



TEALING SOLAR ENERGY PARK

LANDSCAPE AND VISUAL APPRAISAL

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15/06/2023

Table of Contents

1	Introduction.....	1
2	Guidance and Methodology.....	2
3	Consultation.....	3
4	Planning Policy Context.....	5
5	Baseline Description.....	6
6	Proposed Development and Mitigation..	11
7	ZTV and Viewpoint Analysis.....	12
8	Construction Stage Effects.....	15
9	Operational Landscape Effects.....	17
10	Operational Visual Effects.....	21
11	Cumulative Effects.....	35
12	Conclusions.....	40

Appendix A – LVA Methodology

Appendix B – Landscape Character Sensitivity

Appendix C – Viewpoint Analysis

Appendix D – Landscape Figures & Visuals

1 Introduction

This Landscape and Visual Appraisal (LVA) has been prepared by TGP Landscape Architects Ltd. The LVA report has been prepared with the aim of identifying the predicted landscape and visual effects of the proposed Tealing Solar Energy Park (the 'Proposed Development'). The Proposed Development is located 1.7km north of Dundee and comprises solar panels and associated infrastructure components, comprising substations, transformers, Inverters, DC and AC converters, switchgear and controllers, as well as perimeter fencing, access, parking, and landscape works.

The LVA is augmented by supporting text and graphics within the appendices. This includes the following figures within **Appendix D**:

- Figure 1 – Site Location;
- Figure 2 – ZTV with Viewpoints;
- Figure 3 – Landscape Character;
- Figure 4 – Residential Properties;
- Figure 5 – Recreational Routes;
- Figure 6 – Landscape Mitigation Plan; and
- LVA Photosheets and Photomontages.

1.1 Scope of the LVA

The LVA seeks to identify the potential landscape and visual effects that would occur as a result of the Proposed Development and is organised in the following sections:

- Guidance and Methodology – outlines the general methodology, with reference to established guidance (full version in **Appendix A**);
- Planning Policy Context;
- Baseline Description – including landscape components and character, as well as a description of the main visual receptors within the Study Area;
- Proposed Development and Mitigation – describes the main elements of the Proposed Development, and the measures incorporated into the design to mitigate potential effects;
- ZTV and Viewpoint Analysis – analysis of the geographic extents of visibility and the potential magnitude of change at a selection of viewpoints;
- Construction Stage Effects – assesses the effects of the Proposed Development during the temporary construction stage;
- Operational Landscape Effects – assesses the effects on the landscape fabric, landscape character and quality of the landscape designations within the Study Area;
- Operational Visual Effects – assesses effects on visual amenity of people in the Study Area;
- Cumulative Effects – considers the combined effects of the Proposed Development in combination with other notable / similar developments; and
- Conclusions – a summary of the LVA results.

1.2 The Site and Study Area

Figure 1 illustrates the Site location and the associated Study Area. The Site encompasses four discrete parcels of land, broadly extending north – south between Carrot Hill in the north and Glack Hill in the south. For the purposes of this LVA, these parcels are identified as follows:

- Kellas Parcel, located furthest south, between Kellas and Westhall Terrace;
- Brighty Parcel, located between Westhall Terrace and Mill of Brighty;
- Braeside Parcel, located further east, on the opposite side of the Sweet Burn; and
- Dodd Hill Parcel, located furthest north on the slopes of Dodd Hill.

Taking a proportionate approach, a 2km radius Study Area has been adopted from the Proposed Development 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 (with the solar panels having a maximum height of 2.5m). It is considered that any notable landscape or visual effects would be confined within this geographical area.

2 Guidance and Methodology

2.1 Guidance

The methodology presented here is based on the following best practice guidance:

- *Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3)*; Institute of Environmental Management and Appraisal and the Landscape Institute, 2013;
- *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 for Scotland (Consultation Draft)*; NatureScot, 2020; and
- *Visual Representation of Development Proposals; Landscape Institute Technical Guidance Note 06/2019*; Landscape Institute, 2019.

In addition, reference has been made to other published guidance and the appraisal work has drawn on the following relevant baseline information:

- *National Landscape Character Assessment (web-based interactive map)*, NatureScot, 2019;
- Ordnance Survey Landranger (1:50 000) and Explorer (1:25 000) maps;
- Field surveys; and
- Aerial photography.

2.2 Methodology

The LVA aims to identify and evaluate the potential landscape and visual effects arising from the Proposed Development. Wherever possible, identified effects are quantified, albeit the nature of landscape and visual appraisal requires interpretation by professional judgement. In order to provide a level of consistency to the appraisal, the prediction of magnitude and appraisal of the residual landscape and visual effects have been based on pre-defined criteria.

GLVIA3 states that: “Professional judgement is a very important part of the LVIA.” (para 2.23) “In all cases there is a need for the judgements that are made to be reasonable and based on clear and transparent methods so that the reasoning applied at different stages can be traced and examined by others” (para 2.24).

Landscape and Visual Appraisals are distinct, though linked procedures. The appraisal of the landscape effects takes cognisance of the potential changes in the physical components of the landscape and associated changes in its character and how it is experienced, which may in turn affect the perceived value ascribed to the landscape.

Visual effects relate to changes in the composition of existing views as a result of changes to the landscape, to people’s responses to the changes and to the overall effects with respect to visual amenity.

Level of Effect

The level of any identified landscape or visual effect has been assessed in terms of being Major, Moderate, Minor or Negligible. Intermediate correlations are also possible and depend upon professional judgement, e.g. Major/Moderate. These categories are based on the juxtaposition of visual or landscape sensitivity with the predicted magnitude of change. This juxtaposition is not used as a prescriptive tool, rather it allows for the exercise of professional judgement. 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 notable.

The complete appraisal methodology is set out in **Appendix A**.

3 Consultation

Consultation in relation to the Proposed Development has been undertaken with Angus Council and the Energy Consents Division of the Scottish Government. This comprises submission of an EIA Screening Request in May 2022. The response from Angus Council highlighted the number of potential residential receptors in the surrounding area, as well as the recreational importance of Carrot Hill. The screening response also determined that a full Environmental Impact Assessment is not required. An additional Screening Request was submitted in Jan 2023, based on a revised layout.

