development in the view;
- angle of view in relation to main receptor activity;
- proportion of the field of view occupied by the development;
- background to the development; and
- extent of other built development visible, particularly vertical elements.

It is assumed that the change would be seen in clear visibility and the assessment is carried out on that basis. Where appropriate, comment may be made on lighting and weather conditions. In order to differentiate between levels of magnitude the following definitions are provided in **Table A5.2.4**:

Table A5.2.4 – Visual Magnitude of Change Criteria

Magnitude	Description
Substantial	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	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	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	Change would be barely perceptible. The composition and character of the view would be substantially unaltered, approximating to little or no change.

The threshold for different levels of visual effects relies to a great extent on professional judgement. Criteria and local circumstances require close study and careful judgement.

Beneficial effects upon receptors may result from a change to a view by the removal of eyesores or through the addition of well-designed elements which add to the sense of place in a beneficial manner.

Assessment of Significance

The significance of effect is a product of the sensitivity of the landscape or visual receptor and the magnitude of the impact. **Table A5.2.5** sets out how the significance of effects has been ascribed in this technical assessment.

Table A5.2.5 – 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

Level of Effect

As per this matrix, the level of any identified landscape or visual effect has been assessed in terms of Major, Moderate, Slight, and Negligible.

Intermediate correlations are also possible and depend upon professional judgement, e.g. Major/Moderate. These categories are based on the juxtaposition of viewer or landscape sensitivity with the predicted magnitude of change. No change to physical landscape or visual amenity returns a neutral effect.

This matrix should not be used as a prescriptive tool, but rather allow for the exercise of professional judgement, as established by GLVIA3. The logical set out of assessment aims to maximise its transparency and ensure that conclusions are readily traceable.

For the purposes of this assessment, effects judged to be Major or Major/Moderate are considered to be ‘significant’ 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.

Type of Effect

Landscape and visual effects are described with reference to type (direct, indirect, secondary or cumulative), timeframe (short, medium, long term, permanent, and temporary) and whether they are beneficial or adverse (beneficial or adverse). The various types of effect are described as follows:

Temporary / Residual Effects

If a proposal would result in an alteration to an environment whose attributes can be quickly recovered, then judgements concerning the significance of effects should be tempered in that light. Commercial development applications typically include permanent, long-term elements as well as minor alternations to landform resulting in residual landscape and visual effects.

Direct / Indirect

Direct and indirect landscape and visual effects are defined in Guidelines for Landscape and Visual Impact Assessment (GLVIA3). Direct effects may be defined “*result directly from the development itself*” (para 3.22). An indirect (or secondary) effect is one that results “*from consequential change resulting from the development*” (para 3.22) and is often produced away from the site of the Proposed Development or as a result of a complex pathway or

secondary association. The direct or physical landscape effects of the Proposed Development would generally be limited to an area around the development itself. Any indirect landscape effects are concerned with the view of the changes from outside the local landscape.

Beneficial / Adverse

Landscape and visual effects can be beneficial or adverse and, in some instances, may be considered neutral. Beneficial effects upon landscape receptors may result from changes to the landscape involving enhancement measures, or through the addition of well-designed elements, which add to the landscape experience or sense of place in a complementary manner.

The landscape impacts of the Proposed Development have been considered against the landscape baseline, taking account of the landscape characteristics. Taking a precautionary approach, changes to rural landscapes involving construction of man-made objects of a large scale are generally considered to be adverse, as they are not usually actively promoted as part of a district wide landscape strategy and therefore in the assessment of landscape effects, they are assumed to be adverse, unless specified otherwise in the text.

It is important to recognise that for the same development, some may consider the visual effects as adverse, whilst others may consider it beneficial. This depends to some extent on the viewer's predisposition towards landscape change, but also the principle of commercial building features / development in the landscape.

Taking a precautionary approach in making an assessment of the 'worst case scenario', the assessment considers that all effects on views which would result from the construction and operation of the Proposed Development to be adverse, unless specified otherwise in the text.

Cumulative Methodology

General Approach

In a broad generic sense, cumulative impacts 'result from the incremental changes caused by other past, present or reasonably foreseeable actions together with the project.' An assessment of cumulative effects should focus on whether there are any potential cumulative impacts which are reasonably foreseeable and which are likely to influence the decision making of the Proposed Development, rather than an assessment of every potential cumulative effect.

Cumulative landscape and visual effects tend to arise in three reasonably distinct ways:

- Firstly, the effect of an extension of an existing development or the positioning of a new development such that it will give rise to an extended and/or intensified impression of the original development in the landscape as seen from fixed locations.
- Secondly, cumulative effects can arise through an increase in the perceptions of other development as seen from fixed points from which more than one development will now be seen in different parts of the landscape.
- Thirdly, an increase in the incidence of sequential perceptions of different developments can occur through the recurrence of images and impressions arising from developments which are located at various points in the landscape, and which are encountered when moving through it.

Stage One: Baseline Assessment

The first stage of the assessment is to review the existing landscape and visual amenity of the study area. This establishes the baseline or future baseline against which to review the magnitude and significance of cumulative landscape and visual effects of the Proposed Development. The baseline information includes landscape planning policy overview, designations, and description of landscape character types and potential visual receptors within the study area. The baseline landscape and visual assessment is presented within the main LVIA chapter and is not repeated here, but is of relevance. The operational developments within the study area are considered to form part of the baseline within the main LVIA (consented and proposed developments do not).

The potential composite cumulative effects of operational and consented developments) are considered as part of the cumulative assessment.

Stage Two: Prediction of Cumulative Effects

The prediction of landscape and visual effects involves analysis from fixed positions and sequential views from route corridors passing through the Study Area.