Further consultation was undertaken with Angus Council in January 2023, in relation to the scope of the LVA and the viewpoint locations. This prompted additional viewpoint locations being included within the assessment. The final list of viewpoints is listed in **Table 3.1** below; those requested by the Council are noted wherever relevant.

The locations of these viewpoints are illustrated on **Figure 2**.

Table 3.1: LVA Viewpoints

Viewpoint	Reason for Selection	Distance to Site
1. Minor Road east of Murroes Primary School	Illustrates close proximity views experienced by road users near the Kellas Parcel. <i>Requested by Angus Council.</i>	15m south of Kellas Parcel
2. Gagie Smallholdings	Representative of close proximity views experienced by local residents near the Brighty Parcel.	20m east of Brighty Parcel
3. Minor Road north of Westhall Terrace (at Brighty Wood)	Illustrates close proximity views experienced by road users near the Brighty Parcel. <i>Requested by Angus Council.</i>	30m west of Brighty Parcel
4. Minor Road at northern edge of Westhall Terrace	Illustrates close proximity views experienced by road users near the Brighty Parcel. <i>Requested by Angus Council.</i>	38m south of Brighty Parcel
5. Cairnsbrae Natural Burial Ground	Representative of close proximity views experienced by visitors to the burial ground, near the Kellas Parcel.	62m east of Kellas Parcel
6. Dodd Hill	Illustrates close proximity views experienced by recreational hill walkers at elevated vantage point near the Dodd Hill Parcel. <i>Requested by Angus Council.</i>	65m from the Dodd Hill Parcel
7. Carrot Hill	Illustrates close proximity views experienced by recreational hill walkers at elevated vantage point near the Dodd Hill Parcel. <i>Requested by Angus Council.</i>	99m north of Dodd Hill Parcel
8. Core Path 202 near The Latch	Representative of close proximity views experienced by walkers on promoted route, near dispersed dwellings, near the Braeside Parcel.	100m east of Braeside Parcel
9. Core Path 202 at Brighty Wood	Representative of close proximity views experienced by walkers on promoted route, near dispersed dwellings, near the Brighty Parcel.	120m west of Brighty Parcel
10. Westhall Terrace	Representative of views experienced by local residents of the Kellas and Brighty Parcels.	213m west of Kellas Parcel
11. Minor Road at West Wellbank (Braeside Junction)	Illustrates views experienced by road users near the Braeside Parcel. <i>Requested by Angus Council.</i>	238m east of Braeside Parcel
12. Minor Road at Dodd Hill	Illustrates close proximity views experienced by road users near the Dodd Hill Parcel.	15m (240m from built form) east of Dodd Hill Parcel
13. Minor Road at Dodd Hill, West Bankhead	Close proximity views experienced by road users and dispersed dwellings near the Dodd Hill Parcel. <i>Requested by Angus Council.</i>	140m (244m from built form) east of Dodd Hill Parcel

14. Track north of Glack Hill	Illustrates views from an unsurfaced track near the Kellas Parcel. <i>Requested by Angus Council.</i>	270m west of Kellas Parcel
15. Kellas	Illustrates views experienced by local residents towards the Kellas Parcel.	338m east of Kellas Parcel
16. Bucklerheads	Illustrates views experienced by local residents on the edge of the settlement.	690m east of Kellas Parcel
17. Core Path 203	Representative of longer distance views experienced by walkers on promoted route.	740m west of Brighty Parcel
18. Core Path 204 at Brighty	Representative of longer distance views experienced by walkers on promoted route, near dispersed dwellings.	1.2km west of Brighty Parcel
19. B978 at Luckyslap	Representative of longer distance views experienced by road users, near dispersed dwellings.	1.6km east of Dodd Hill Parcel

4 Planning Policy Context

The following section identifies the planning policy and other planning guidance material specifically relevant to the LVA. This includes consideration of the following:

- *Scottish Planning Policy*, Scottish Government, 2014;
- *TAYplan Strategic Development Plan 2016-2036 (approved October 2017)*; and
- *Angus Local Development Plan*, Angus Council, 2016.

4.1 Scottish Planning Policy (SPP)

SPP aims to facilitate beneficial change to Scottish landscapes whilst maintaining and enhancing distinctive character. It acknowledges that landscape character is the result of the action and interaction of natural and / or human factors and stipulates that the siting and design of development should be informed by local landscape character. The relevant paragraphs within the SPP applicable to landscape are paragraphs 193 – 218.

4.2 TAYplan Strategic Development Plan 2016-2036 (SDP)

The TAYplan sets out the overall planning vision across the extended geographical areas of Perth and Kinross, Fife, Dundee and Angus. This incorporates a strategic vision for delivery of new housing, as well as outline strategy in relation to the protection and enhancement of green infrastructure and natural assets.

4.3 Angus Local Development Plan (LDP) 2016

The Angus LDP sets out the Council's vision for the area alongside planning policy to guide development. Planning Policy PV9: Renewable and Low Carbon Energy Development relates directly

to the Proposed Development and states that proposals for renewable energy development will be supported in principle where they meet select criteria. This incorporates consideration of location and siting, appropriate access and links, with an emphasis on avoiding unacceptable adverse effects (individually or cumulatively) on landscape character and sensitive views, including those from local communities and public access routes.

Relevant landscape-related policies from the Angus LDP are summarised as follows:

- DS3 Design Quality and Placemaking, which states that development proposals should deliver a high design standard and relate to landscape character and sense of place.
- DS4 Amenity, states that development will not be permitted where there is an unacceptable adverse impact on the surrounding area or residential amenity.
- PV1 Green Networks and Green Infrastructure, describes how the Council seeks to protect and enhance wildlife, recreational, amenity, and landscape value of the Green Network.
- PV3 Access and Informal Recreation, states that new development should not compromise the integrity or amenity of existing recreational access opportunities including access rights, core paths and rights of way.
- PV4 Sites Designated for Natural Heritage & Biodiversity Value, seeks to protect and enhance habitats of natural heritage value.
- PV6 Development in the Landscape, states that the Council will seek to protect and enhance the quality of the landscape in Angus. This includes its distinctive local characteristics and its important views and landmarks. The policy makes reference to the Tayside Landscape Character Assessment and relevant capacity studies.
- PV7 Woodland Trees and Hedges, seeks specifically to protect ancient woodland and trees subject to TPOs. In addition, there is an overarching aim to protect and retain woodland, trees and hedgerows in general and promote new areas of woodland planting.

The Angus LDP is augmented by supplementary planning guidance documents, including *Design & Placemaking Supplementary Guidance* (Angus Council, 2018) which sets out additional information in relation to the interpretation of policy DS3, and seeks to ensure future development fits with the character and pattern of development in the surrounding area.

In addition, Angus Council's *Renewable and Low Carbon Energy Development Supplementary Guidance* (Angus Council, 2017) provides further information specific to renewable energy development, and the requirement for appropriate landscape and visual assessment.

Angus Council's *Strategic Landscape Capacity Assessment for Solar Energy in Angus* (Angus Council, 2016) provides a technical assessment of the landscape capacity to accommodate solar farms, and is a material consideration.

5 Baseline Description

5.1 Local Landscape Context

Figure 1 illustrates the geographic location of the Proposed Development, which is located 1.7km north of Dundee at the closest point. The Site encompasses four discrete parcels of land broadly extending north – south between Carrot Hill in the north and Glack Hill in the south. As described in

Section 1.2, for the purposes of this LVA, these parcels are identified as the Kellas, Brighty, Braeside, and Dodd Hill Parcels.

The local landscape comprises undulating, farmland, which is predominantly arable in use, with localised parcels of woodland and tree cover. Fields are generally of medium scale and are typically demarcated by drystone walls, as well as post-and-wire fencing and hedgerows.

Across the Study Area, the rolling landform steadily rises to the north, towards the summits of Lorns Hill (243m AOD), Dodd Hill (255m AOD), and Carrot Hill (259m AOD). Towards the southern end of the Study Area, Glack Hill represents the most elevated point, rising to 132m AOD. The Kellas, Brighty, and Braeside Parcels of the Site are located at 100 – 155m AOD. The Dodd Hill Parcel (located furthest north, on the southeasterly facing slopes of Dodd Hill) ranges between 195 – 250m AOD.

The parcels of land within the Site typically incorporate working arable farmland. Exceptions to this comprise the Brighty Parcel, which incorporates pastoral farmland in northern areas, and the Dodd Hill Parcel, which includes a mix of arable and pastoral farmland in the east, and rough scrub across western areas. As such, the majority of the Site is void of landscape features, other than the occasional stone walls and other boundary treatments that demarcate the local field pattern. In general, the field boundaries are of low height. This contributes to a landscape that is relatively open in places. However, the blocks of woodland, shelterbelt and tree cover interspersed throughout this agricultural landscape result in increased visual containment and a greater sense of enclosure, particularly in lower lying areas.

Existing settlement within the local area is primarily limited to small villages and hamlets, including Westhall Terrace (70m to the west of the Proposed Development), Kellas (340m to the east), Bucklerheads (650m to the east), Burnside of Duntrune (1.0km to the south) and Wellbank (1.5km to the east). Ballumbie, on the northern edge of Dundee, is located 1.0km to the south of the Site at the closest point.

Other built form comprises isolated farmsteads and clusters of residential dwellings linked by minor roads. In addition, an overhead power line extends southwest-northeast through the Study Area, extending in close proximity to the Site in the vicinity of Big Latch Wood.

The B978 and B961 extend north and northeast from Dundee respectively and represent the main transport routes within the Study Area.

5.2 Landscape Character

NatureScot's National Landscape Character Assessment (2019), represents the most up-to-date assessment of landscape character across the Study Area. With reference to **Figure 3**, the majority of the Site (comprising the Kellas, Brighty and Braeside Parcels) is located within the Dipslope Farmland LCT. The northern part of the Site (comprising the Dodd Hill Parcel) extends into the adjoining Lowland Hill Ranges LCT. The key characteristics and sensitivities of these LCTs are described below.

These LCTs align with those in the older Tayside Landscape Character Assessment (LUC, 1999), which is referred to in Angus LDP Policy PV6. The Lowland Hill Ranges LCT is identified as the Igneous Hills LCT within the Tayside Assessment. However, the LCTs encompass the same areas, with consistent key characteristics, hence represent the same landscape identified by a different name.

There are no other LCTs within the Study Area.

Key Characteristics of the Dipslope Farmland LCT

- *‘Extensive area of lowland farmland running parallel to the coastline, generally sloping from Sidlaws and Forfar Hills in north-west to near sea level in the south-east.*
- *Dominated by productive agricultural land, it has an open, medium-scale character which is predominantly productive arable land use with simple geometric field patterns.*
- *Low woodland cover, except on large estates which have pine shelter belts and hedgerows, and along river corridors. Where located on the slopes it reinforces the change in gradient.*
- *Variety of historic sites from different eras ranging from prehistoric, Roman to Medieval, including castles, a number of historic estates and designed gardens which create a rich diverse character and strong local cultural identity.*
- *Dispersed settlement pattern, including some suburban development which extends outwith the historic settlement confines.*
- *Infrequent single and small clusters of a range of domestic and medium scale commercial turbines along the elevated slopes, prominent due to their elevation and the lack of significant woodland cover.*
- *Variety of views from within the landscape, but typically, given the broad fall of slope to the east, there is a strong visual relationship with views along the coast and wide panoramas out to open sea. Intervisibility across the Tay firth to the Fife coast is pronounced around Dundee and reduces in clarity with distance and prominence further north.’*

With reference to the *Strategic Landscape Capacity Assessment for Solar Energy in Angus* (Angus Council, 2016), the Dipslope Farmland LCT is described as having medium landscape capacity to accommodate solar energy development.

The sensitivity of the Dipslope Farmland LCT specific to the Proposed Development and its locality is assessed within **Appendix B** as being Medium.