The combined cumulative effects of the Proposed Development are presented within the CLVIA, as many stakeholders and communities tend to be 'concerned about the totality of the cumulative effect of past, present and future proposals.' However, this part of the assessment is focused on the likely significant cumulative effects, in order to keep this task to a manageable scale.

It is important to differentiate between the assessment of cumulative effects arising from the Proposed Development with projects that are operational or under construction, which form part of the baseline; those which are consented and can be considered as part of a scenario with some certainty; and those that are proposed and therefore about which there can be little certainty.

Accordingly, the assessment distinguishes between; the predicted cumulative effects arising from the Proposed Development in the context of operational developments (which is described in the main LVIA); the composite cumulative effects arising from the Proposed Development with the operational and consented developments and the composite cumulative effects arising from the Proposed Development with the operational, consented and other proposed developments. It should be noted that the assessment includes limited consideration of proposals at scoping stage, as there is no certainty that these proposals will progress to planning submissions and the nature of the proposed schemes may be subject to change.

Study of Fixed Positions

The analysis of potential cumulative effects from fixed positions involves consideration of simultaneous (or 'combined') cumulative visibility, and successive (or 'repetitive') cumulative visibility.

- Locations where simultaneous or combined visibility may occur. This is where two or more developments may be visible in the same field of view. It should be noted that there may be a need to differentiate between situations where one development may be perceived to be an intensification or extension of another and where they may have a clear separating gap between them; and
- Locations where successive or repetitive visibility occurs. This is where the observer may be able to see two or more developments from one location, but has to move their head to do so.

Sequential Visual Assessment

Sequential or recurring visual effects occur in the changing views from route corridors passing through the study area where movement results in changing visibility of other developments or different views of the same development. The study of such effects is considered with reference to field observations from travelling along the main routes within the Study Area, however most detail is afforded to those routes in close proximity to the Proposed Development where significant effects are more likely. This involves consideration of the sequential effects experienced by road users and users of Core Paths / long distance footpaths and may also include the effects experienced by users of railways, cycleways and other recreational routes.

Stage 3: Assessment of Significance

The aim of the CLVIA is to identify, predict and evaluate likely significant cumulative effects arising from the Proposed Development in the context of other developments in the surrounding area. Wherever possible, identified effects are quantified, but the nature of landscape and visual assessment requires interpretation by professional judgement. In order to provide a level of consistency to the assessment, the prediction of magnitude and assessment of significance of the residual landscape and visual effects have been based on pre-defined criteria. This approach follows the assessment criteria set out within the main LVIA methodology.

The significance of any cumulative landscape and visual effect is assessed in terms of being major, moderate, minor or negligible. These categories have been based on combining landscape or visual sensitivity and predicted magnitude of change to determine the significance of effects as set out within the main LVIA methodology. Where the landscape or visual effect has been classified as major or major/moderate this is considered to be equivalent to likely significant effects referred to in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

In landscape terms, significant cumulative effects will occur when the presence of additional development will extend the geographical limits of existing character effects, or when the added presence of the Proposed Development will be sufficient to combine local characterising effects into a more substantial landscape type or sub-type, or to transform or redefine the baseline landscape character.

Significant cumulative visual effects will potentially arise where there is a reasonable portion of the Proposed Development visible and the clear presence of other developments within a realistic viewing range that will exert a significant effect in their own right or a less than significant magnitude of influence such that the addition of the Proposed Development will raise this to a visually significant level.

As with many aspects of landscape and visual assessment, an effect may be locally significant or significant with respect to a small number of receptors, but may not be significant when judged in a wider context. The conclusion that some effects are 'significant' must not be taken to imply that they should warrant refusal in any decision making process.

Visualisation Methodology

Zone of Theoretical Visibility Maps

Computer generated Zone of Theoretical Visibility (ZTV) Maps have been prepared to assist in viewpoint selection and to indicate the potential influence of the Proposed Development in the wider landscape.

The Theoretical Visibility Mapping has been prepared at 1:30,000 scale to indicate the extent of potential visibility on the basis of both 'bare-earth' (worst-case scenario), and 'excluded'

(to include the screening effects of intervening established tree cover and built form). The Theoretical Visibility Mapping indicates areas from which it might be possible to secure views of part, or parts, of the Proposed Development. However, use of the Visibility Maps needs to be qualified on the following basis:

There are a number of areas within the Visibility Maps from which there is potential to view parts of the proposal, but which comprise open farmland, or other land where the general public do not appear to exercise regular access (hillsides / summits with no public access);

The Visibility Mapping does not account for the likely orientation of a viewer – for example when travelling in a vehicle.

In addition, the accuracy of the Visibility Maps has to be considered. In particular, the Visibility Map will be generated from Ordnance Survey (OS) Landform Panorama digital data based on a gridded terrain model with 5m cell sizes. The resolution of this model cannot accurately represent small-scale terrain features, which can therefore give rise to inaccuracy in the predicted visibility. This can lead to underestimation of visibility – e.g. a raised area of ground permitting views over an intervening obstruction or can lead to overestimation of visibility – such as where a roadside embankment obscures a view.

Photography

A high resolution digital SLR camera with a 50mm fixed lens and full frame sensor is used for viewpoint photography. The camera is mounted on a tripod with a panoramic head to give level and stable photography. Geographic location, elevation, camera height and date and time of photography is recorded.

3D Modelling

The proposed scheme is modelled using industry standard computer aided design (CAD) software and 3D modelling and animation software (3D Studio Max). The model is typically geo-referenced to aid accurate positioning at real-world coordinates.

Camera Matching and Rendering

Virtual cameras are created in 3D Studio Max software to simulate the viewpoint photograph positions and the surveyed reference points for each viewpoint are imported. Displaying the viewpoint photograph in the background, each camera is 'matched' to the photograph using the imported reference points. In this way, the proposed scheme is positioned at the correct scale and in the correct position.

Photomontages

Using industry standard image editing software (Adobe Photoshop), the rendered image is merged with the base viewpoint photograph, masking any elements of the proposed scheme that would be occluded by the intervening existing features.

Presentation

The angle of view (AOV) of the image and the viewing distance from the page is displayed on each sheet. These two variables are compliant with best practice guidelines to give an accurate representation of what would be seen 'in the field'. They often vary within the guidelines depending on the scale of project in the landscape. Viewpoint information, viewpoint coordinates and camera information is also detailed on each sheet.

Technical Appendix 5.3 – Landscape Sensitivity

The sensitivity of the ‘host’ Lowland Hills LCT is assessed in detail below. Landscape sensitivity is not absolute and can only be defined in relation to each development and its location taking account of susceptibility as described in the methodology. To understand the sensitivity of a particular landscape and its location it is good practice to consider a range of criteria as set out in the table below. The table below highlights the inherent sensitivities of this landscape to the development proposed, with reference to relevant characteristics as described within NatureScot’s 2019 National Landscape Character Assessment. Extracts are included in italics.

Table A5.3.1 – Sensitivity of the Lowland Hills LCT

Factors affecting the sensitivity	Lower Sensitivity	Higher Sensitivity	Characteristics of local landscape	Sensitivity Rating
Physical				
Scale	Large scale featureless landscapes	Small to medium scale landscapes with some scaling features	<i>Transitional character with medium-scale pastures on lower slopes</i>	Medium
Openness	Enclosed and sheltered landscapes	Open and exposed landscapes	Open landscape with local woodland partial screening views in part at a local level	Medium
Landform	Smooth regular flowing, flat or uniform landscapes	Dramatic, rugged and complex landscapes	<i>generally smooth and well rounded.</i>	Medium /Low
Land cover	Extensive areas of simple regular land cover (including farming and forestry)	Complex, intimate or mosaic cover	Extensive areas of arable farmland with hedgerows and pockets of forestry and woodland.	Medium
Complexity and patterns	Simple and sweeping lines, linear features and patterns	Complex or irregular patterns	Simple pattern with regular field boundaries.	Medium
Built Environment	Contemporary masts, pylons, industrial elements, buildings infrastructure, settlements	Established, traditional or historic built character	<i>scatter of farmsteads and a few hamlets.</i> Plantation forestry, A9 corridor.	Medium

Factors affecting the sensitivity	Lower Sensitivity	Higher Sensitivity	Characteristics of local landscape	Sensitivity Rating
Overall physical sensitivity				Medium
Perceptual				
Wildness / Sense of Remoteness	Busy evidence of human activity	Remote, peaceful or sense and tranquillity, solitude and emptiness	The locality comprises managed farmland with elements of forestry and urban features across wider parts of the Study Area.	Medium
Perception of Change	Dynamic or modern landscapes	Ancient landscapes, designed landscapes or with obvious historical continuity	The locality comprises a mixture of rural features with modern day components and built form including A9 corridor and overhead transmission lines.	Medium
Overall perceptual sensitivity				Medium
Visual				
Landscapes that form settings, skylines, backdrops, focal points	Generally low-lying landscapes without distinctive landform or horizon	Areas with strong features, focal points that define the setting or skyline	Lowland Hills LCT are a low-lying transitional landscape between straths and the uplands.	Medium
Views intervisibility	Visually contained and have limited inward or outward views	Extensive views within or of the area with distant horizons.	The landscape offers an intermediary backdrop against distant hills	Medium/High
Overall visual sensitivity				Medium
Rarity	Commonplace	Rare	Common landscape within Perth & Kinross.	Low
Designated scenic quality	No specific designation	National or regional designation	The Site and surrounding locality are not within any	Medium

Factors affecting the sensitivity	Lower Sensitivity	Higher Sensitivity	Characteristics of local landscape	Sensitivity Rating
			landscape designation although wider parts of the Study Area encompass Garden and Designed Landscapes and Local Landscape Areas	
Cultural associations	No specific cultural associations	Strong cultural association	<i>West of Perth are two designated battlefields – the Battle of Dupplin Moor and the Battle of Tippermuir</i>	Medium/ High
Amenity and recreation	Limited amenity function	Well used for amenity/recreation, especially for National trails or other long-distance routes	There are a limited number of core paths near The Site. Dupplin Estate includes private walking trails.	Medium
Overall Value				Medium
Overall Sensitivity of the Lowland Hills LCT				Medium

Technical Appendix 5.4 – Effects on Sensitive Receptors

The detailed examination of identified receptors is provided in **Table A5.4.1**.