Key Characteristics of the Lowland Hill Ranges LCT

- *‘The Sidlaw and Ochil Hills comprise hard volcanic rocks which appear as relatively uniform ridgelines orientated southwest to northeast, contributing to the much wider strategic grain of landscape character defined by the Highland Boundary Fault geology.*
- *Recognisable shapes, peaks and slopes, and ridge profiles, the presence of which is emphasised by their location set within low lying agricultural landscape to the north and south.*
- *Short burns and rivers flowing from dramatic, short steep glens.*
- *Several large glens through the hills.*
- *Often distinctive and conspicuous scarp and dipslopes.*
- *Generally open medium scale landscapes of almost conical summits dominated by grass moorland and upland pasture.*
- *Sweeping patchwork of regular but not geometric patterns on the dipslopes.*

- *Some areas of extensive forestry.*
- *Occasional vertical features such as navigational and telecom masts, follies, and wind turbines which appear prominent in these elevated locations.*
- *Popular use for informal recreation by nearby large centres of population.*
- *A sense of relative tranquillity.*
- *Importance as a backdrop to many settlements in the surrounding low lying agricultural landscapes.*
- *Views within, across and up to this character type.'*

With reference to the *Strategic Landscape Capacity Assessment for Solar Energy in Angus* (Angus Council, 2016), the Lowland Hill Ranges LCT¹ is described as having low landscape capacity to accommodate solar energy development.

The sensitivity of the Lowland Hill Ranges LCT specific to the Proposed Development and its locality is assessed within **Appendix B** as being High.

5.3 Landscape Designations

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. There are no landscape designations within the Study Area.

Angus Council is currently in the process of identifying areas of local importance and value, with the view to designating these as Local Landscape Areas. There are five 'Areas of Search' within the wider Angus area, as defined within the *Local Landscape Areas in Angus, Areas of Search Report* (Angus Council, 2018). None of these 'Areas of Search' are located within the Study Area.

5.4 Visual Baseline and Receptors

The following section describes the visual receptors within the 2km Study Area.

Local Residents

With reference to **Figure 2**, settlement within the Study Area from which there may be views of the Proposed Development comprise:

- Westhall Terrace, 70m to the west of the Kellas Parcel and 70m south of the Brighty Parcel;
- Kellas, 340m to the east of the Kellas Parcel;
- Bucklerheads, 650m to the east of the Kellas Parcel;
- Burnside of Duntrune and Ballumbie, 1.0km to the south of the Kellas Parcel; and
- Wellbank, 1.5km to the east of the Braeside Parcel and Kellas Parcel.

Other residents within the Study Area are limited to dispersed dwellings and farmsteads. Those within 500m of the Proposed Development are highlighted on **Figure 4** and comprise:

- Burnside of Gagie, 15m to the south of the Brighty Parcel;

¹ The Lowland Hill Ranges LCT is identified as the Igneous Hills LCT within the Capacity Assessment, albeit extends over the same geographic area, hence represents the same landscape with different name.

- Leyswood, 25m to the east of the Braeside Parcel;
- Gagie Smallholdings, comprising The Hammel, Gagiewell Farm, Etive Mor, and Nos. 1-3 Gagie Farm Holdings, 30m to the east of the Brighty Parcel;
- Oakbank, 30m to the east of the Kellas Parcel;
- Willowbank and Braeside of Gavie (Nos. 2 and 5), 60m to the east of the Braeside Parcel;
- West Mains of Gagie, comprising the Old Farmhouse and Nos. 1-7 The Steadings, located 60m to the east of the Kellas Parcel;
- The Latch and Brookdale, 80m to the north of the Braeside Parcel;
- Mill of Brighty, comprising two houses, 85m to the west of the Brighty Parcel;
- Gagie Lodge, 90m northeast of the Kellas Parcel;
- The Bothy and Easterton of Gagie, 130m to the east of the Braeside Parcel;
- Cluster of properties at Brighty Wood, comprising Inchbroach, Touchwood, Carmethhine Cottage, Norwood, Viewfield House and Sidlaw View, located 140m to the west of the Brighty Parcel;
- Gagie House and The Stables, 180m to the east of the Brighty Parcel;
- Gardeners Cottage, 200m to the east of the Brighty Parcel;
- Murroes Primary School House, 230m to the west of the Kellas Parcel;
- West Wellbank Cottage, 245m to the east of the Braeside Parcel;
- West Bankhead Farm Cottage, 250m to the east of the Dodd Hill Parcel;
- Achnashie, Middle House and West Bankhead Farm, 260m to the east of the Dodd Hill Parcel;
- Valgreen, comprising West Cottage, No. 2 Valgreen Cottage, and The Steading, 280m to the west of the Kellas Parcel;
- Northbank, 390m to the east of the Braeside Parcel;
- The Bungalow, Knowehead, located 400m to the west of the Kellas Parcel;
- No. 5 Backmuir, 400m to the west of the Kellas Parcel;
- Dodd Farm Cottage, 420m to the south of the Dodd Hill Parcel;
- Mid Bankhead Farm Cottage, 440m to the east of the Dodd Hill Parcel; and
- Houletnuek, comprising dwelling Nos. 1 & 2, 480m to the west of the Kellas Parcel.

With reference to the ZTV, there would be no views from Westhall or Westhall Cottage (located 500m to the south of the Kellas Parcel). These properties are therefore not considered further.

Recreational Receptors

With reference to **Figure 5**, promoted recreational routes and outdoor destinations / attractions within the Study Area are limited to the Core Path network.

Core Paths 201 and 202 represent the recreational routes in closest proximity to the Site, extending along the eastern and northern boundary of the Braeside Parcel respectively. In addition, Core Paths 203 and 204 are located 130m and 1.2km to the west of the Brighty Parcel respectively at the closest point. Core Paths 197 and 198 are located at greater distance, 450m and 720m to the east of the Kellas Parcel respectively.

There would be no views from Ballumbie Castle Golf Club (located 1.1km to the south). This receptor

is therefore not considered further.

Road and Rail Receptors

Potential vehicular receptors within the Study Area are limited to road users on the B978 (390m to the southeast of the Kellas Parcel at the closest point) and the B961 (1.8km to the south of the Kellas Parcel at the closest point). There are no other A-roads, B-roads or rail lines within the Study Area.

6 Proposed Development and Mitigation

This section describes the aspects of the Proposed Development with the potential to cause landscape and visual effects within the Study Area.