Table A5.4.1 – Landscape Effects

Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
Broad Valley Lowlands LCT				
<p>There are two areas of Broad Valley Lowlands LCT within the Study Area, to the south of The Site at Strathearn and to the north at Pow Water. There would be no views from Strathearn area.</p> <p>The Proposed Development would be located in spatially separate, low-lying farmland to the south and southeast. ZTV coverage would only be applicable to Pow Water area at distances of between 1.3 km and 4 km to the north, northeast and northwest of the Proposed Development. The proposed infrastructure would be predominantly screened by intervening landform, experienced in the context of undulating arable fields. There would be more open views in areas of higher elevation, near Morriswood Hill at distances of between 3 km and 3.6km, with proposed infrastructure partially visible against the background landscape and filtered by tree cover.</p> <p>From the most areas within LCT, the Proposed Development would be predominantly screened and represent a minor, low-lying element in the background landscape, in the context of existing arable farmland.</p>	1.3 km	the magnitude of change would be Slight and the effect on landscape character would be Moderate/Minor and direct.	Long term & permanent.	<p>By year 10 views of the Proposed Development would soften further, due to the establishment of hedgerows.</p> <p>The residual effect would remain Moderate/Minor Moderate/Minor, adverse (Not Significant) after 10 years,</p>

Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
Lowland River Corridors LCT				
<p>The Lowland River Corridors LCT is located approx.2.2 km to the north east of the Proposed Development and extends northeast to the edge of Perth. The landscape includes areas of farmland with tree cover including semi-natural woodland, coniferous forests and policy woodlands</p> <p>The LCT is considered to be of Medium sensitivity. ZTV coverage is fragmented across the LCT, and views of the Proposed Development to the southwest would be experienced in a low lying farmland against the background landscape.</p> <p>The Proposed Development would be partially screened by intervening landform and would be experienced in the low-lying landscape, spatially separated from the LCT by intervening landform and backclothed by the distant landform. There would be no effect on the physical features within the LCT, such as the characteristic woodland or landform. Instead, the Proposed Development would represent a distant element of built form, within wider farmland.</p> <p>In summary, the Proposed Development would exert very limited influence on the existing characteristics of the Lowland Rover Corridors LCT.</p>	2.2 km	Overall, magnitude of change would be Negligible and resulting Minor effects and not significant.	Long term & permanent.	The residual effect would remain Minor, neutral after 10 years. (Not Significant).
Dupplin Castle Garden & Design Landscape				
<p>Dupplin Castle GDL footprint includes a castle, parkland and formal gardens set within a framework of mature woodland including Harlaypoint Woodand Backhill Wood. The castle was destroyed in a fire and replaced by Dupplin House in the last sixties and gardens are not open to the public.</p>	100 m to GDL boundary	Overall, magnitude of change would be Negligible and resulting Minor	Long term & permanent.	The residual effect would remain Minor, neutral after 10 years. (Not Significant).

Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
<p>The estate is currently managed for farmland with various leisure facilities including holiday lets and recreational pursuits. Based on the attributes and landscape components described in the Inventory ¹ considered against the type of development proposed,</p> <p>The ZTV coverage is extremely minimal and concentrated on the northern extents of the GDL within areas with mature woodland.</p> <p>There would be no views from areas that include historic built form etc and the integrity and key qualities of this landscape designation would remain intact.</p>	1.9 km to former castle.	effects and not significant.		
Methven Castle Garden & Design Landscape				
<p>Methven Castle GDL footprint includes a castle, parkland and woodland and the designation is adjudged to be of High Sensitivity.</p> <p>The ZTV coverage would be fragmented, with potential views influenced by tree cover within the GDL and intervening farmland.</p> <p>Views of construction would be barely discernible.</p> <p>Once operational 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.</p>	2.8 km	the magnitude of change would be Negligible, and the level of effect would be Minor (not significant).	Long term & permanent.	The residual effect would remain Minor, neutral after 10 years. (Not Significant).

¹ <https://portal.historicenvironment.scot/apex/f?p=1505:300:::::VIEWTYPE,VIEWREF:designation,GDL00165>

Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
In summary, the Proposed Development would exert very limited influence on the existing character and qualities of the GDL.				

TableA5.4.2 Visual Effects – Settlements & Residents

Receptor	Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
Windyedge Cottages	<p>These two single storey properties are located adjacent to the A9 at the minor junction (leading to Tibbermore). The front of the property faces south and accessed from the rear garden at the minor road. Views are generally open from the property with low level curtilage vegetation. The hills at Glen Almond are visible to the north west and views north a contained by West Lamberkine Wood. An existing OHL is located north and northeast of the property.</p> <p>Views of construction works would be at close range to the north west, mature trees would filter views to the west.</p>	120 m	Overall, magnitude of change would be Moderate, with resultant level of effect would be Major/Moderate and significant, due to proximity and proportion of	Long term & permanent.	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.

Receptor	Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
	<p>Once operational there would be oblique views of the Proposed Development at close range to the north east against the background landscape. Views to the east would be heavily filtered by mature trees adjacent to the road junction.</p>		<p>the view occupied.</p>		
<p>Newbiggin Farm</p>	<p>This property is located near the northeast corner of The Site and accessed via farm track (Old Gallows Road) from the minor road (A9 to Tibbermore). There are mature trees within the property curtilage and associated farm buildings adjacent to the house to the northwest. An existing OHL is located adjacent to the property.</p> <p>Views from the property to west, north and east are heavily filtered by mature trees. Views from the farm access track are open.</p> <p>Views of construction works would be filtered by mature trees within the curtilage with adjacent farm building partially screening views to the west and northwest. Once operational there would be filtered views of the Proposed Development to the south, west and southeast in the foreground farmland. Views to the southeast would be filtered by curtilage tree and partially screened by intervening landform and overall, the</p>	<p>139 m</p>	<p>Overall, magnitude of change would be Moderate, with resultant level of effect would be Major/Moderate due to proximity of view, and proportion of the view occupied.</p>	<p>Long term & permanent.</p>	<p>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 would filter views. Effects would remain significant due to distance and proportion of view occupied.</p>

Receptor	Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
	Proposed Development would occupy a large extent of the view,				
Crossgates	<p>This property is located near the A9 corridor at the edge of Dupplin Castle GDL within mature woodland and forestry (Backhill Wood). Existing views are contained by mature woodland /forestry.</p> <p>There would be no views of Proposed Development due to the concentration of mature woodland /forestry.</p>	300 m	No View		

Receptor	Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
Highdrum Cottages	<p>This property is located near the A9 corridor at the edge of Dupplin Castle GDL within mature woodland and forestry (Backhill Wood).</p> <p>Existing views are channelled to the south as mature woodland / forestry screens views to the north.</p> <p>There would be no views towards the Proposed Development due to the concentration of mature woodland /forestry.</p>	340 m	No view.		
Windyedge Farm	<p>There are two properties at Windyedge Farm located to the southeast of The Site, adjacent to farm buildings and Backhill Wood and is accessed via a track of the A9. The front of the property faces southwest. An existing OHL is located to the north east of the property.</p> <p>Views of construction works would to the north west, in the context of the A9 road corridor.</p> <p>Once operational there would be oblique views of the Proposed Development to the northwest against the background landscape, occupying a wide extent of the view.</p>	390 m	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.	Long term & permanent.	At year 10 after establishment of hedgerow planting the magnitude of change would reduce to Slight and level effect Moderate (adverse). The effects remain significant due to proximity and proportion of the view occupied.

Receptor	Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
Wester Cultmalundie Farm Cottage	<p>This property is located adjacent to Wester Cultmalundie Farm to the northwest of The Site, accessed via a farm track from the minor road (Old Gallows Road). The front of the property faces south.</p> <p>Views of construction works from front of the property would be predominantly screened by intervening landform.</p> <p>Once operational there would be oblique partially screened views of the Proposed Development to southeast against the background sky. Views would be limited to the northern panel edge extents due the effect of the intervening landform.</p>	430 m	Overall, magnitude of change would be Moderate, with resultant level of effect would be Major/ Moderate and significant, due to the proportion of view occupied.	Long term & permanent.	At year 10 the after establishment of hedgerow planting the magnitude of change would remain Moderate, with resultant level of effect would be Major/ Moderate (adverse) and significant, due to the proportion of view occupied.
Wester Cultmalundie Farm	<p>This property is located to the north of The Site within curtilage vegetation, accessed via a farm track from the minor road (Old Gallows Road). The front of the property faces north with adjacent farm buildings and curtilage trees restricting view to the north and northwest.</p> <p>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.</p> <p>Once operational there would be oblique partially screened views of the Proposed Development to southeast at approx. 450m against the background sky. Views would be limited to</p>	450 m	Overall, magnitude of change would be Slight, with resultant level of effect would be Moderate and not significant, due the screening effect of intervening buildings and landform.	Long term & permanent.	At Year 10 the after establishment of hedgerow planting the magnitude of change would remain Slight, with resultant level of effect would be Moderate (adverse) and not significant, due to screening effect of intervening landform.

Receptor	Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
	the northern panel edge extents due the effect of the intervening landform.				
East Cultmalundie	East Cultmalundie consist of two properties are located to the north of the Site, accessed via a farm track from the minor road (Old Gallows Road). The front of the property faces southwest, with adjacent curtilage vegetation filtering views to the north and south. An existing OHL is located to the south and east. Views of construction works to south and south east would be limited due to intervening landform screening. Once operational views would be limited to the north west edge panel edge extents, filtered by curtilage vegetation.	460 m	Overall, magnitude of change would be Slight, with resultant level of effect Moderate and not significant, due the screening effect of intervening landform.	Long term & permanent.	At Year 10 Overall, magnitude of change would be Slight, with resultant level of effect Moderate (adverse) and not significant, due the screening effect of intervening landform.
Grieves (East Cultmalundie)	This property is located adjacent to the Bothy and East Cultmalundie Farm Cottage, accessed via a farm track from the minor road (Old Gallows Road). The front of the property faces east, with adjacent curtilage vegetation filtering views. An existing OHL is located to the south and east. Views of construction works would be limited due to intervening landform. Once operational there would be oblique views of the Proposed Development to southwest against the background	470 m	Overall, magnitude of change would be Slight, with resultant level of effect would be Moderate and not significant, due the screening effect of	Long term & permanent.	At Year 10 Overall, magnitude of change would remain Slight, with resultant level of effect Moderate (adverse) and not significant, due the screening effect of intervening landform.

Receptor	Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
	sky. Views would be limited to the northern panel extents due the effect of the intervening landform.		intervening landform and curtilage vegetation.		
The Bothy (East Cultmalundie)	<p>This property is located to the north of The Site, accessed via a farm track from the minor road (Old Gallows Road). The front of the house faces south and views to the north west are restricted in part due to adjacent farm buildings. An existing OHL is located to the south and east.</p> <p>Views of construction works would be limited due to intervening landform, restricted to views of the northern edge of the Proposed Development.</p> <p>Once operational there would be views of the Proposed Development to the southwest from the rear of the property against the background sky. Views would be limited to the northern panel extents due the effect of the intervening landform.</p>	490 m	Overall, magnitude of change would be Slight, with resultant level of effect would be Moderate and not significant, due the screening effect of buildings. and landform	Long term & permanent.	At year 10 overall, magnitude of change would remain Slight, with resultant level of effect Moderate (adverse) and not significant, due the screening effect of intervening landform.
Wester Cultmalundie Cottages	<p>Wester Cultmalundie consists of three properties located adjacent to Wester Cultmalundie Farm to the northwest of The Site, accessed via a farm track from the minor road (Old Gallows Road).</p> <p>The front of the properties faces south.</p> <p>Views of construction works from front of the property would be predominantly screened by intervening landform.</p>	490 m	Overall, magnitude of change would be Slight, with resultant level of effect would be Moderate and not	Long term & permanent.	At year 10 overall, magnitude of change would remain Slight, with resultant level of effect Moderate (adverse) and not significant, due the screening effect of intervening landform.