6.1 Proposed Development Description

The Proposed Development comprises ground-mounted solar PV and energy storage. This would involve some very localised areas of ground clearance to facilitate construction, and the introduction of the following key elements:

- Solar panels, 2.5m height;
- Transformers, 2.8m height;
- 3.0m high perimeter fence;
- CCTV cameras, 3.0m height);
- Access tracks; and
- Landscape planting mitigation features.

6.2 Landscape Design and Mitigation

Site Location

The Site extends north-south through an area of rolling farmland between Glack Hill and Carrot Hill. The southern parts of the Site (comprising the Kellas, Brighty and Braeside Parcels) are located at relatively low elevations and are bounded by areas of woodland and tree cover in places, which provide partial visual containment to parts of the Site.

The Dodd Hill Parcel (located furthest north) is conversely more open and elevated, albeit benefits from its spatial separation from any notable settlement, and accordingly the limited number of potential receptors within the surrounding locality.

Design

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:

- During the design development process, the developable areas have been set back from the closest residential properties to increase spatial separation, and reduce potential effects on visual amenity;
- 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;
- Existing trees and field boundaries around the Site perimeter would be retained and protected during the course of the construction works, to ensure ongoing visual containment of the Site and maximise the screening of the Proposed Development.
- In terms of colour and materials, the site fencing would be painted with a recessive colour, such as RAL 6003 Olive Green (or similar approved) to soften the appearance and assist blending in with the surrounding landscape;
- Proposed planting would incorporate the creation of new native mixed-species hedgerow and tree planting around peripheral parts of the Site (see **Figure 1.6**). These new areas of mixed native planting would link with the existing parcels of woodland and shelterbelt in the surrounding areas, extending the existing green network as well as providing increased visual containment of the Proposed Development. In accordance with the species list within the *Tayside Local Biodiversity Action Plan 2016-2026* (Tayside Biodiversity Partnership, 2016), the species mix would be native, incorporating Oak, Willow, Scots Pine, Hawthorn, Blackthorn and Hazel, or similar;
- The landscape management regime would initially allow the hedgerows to grow. Thereafter, the management regime would seek to maintain an eventual hedgerow height of approximately 3.0m (consistent with the height of the perimeter fencing). As the proposed mitigation planting steadily matures, it would represent the addition of long-term elements of landscape value, which would contribute positively to local landscape character.
- In addition to the above, the creation of species-rich grassland / meadow within the Site would further soften the appearance of the Proposed Development and provide additional enhancement to local biodiversity in accordance with the target species within the *Tayside Local Biodiversity Action Plan 2016-2026*.

7 ZTV and Viewpoint Analysis

The potential landscape and visual effects arising from the Proposed Development have been analysed in two ways:

- Zone of Theoretical Visibility (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.

7.1 Zone of Theoretical Visibility Analysis

Theoretical visibility mapping of the Proposed Development is illustrated in **Figure 2**. The ZTV illustrates the theoretical visibility of the proposed infrastructure to the top height of 3.0m. The ZTV has been prepared using DSM data that incorporates larger screening elements, such as blocks of woodland and built form within the surrounding area.

With reference to the ZTV, the geographical extent of potential visibility would be relatively widespread across the Study Area, albeit in reality the availability of open views would be restricted

by dispersed parcels of woodland and field trees.

Potential visibility would drop off within more distant areas within southern parts of the Study Area (south of Glack Hill and Craig Hill), reflecting the containing influence of these hills.

7.2 Viewpoint Analysis

Viewpoint analysis has been carried out on a selection of key viewpoint locations to assess the likely level of effects arising as a result of the Proposed Development. With reference to the geographical extent of visibility illustrated within the ZTV, a total of 19No. viewpoints have been selected to represent the main views from publically accessible locations within the Study Area. This follows consultation with Angus Council (in Jan 2023) and the inclusion of their suggested viewpoints.

The viewpoint analysis is described within **Appendix C** and takes cognisance of the landscape mitigation measures described in Section 6 of this appraisal. This includes appraisal of potential effects at completion (referred to below as ‘Year 0’), and those at six years post-completion (referred to as ‘Year 6’), when the planting proposals have had time to establish. The findings are summarised in **Table 7.1** below. Notable effects are highlighted in bold type.

All viewpoints are illustrated as annotated photosheets, showing the extents of the Site and the surrounding landscape context. In addition, Viewpoints 7, 10, 11 and 15 are illustrated as photomontages, illustrating the proposed infrastructure within the view, as well as the proposed mitigation planting in views at Year 6. These viewpoints illustrate views from key settlements, elevated vantage points, and nearby parts of the public road network, with a focus on each of the four Site Parcels.

Table 7.1: Viewpoint Analysis Summary

Viewpoint	Receptor (sensitivity)	Magnitude of Change	Effects
1. Minor Road near Murroes Primary School (15m south of Kellas Parcel)	Road Users (Medium sensitivity)	Year 0: Substantial Year 6: Negligible	Year 0: Major/moderate Year 6: Minor/negligible
	Dipslope Farmland LCT (Medium sensitivity)	Year 0: Substantial Year 6: Negligible	Year 0: Major/moderate Year 6: Minor/negligible
2. Gagie Smallholdings (20m east of Brighty Parcel)	Local Residents (High sensitivity)	Year 0: Moderate Year 6: Negligible	Year 0: Major/moderate Year 6: Minor
	Dipslope Farmland LCT (Medium sensitivity)	Year 0: Moderate Year 6: Negligible	Year 0: Moderate Year 6: Minor/negligible
3. Minor Road north of Westhall Terrace (at Brighty Wood) (30m west of Brighty Parcel)	Road Users (Medium sensitivity)	Year 0: Substantial Year 6: Negligible	Year 0: Major/moderate Year 6: Minor/negligible
	Dipslope Farmland LCT (Medium sensitivity)	Year 0: Substantial Year 6: Negligible	Year 0: Major/moderate Year 6: Minor/negligible
4. Minor Road at northern edge of Westhall Terrace (38m south of Brighty Parcel)	Road Users (Medium sensitivity)	Year 0: Substantial Year 6: Moderate	Year 0: Major/moderate Year 6: Moderate
	Dipslope Farmland LCT (Medium sensitivity)	Year 0: Substantial Year 6: Moderate	Year 0: Major/moderate Year 6: Moderate