Receptor	Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
	Once operational there would be oblique partially screened views of the Proposed Development to southeast at approx. 490m against the background sky. Views would be limited to the northern panel edge extents due the effect of the intervening landform.		significant, due the screening effect of landform		
Gateside	This property is located on a farm track (Old Gallow Road), to the northeast of The Site, adjacent to remnant farm buildings and The Barn property. The front of the property faces south. Views of construction works from front of the property would be partially screened by intervening landform and adjacent buildings. Once operational there would be oblique partially screened views of the Proposed Development to southeast at approx. 550m against the background sky. Views toward the Proposed Development to the south would be screened by intervening landform.	570 m	Overall, magnitude of change would be Slight, with resultant level of effect would be Moderate and not significant, due the screening effect of buildings and landform.	Long term & permanent.	At year 10 overall, magnitude of change would remain Slight, with resultant level of effect Moderate (adverse) and not significant, due the screening effect of intervening landform and buildings.
The Barn	This property is located on a farm track (Old Gallow Road), to the northeast of The Site. The front of the property faces south. Views of construction works from front of the property would be partially screened by intervening landform. Once operational there would be oblique partially screened views of the Proposed Development to south east against the background sky, limited to the northern panel edge extents. Views to the south would be screened by intervening landform,	550m	Overall, magnitude of change would be Slight, with resultant level of effect would be Moderate and not significant, due	Long term & permanent.	At year 10 overall, magnitude of change would remain Slight, with resultant level of effect Moderate (adverse) and not significant, due the screening effect of intervening landform.

Receptor	Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
			the screening effect of landform		
Cotton Cottages	This property is located adjacent to the A9 to the east of The Site, within West Lamberkine Woods. The front of the property faces south. An existing overhead line is located to the southwest. There would be no views of construction works due to intervening tree cover.	870 m	Overall, magnitude of change would be Negligible, resulting Minor effects.	Long term & permanent.	At Year 10 magnitude of change would remain Negligible resulting in Minor effects, not significant and neutral.
North Lodge	This property is located at the edge of Dupplin Castle GDL and accessed from the A9. The house is set within mature woodland at the edge of Backhill Wood. Views of construction works would be heavily filtered by intervening tree cover. Once operational, views of the Proposed Development to the north west would be against the background landscape and heavily filtered by tree cover in and around the curtilage. Due to the broadleaved nature of tree cover within the locality, there would a slight reduction in the filtering effects of tree cover in winter months.	880 m	Overall, magnitude of change would be Slight, with resultant level of effect would be Moderate and not significant, due to intervening tree cover.	Long term & permanent	At Year 10 Overall, magnitude of change would remain Slight, with resultant level of effect Moderate (adverse) and not significant, due to intervening tree cover.
Cotton Farm	This property is located to the south east of The Site, near Lamberkine Wood and accessed from the A9. Views of construction works would be partially screened by adjacent farm buildings.	960 m	Overall, magnitude of impact would be Slight, resulting in	Long term & permanent	10 Overall, magnitude of change would remain Slight, with resultant level of effect Moderate (adverse) and

Receptor	Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
	Once operational views of the Proposed Development to the north west would be against the background landscape and predominantly screened by farm buildings		Moderate effects. Not significant due to screening by farm buildings.		not significant, due to screening by farm buildings
Settlements					
Tibbermore	This hamlet is located to the northeast of The Site, adjacent to the unclassified road which connects the A82 with Balgowan. The main settlement cluster is centred on Marfield Grove and Tippermuir Close. Views to the north are filtered by tree cover within the settlement view to south are restricted in part by intervening landform. Views of construction works to the southwest would be predominantly screened intervening landform. Once operational there would be oblique views of the Proposed Development to south east. Views would be predominantly screened by intervening landform and restricted to properties at the southern and western settlement edge as illustrated at Viewpoint 4.	1.5 km	Overall, magnitude of impact would be Slight, resulting in Moderate effects and not significant, due to intervening landform screening.	Long term & permanent	A year 10, magnitude of change would remain Slight, with resultant level of effect Moderate (adverse) and not significant, due to landform screening.
Burghmuir (Perth)	The district of Burghmuir forms the southwestern edge of Perth, with the A9 corridor forming the settlement boundary/edge.	3.1 km	Overall, magnitude of change would be Negligible,	Long term & permanent	At year 10 magnitude of change would remain Negligible resulting in Minor effects, not significant and neutral.

Receptor	Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
	Views of construction works to the southwest would be barely discernible due to distance and intervening tree over and buildings. Once operational views to the south west towards the Proposed Development would be limited by a combination of buildings tree cover along the A9 corridor and vegetation within intervening farmland.		resulting Minor effects, not significant.		
Lochty	Lochty is located on the C 410 to the north east of The Site, near Almondbank. Views to the north and south are contained by mature tree cover located in and around settlement. Views of construction works to the south west would be barely discernible due to distance and intervening tree over and buildings. Once operational views to the south west towards the Proposed Development would be limited by a combination of buildings tree cover within the settlement and vegetation within intervening farmland.	3.4 km	Overall, magnitude of change would be Negligible and not significant, due to screening effect of intervening buildings and tree cover.	Long term & permanent	At year 10 magnitude of change would remain Negligible resulting in Minor effects, not significant and neutral.
West Huntingtower Field	Huntingtower is located on the C 410, to the northeast of the Site. Views to the north and south are filtered by tree cover located adjacent to the settlement. Views of construction works to the southwest would be barely discernible due to distance and intervening tree over and buildings.	3.5 km	Overall, magnitude of change would be Negligible and not significant, due to screening effect of	Long term & permanent	At year 10 magnitude of change would remain Negligible resulting in Minor effects, not significant and neutral.

Receptor	Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
	Once operational views to the southwest towards the Proposed Development would be limited by a combination of buildings, landform and intervening tree cover.		intervening buildings and tree cover.		
Methven	<p>Methven is located to the north west of The Site and centred on the C 410 road. Views from the centre of the settlement are partially screened by landform and views to north are also contained by landform. More expansive views are experienced on areas of higher elevation at the northern and north western edges of the settlement.</p> <p>ZTV coverage is concentrated on areas of higher elevation in the north and north west of the settlement.</p> <p>Views of construction works to the south east would be barely discernible due to distance and intervening landform.</p> <p>Once operational views of 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. In addition, potential views would be partially screened by built features within the settlement and consequently would be more apparent to those residencies located at the settlement edge.</p>	4 km	Overall, magnitude of change would be Negligible and not significant.	Long term & permanent	At year 10 magnitude of change would remain Negligible resulting in Minor effects, not significant and neutral

Table A5.4.3 Visual Effects– transport routes (Medium Sensitivity)

Receptor	Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
Unclassified road between A9 and C 410	<p>Road users on this unclassified road which connects the A9 with the C 410 via Tibbermore. Existing views from southerly parts of the route views are open to the northwest, West Lamberkine Wood restricting views to the north and northeast. Views from the northern section of the route are open and expansive over lowland farmland.</p> <p>ZTV coverage is widespread along the route, but views of the Proposed Development would be influenced by intervening landform near The Site.</p> <p>The construction work would be viewed at close range from sections of the road between the A9 and Gateside, views further north this route would be limited due to intervening landform.</p> <p>Once operational there would views at close range on section of the route between the A9 and farm track to Gateside (Refer to Viewpoint 2 & 3). The Proposed Development would appear in the foreground of views to the northwest, against the background landscape.</p> <p>Views from sections of route near Tibbermore and approach to C 410 would be more limited due to intervening landform (Refer to Viewpoint 4).</p>	50m	Substantial magnitude of change resulting 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.	Long term & permanent.	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 be significant considering the proportion of the views occupied to the west and north west.

Receptor	Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
A9	<p>The A9 and is routed through the Study Area between Chapelbank and Perth. Existing views are varied due to intervening landform, roadside vegetation and tree cover. There are often glimpsed views expansive views to southeast and northwest subject to screening levels. Views near The Site are influenced by road cuttings, woodland and forestry</p> <p>ZTV coverage is concentrated on a short section of the route between Crossgates and Cotton, due to intervening landform, woodland and forestry (Cultmalundie Woods and West Lamberkine Wood).</p> <p>The construction work would be viewed at close range for a section of the road between the Kinkell Bridge junction and Cotton. Once operational there would be views at close range at distances of between 200m and 700m in views (Refer to Viewpoint 1). The Proposed Development would be viewed in the foreground against the background landscape, in the views to the north, northeast and northwest. Views from wider sections of the road are extremely limited due to interbeing topography and tree cover.</p>	100 m	<p>Substantial magnitude of change resulting Major / Moderate effects in views up to distances of 700 m.</p> <p>From wider sections of the road there would be a Negligible magnitude of change resulting in Minor effects.</p>	Long term & permanent.	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 effects (adverse). Not Significant.

Receptor	Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
Unclassified road between A9 and Findo Gask	<p>This minor connects the A9 with the B8062 via Findo Gask and large sections of the route in the Study Area are located within and adjacent to woodland and forestry. Existing views are contained in part from large sections of the route by tree cover with more open sections of the road offering wider and expansive views to the north and northeast.</p> <p>ZTV coverage is concentrated on a short section of the route near junction with the A9.</p> <p>Views of construction work would be confined to a short section of the route near the A9 slip road.</p> <p>The Proposed Development would appear in the foreground in views to the north northeast and northwest at distance of between 80 m and 150 m, against the background landscape. There would be no views from wider section of the route due to intervening landform and tree cover.</p>	80 m	Substantial magnitude of change resulting Major /Moderate effects in views up to distances of 150 m. Views from other section route would be Minor.	Long term & permanent.	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 effect (adverse). Not Significant.
Unclassified road between C 410 and Balnagown	<p>This road connects the C 410 with Balgowan. Existing views are expansive to the north, northeast and northwest towards Glen Almond. Views to the south, southwest and southeast are partially contained by intervening landform.</p> <p>ZTV coverage is extremely sparse and concentrated on section of the route between North Blackruthven and Tibbermore.</p> <p>Views of construction works to the south and southwest would be predominantly screened intervening landform.</p>	1.4 km	Overall, magnitude of impact would be Slight, resulting in Moderate /Minor effects and not significant (from closest route sections)	Long term & permanent	At year 10 as the hedgerow establishes the magnitude of change would remain Slight from closest sections of the route resulting in Moderate / Minor effects and not significant (adverse).