5. Cairnsbrae Natural Burial Ground (62m east of Kellas Parcel)	Visitors (High sensitivity)	Year 0: Substantial Year 6: Slight/Negligible	Year 0: Major Year 6: Minor
	Dipslope Farmland LCT (Medium sensitivity)	Year 0: Substantial Year 6: Slight/Negligible	Year 0: Major/moderate Year 6: Minor
6. Dodd Hill (65m from the Dodd Hill Parcel)	Recreational Walkers (High sensitivity)	Year 0: Moderate Year 6: Moderate/Slight	Year 0: Major/moderate Year 6: Moderate
	Lowland Hill Ranges LCT (High sensitivity)	Year 0: Moderate Year 6: Moderate/Slight	Year 0: Major/moderate Year 6: Moderate
7. Carrot Hill (85m north of Dodd Hill Parcel)	Recreational Walkers (High sensitivity)	Year 0: Substantial Year 6: Moderate	Year 0: Major Year 6: Major/moderate
	Lowland Hill Ranges LCT (High sensitivity)	Year 0: Substantial/ Moderate Year 6: Moderate	Year 0: Major/moderate Year 6: Major/moderate
8. Core Path 202 near The Latch (100m east of Braeside Parcel)	Local Residents / Recreational Walkers (High sensitivity)	Year 0: Moderate Year 6: Slight/Negligible	Year 0: Major/moderate Year 6: Moderate/minor
	Dipslope Farmland LCT (Medium sensitivity)	Year 0: Moderate Year 6: Slight/Negligible	Year 0: Moderate Year 6: Minor
9. Core Path 202 at Brighty Wood (120m west of Brighty Parcel)	Local Residents / Recreational Walkers (High sensitivity)	Year 0: Moderate Year 6: Negligible	Year 0: Major/moderate Year 6: Minor
	Dipslope Farmland LCT (Medium sensitivity)	Year 0: Moderate Year 6: Negligible	Year 0: Moderate Year 6: Minor/Negligible
10. Westhall Terrace (213m west of Kellas Parcel)	Local Residents (High sensitivity)	Year 0: Moderate Year 6: Moderate	Year 0: Major/moderate Year 6: Major/moderate
	Dipslope Farmland LCT (Medium sensitivity)	Year 0: Moderate Year 6: Moderate	Year 0: Moderate Year 6: Moderate
11. Minor Road at West Wellbank (Braeside Junction) (238m east of Braeside Parcel)	Local Residents (High sensitivity)	Year 0: Slight Year 6: Slight/Negligible	Year 0: Moderate Year 6: Moderate/minor
	Road Users (Medium sensitivity)	Year 0: Slight Year 6: Slight/Negligible	Year 0: Moderate/minor Year 6: Minor
	Dipslope Farmland LCT (Medium sensitivity)	Year 0: Slight Year 6: Slight/Negligible	Year 0: Moderate/minor Year 6: Minor
12. Minor Road at Dodd Hill (15m from site / 240m from built form, east of Dodd Hill Parcel)	Road Users (Medium sensitivity)	Year 0: Substantial Year 6: Slight	Year 0: Major/moderate Year 6: Moderate/minor
	Lowland Hill Ranges LCT (High sensitivity)	Year 0: Substantial/ Moderate Year 6: Slight	Year 0: Major/moderate Year 6: Moderate
13. Minor Road at Dodd Hill, West Bankhead (140m from site / 244m from built form, east of Dodd Hill Parcel)	Road Users (Medium sensitivity)	Year 0: Substantial Year 6: Moderate	Year 0: Major/moderate Year 6: Moderate
	Lowland Hill Ranges LCT (High sensitivity)	Year 0: Substantial/ Moderate Year 6: Moderate/Slight	Year 0: Major/moderate Year 6: Moderate
14. Track north of Glack Hill (270m west of Kellas Parcel)	Walkers on informal track (Medium sensitivity)	Year 0: Moderate Year 6: Slight	Year 0: Moderate Year 6: Moderate/minor
	Dipslope Farmland LCT (Medium sensitivity)	Year 0: Moderate/Slight Year 6: Slight	Year 0: Moderate Year 6: Moderate/minor

15. Kellas (338m east of Kellas Parcel)	Local Residents (High sensitivity)	Year 0: Moderate/Slight Year 6: Slight/Negligible	Year 0: Moderate Year 6: Minor
	Dipslope Farmland LCT (Medium sensitivity)	Year 0: Moderate/Slight Year 6: Slight/Negligible	Year 0: Moderate/Minor Year 6: Minor
16. Bucklerheads (690m east of Kellas Parcel)	Local Residents (High sensitivity)	Year 0: Slight/Negligible Year 6: Negligible	Year 0: Moderate/Minor Year 6: Minor
	Dipslope Farmland LCT (Medium sensitivity)	Year 0: Negligible Year 6: Negligible	Year 0: Minor/negligible Year 6: Negligible
17. Core Path 203 (740m west of Brighty Parcel)	Recreational Walkers (High sensitivity)	Year 0: Slight/Negligible Year 6: Negligible	Year 0: Moderate/minor Year 6: Minor
	Dipslope Farmland LCT (Medium sensitivity)	Year 0: Negligible Year 6: Negligible	Year 0: Minor/negligible Year 6: Negligible
18. Core Path 204 at Brighty (1.2km west of Brighty Parcel)	Recreational Walkers (High sensitivity)	Year 0: Negligible Year 6: Negligible	Year 0: Minor Year 6: Negligible
	Dipslope Farmland LCT (Medium sensitivity)	Year 0: Negligible Year 6: Negligible	Year 0: Minor/negligible Year 6: Negligible
19. B978 at Luckyslap (1.6km east of Dodd Hill Parcel)	Road Users (Medium sensitivity)	Year 0: Slight/Negligible Year 6: Slight/Negligible	Year 0: Minor Year 6: Minor
	Dipslope Farmland LCT (Medium sensitivity)	Year 0: Negligible Year 6: Negligible	Year 0: Minor/negligible Year 6: Minor/negligible

8 Construction Stage Effects

Whilst it is the operational stage of the Proposed Development that would give rise to prolonged landscape and visual effects, temporary effects at the construction stage would also occur based on the following operations:

- Erection of temporary perimeter fencing;
- Installation of temporary construction compound (including storage and welfare facilities);
- Creation of temporary laydown areas;
- Localised site clearance and excavation works for foundations;
- Increased vehicular movement within the Site;
- Gradual introduction of proposed infrastructure; and
- Reinstatement works, including the removal of the temporary accommodation.

The works detailed above would give rise to localised landscape and visual effects. The detailed construction programme is not known at this stage, albeit is anticipated to have a duration of approximately 18 months. The effects would therefore be temporary, and whilst potentially visible, would not appear prominently in views from the surrounding areas. As such, the construction phase effects would be limited in extent and duration.

8.1 Construction Stage Landscape Effects

During the construction stage, parts of the existing agricultural ground cover within the Site would be disturbed. This comprises arable farmland within the Kellas and Braeside Parcels. The Dodd Hill Parcel comprises a mix of arable and pastoral farmland in the east, and scrub in the west. The Brighty Parcel comprises a mix of arable farmland in the south, and pastoral farmland in the north.

Within each of the Site Parcels, there would be very localised areas of excavation required for the access tracks and cable routes. The solar panels would not require foundations, thus limiting the extent of site clearance / excavation. There would also be a short term, temporary increase in vehicle movements to and from the Site, as well as activity within each discrete Site Parcel. However, there would be no discernible loss of landscape elements or fabric within the Site. The existing field boundaries within each Site Parcel would be retained. Trees and woodland in adjoining areas would be protected during the construction phase, hence there would be no loss of existing tree cover / woodland along the Site boundaries.

Construction Stage Effects on Landscape Fabric

In terms of landscape fabric; the existing ground cover within the Site (predominantly arable, but also incorporating areas of pasture and scrub) is considered to be of Low sensitivity to the Proposed Development due to its seasonality and its ability to regenerate in a short period of time. The magnitude of change would be Moderate, resulting in a Moderate/minor effect.

Construction Stage Effects on Landscape Character

In terms of landscape character; the construction stage effects would be limited to localised parts of the Dipslope Farmland LCT and Lowland Hill Ranges LCT, which are considered to be of Medium and High sensitivity to the Proposed Development respectively (see **Appendix B**). The magnitude of change associated with the localised disturbance of existing ground cover and additional presence of vehicles within the Site Parcels 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 standard occurrence.

On balance, the magnitude of change on local landscape character during the construction stage would be Moderate based primarily on the increased presence of vehicles and human activity on Site. The resultant level of effect would be Moderate across localised parts of the Dipslope Farmland LCT in the vicinity of the Kellas, Brighty and Braeside Parcels. The level of effect across local parts of the Lowland Hill Ranges LCT in the vicinity of the Dodd Hill Parcel would be Major/moderate (notable) during the temporary construction stage. These effects would be focused within approximately 200-300m of the Site. In each case, the landscape effects would reduce at greater distances, and the level of effect on the wider Dipslope Farmland LCT and Lowland Hill Ranges LCT would be Minor (not notable).

8.2 Construction Phase Effects on Visual Amenity

The visual effects of the activities during the construction phase would be temporary, intermittent and generally limited to relatively localised areas in the vicinity of the Site. This is due to the containing effect of the surrounding tree cover / woodland (particularly around the Kellas, Brighty and Braeside Parcels), in combination with the low-lying nature of the construction activities.

Views of construction activities would be experienced by local residents within the settlements of Westhall Terrace and Kellas, as well as those at isolated dwellings in closest proximity to the Site (of High sensitivity). In addition, there would be intermittent, transient views from parts of the local Core Path network (in particular Core Paths 201 and 202, experienced by walkers of High sensitivity) and the local road network (experienced by road users of Medium sensitivity).

In more open views, the construction activities would typically be experienced within a local context comprising arable or mixed farmland. The activities would be predominantly experienced below the skyline, and would be partially screened by the retained field boundaries and/or adjoining areas of woodland and tree cover around the Site, which are particularly prevalent in the vicinity of the Kellas, Brighty and Braeside Parcels.

Along with the increase in traffic movement and human activity within the Site, the visual effects would occur primarily from the gradual appearance of the solar panels and perimeter fence (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 proposed planting along the edges of each Site Parcel. 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 experienced by nearby receptors within approximately 200-300m of the Site would be Moderate, resulting in a Major/Moderate to Moderate level of effect (notable). Within the wider area the potential views of on-site construction activities would be tempered by the increasing distance and / or intervening screening. Accordingly, the construction activities would represent a more discreet element in the wider landscape and exert reduced influence on existing views. The magnitude of change would be Slight to Negligible and the level of effect would typically be Moderate/minor or less (not notable).

9 Operational Landscape Effects

This section examines the effects arising as a result of the Proposed Development with reference to landscape fabric within the Site and wider landscape character.

9.1 Effects on Landscape Fabric

The landscape within each of the Site Parcels comprises a mix of predominantly arable farmland, with localised areas of pasture and scrub, which is assessed as being of Low sensitivity to the Proposed Development.

The Proposed Development would result in the introduction of solar panels and ancillary elements,

comprising access tracks and perimeter fencing. The landcover beneath the solar panels would be retained / reinstated as pastoral grassland at the first available season following completion of the works, and would establish rapidly thereafter. The existing field boundaries, which are demarcated by low stone walls and post-and-wire fencing, would be retained. The boundaries around the outer edges of the Site parcels would be enhanced with native mixed-species hedgerow planting as an integral part of the Proposed Development. These new areas of planting would represent the addition of beneficial landscape features to the locality that would exert increasing influence over time as they become more established.

On balance, the magnitude of change upon the fabric within the Site would be Moderate, giving rise to a Moderate/minor effect. Whilst the introduction of infrastructure to each of the Site parcels is regarded as adverse, the reinstatement of grassland and future management for pastoral agriculture would be neutral, and the introduction of new native hedgerows represents beneficial change.

9.2 Effects on Landscape Character

The effect of the Proposed Development on landscape character largely depends on the key characteristics of the receiving environment; the degree to which the development may be considered to be consistent with or at odds with it; and how the proposal would be perceived within its setting.