Receptor	Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
	Once operational there would be views of the Proposed Development to the south and southwest at distances of between 1.4km and 2. 5km. Views would be predominantly screened by intervening landform and consist of northern extents of the infrastructure. (Refer to Viewpoint 4.)		Due to the level of intervening landform screening.		
C 410 (Betwven Crieff and Perth)	<p>The C 410 connects Perth with Methven within the Study Area. Existing views are varied, with a combination of open and expansive views to the south and west and views filtered by tree cover, between Perth and Lochty.</p> <p>ZTV coverage is fragmented and views would be partially screened by intervening landform. In addition, views would be heavily filtered by tree cover along the route and within intervening farmland.</p> <p>Views of the construction work to the south and south west would be barely discernible, due to distance and intervening landform</p> <p>Once operational views would be intermittent at distances of between 2. 7 km and 3.8 km. Potential views of the Proposed Development would subject to screening by roadside vegetation and tree cover within intervening farmland,</p>	2.7 km	The magnitude of change experienced by road users would be Negligible, and the level of effect would be Negligible (not significant).	Long term & permanent	At Year 10, the effect would remain Negligible (neutral)

Table A5.4.4 Recreational Receptors (High Sensitivity)

Receptor	Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
Gloagburn Farm shop	<p>Gloagburn Farmshop is located near Tibbermore and is promoted as a tourist destination and includes a shop, café, outside play area. Existing views from the car park and play area are open, over adjacent farmland, with long range views in a north westerly direction Glen Almond.</p> <p>Views of construction work would be limited by intervening landform, restricted to views at the north extent of infrastructure implementation.</p> <p>Views towards the Proposed Development would be predominantly screened by intervening landform (refer to Viewpoint 5) and extreme northern edge of panel infrastructure would be barely discernible against the background tree cover.</p>	1.5 km	Overall, magnitude of change would be Negligible resulting in Moderate /Minor effects and not significant. Due the effect of intervening landform.	Long term & permanent	At Year 10 as the hedgerow establishes the magnitude of change would remain Negligible resulting in Moderate / Minor effects and not significant (neutral).
Meth 131	<p>This footpath forms a short loop to the west of Perth near Southton of Blackruthven, connecting to footpath Meth 31. The path is located within and adjacent to mature trees / woodland, which filters in all directions.</p> <p>Views of construction work would be limited by intervening landform and filtered by tree cover.</p> <p>Views towards the Proposed Development would be predominantly screened by intervening landform and heavily filtered by tree cover.</p>	1.9 km	Overall, magnitude of change would be Negligible resulting in Moderate/ Minor effects and not significant.	Long term & permanent	At year 10 the magnitude of change would remain Negligible resulting in Moderate / Minor effects and not significant (neutral).

Receptor	Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
Meth 126	<p>This footpath is located to the southeast of Methven and connects Myreside (near the C 410) with METH/8. Existing views are open, with a combination of intervening landform and tree cover restricting longer range views from parts of the route. Views of the construction work to the south and south west would be barely discernible, due to distance and intervening landform.</p> <p>Once operational views would be intermittent at distances of between 2. 6 km and 2.8 km. Potential views of the Proposed Development would be filtered by tree cover within intervening farmland.</p>	2.6 km	The magnitude of change experienced by walkers would be Negligible, and the level of effect would be Minor (not significant).	Long term & permanent	At year 10 the magnitude of change would remain Negligible resulting in Minor effects and not significant (neutral).
Meth / 122	<p>This footpath connects path METH/ 126 with the town of Methven. Existing views are open from elevated sections of the route near Morrishill Wood. Intervening landform limits views to the north.</p> <p>Views of the construction work to the south and south east would be barely discernible, due to distance and intervening landform</p> <p>Once operational views would be intermittent at distances of between 2. 6 km and 4 km. Potential views of the Proposed Development would be predominantly screened by intervening landform</p>	2. 6km	The magnitude of change experienced by walkers would be Negligible, and the level of effect would be Minor (not significant).	Long term & permanent	At year 10 the magnitude of change would remain Negligible resulting in Minor effects and not significant (neutral).

Receptor	Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
Meth/21	<p>This footpath forms a short link between footpath METH/13 and C 410 near Huntingtower Field. The path is located within and adjacent to mature trees / woodland, which filters views in all directions.</p> <p>Views of construction work would be limited by intervening landform and filtered by tree cover.</p> <p>Views towards the Proposed Development would be predominantly screened by intervening landform and heavily filtered by tree cover.</p>	2.5 km	The magnitude of change experienced by walkers would be Negligible, and the level of effect would be Minor (not significant).	Long term & permanent	At year 10 the magnitude of change would remain Negligible resulting in Minor effects and not significant (neutral).
Meth /8	<p>This footpath connects path METH/ 126 with the town of Methven. Existing views are open from elevated sections of the route.</p> <p>Views of the construction work to the south and south east would be barely discernible, due to distance and intervening landform.</p> <p>Once operational views would be intermittent at distances of between 3 km and 4 km. Potential views of the Proposed Development would be predominantly screened by intervening landform.</p>	3 km	The magnitude of change experienced by walkers would be Negligible, and the level of effect would be Minor (not significant).	Long term & permanent	At year 10 the magnitude of change would remain Negligible resulting in Minor effects and not significant (neutral).

Receptor	Baseline and Likely Effect	Distance	Magnitude of Impact & Nature of Effect	Temporal Scale (Short / Medium / Long) Permanence of Effect (Temporary / Permanent)	Residual Significance (Neutral / Neg / Minor / Moderate / Major) Type of Effect (Adverse / Beneficial)
Meth/15 & Meth /16	<p>These footpaths are located near the western edge of Perth near Huntingtower Field are located within and adjacent to mature trees / woodland, which filters views in all directions.</p> <p>Views of construction work would be limited by intervening landform and filtered by tree cover.</p> <p>Views towards the Proposed Development would be predominantly screened by intervening landform and heavily filtered by tree cover.</p>	2.9 km	The magnitude of change experienced by walkers would be Negligible, and the level of effect would be Minor (not significant).	Long term & permanent	At year 10 the magnitude of change would remain Negligible resulting in Minor effects and not significant (neutral).
National Cycle Network Route 77	The cycle route is located at the River Almond to the north west of the Proposed Development and not located within the ZTV.	3.7 km	No View		

Technical Appendix 6.5 – Landscape Mitigation Plan

Volume 3b – Visualisations (Viewpoints 1 – 4)