Dipslope Farmland LCT

The Proposed Development would be predominantly located within the Dipslope Farmland LCT and result in direct effects (affecting the Site itself). This includes the full extents of the Kellas, Braeside and Brighty Parcels. The Dodd Hill Parcel would be located outside this LCT, hence would result in indirect effects only (affecting the visual and perceptual characteristics of the wider landscape). The existing characteristics of the Dipslope Farmland LCT are described above in Section 5.2. With reference to sensitivity analysis within **Appendix B**, the Dipslope Farmland LCT is assessed as being of Medium sensitivity to the Proposed Development.

In terms of direct effects, existing ground cover in the Kellas, Braeside and Brighty Parcels of the Site comprises arable farmland (with localised pasture), demarcated by low stone walls and post-and-wire fencing. The Proposed Development would result in the introduction of the proposed solar panels, fencing and access tracks within this area, which would represent new and contrasting elements within this agricultural landscape. However, the existing field boundaries within the Site, and the surrounding areas of woodland in adjoining areas would be retained. In addition, the agricultural ground cover would be predominantly retained/reinstated beneath the solar panels, with future use as pastoral farmland. As such, there would be no notable loss of valued natural features to facilitate introduction of the proposed infrastructure or associated access tracks.

With reference to **Figure 6**, the Proposed Development would incorporate the planting of native mixed-species hedgerows, which would extend around the perimeter of each Site Parcel. These green infrastructure elements would also link with the existing parcels of woodland, hedgerows and

field trees within the adjoining landscape, representing an extension to these existing landscape features of value, and contributing to wildlife habitat enhancement. The influence of these elements on local landscape character would steadily increase over time in accordance with their gradual establishment. The proposed planting would also provide physical and visual containment of the proposed infrastructure, thus limiting the geographic spread of potential landscape effects across wider parts of the LCT as it matures.

In terms of indirect effects, the main views of the Proposed Development would be primarily focused across parts of the LCT in closest proximity to the Site. However, the visual presence of the Proposed Development within the landscape would not be continuous, but instead would be masked in several areas by surrounding woodland thickets. These include Kellas Wood, Backmuir Wood, Brighty Wood, Big Latch and West Wellbank Wood, which would screen / partly screen the Proposed Development from view (including local parts of the LCT in close proximity to the Site).

Across wider parts of the LCT, visibility of the Kellas, Braeside and Brighty Parcels would be more limited, and experienced beyond intervening field trees, woodland and dispersed built form. The Dodd Hill Parcel (which would be located outside this LCT) would typically be visible across wider parts of the Dipslope Farmland LCT based on its more elevated location. However, it would typically be experienced beyond existing elements of built form and / or infrastructure including overhead lines and pylons within the northern part of the LCT.

In summary, the Proposed Development would introduce new built form to the Dipslope Farmland LCT. This would contrast with the more natural elements within the surrounding area, albeit would be within the context of *'productive agricultural land'*. The reinstatement to pastoral of ground cover beneath the panels would be in accordance with existing land uses. The limited height of the proposed solar panels would limit wider effects across this *'extensive'* LCT.

There would be limited change to the characteristic *'simple geometric field pattern'* based on the retention of existing field boundaries, and their reinforcement with new sections of hedgerow planting. The division of the Proposed Development into discrete parcels would break up the spread of the proposed solar panels within the landscape and avoid a continuous expanse of built form. There would be no loss of any historic sites, and no notable effect on the *'strong visual relationship with views along the coast and wide panoramas out to open sea.'*

The key effects would be focused within 200-300m 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 (notable). The effects would diminish at greater distances where views of the proposed infrastructure would become increasingly masked by intervening vegetation and built form. Accordingly, the Proposed Development would represent a more discreet element in the background landscape and the existing characteristics would fully re-exert themselves. The magnitude of change across wider parts of the Dipslope Farmland LCT would be Slight/Negligible, and the level of effect would be Minor (not notable).

Lowland Hill Ranges LCT

The Dodd Hill Parcel (located furthest north) would be located within the Lowland Hill Ranges LCT and accordingly would exert direct effects upon the existing landscape. The other Site Parcels would be located outside this LCT, hence exert indirect effects only based on views affecting the perceptual characteristics of the wider landscape. With reference to sensitivity analysis within **Appendix B**, the Lowland Hill Ranges LCT is assessed as being of High sensitivity to the Proposed Development.

In terms of direct effects, there would be localised loss of scrub ground cover within western parts of the Dodd Hill Parcel. The Proposed Development would result in the introduction of the proposed solar panels, fencing and access tracks. However, the existing field boundaries within the Site would be retained, and there would be no loss of surrounding areas of scrub and woodland, which are prevalent across the summits of Lorns Hill and Carrot Hill to the north. The ground cover beneath the panels would be retained/reinstated for pastoral use, in accordance with the local agricultural context. As such, there would be limited loss of existing features to facilitate introduction of the proposed infrastructure and access tracks.

In addition to infrastructure, the Proposed Development would also result in the introduction of embedded landscape mitigation measures, including the planting of native mixed-species hedgerows. These hedgerows would extend around the boundary of the Dodd Hill Parcel, where they would link into the surrounding field boundaries to the south, and adjoining areas of scrub and woodland to the north. The hedgerows would exert a beneficial influence on local landscape character that would increase over time in accordance with their gradual establishment. The proposed planting would also soften the appearance of the Proposed Development and contribute towards containment of the proposed infrastructure.

In terms of indirect effects, there would be partial views of the Dodd Hill Parcel across surrounding parts of the LCT, subject to screening by the woodland thicket on the eastern side of Carrot Hill. The visual influence of the Proposed Development would be partly restricted towards the west by the summit of Lorns Hill. Views of the Kellas, Braeside and Brighty Parcels would be more limited. These Parcels would be experienced at greater distance in the lower-lying landscape to the south, where the proposed infrastructure would be subject to screening by intervening field trees, woodland and dispersed built form. As such, these Parcels would exert limited influence on the Lowland Hill Ranges LCT.

In summary, the Proposed Development would introduce new built form to the Lowland Hill Ranges LCT, which forms a *'backdrop to many settlements in the surrounding low lying agricultural landscapes'*. The proposed infrastructure would contrast with the more natural elements within the surrounding area. However, the Proposed Development would encompass a relatively small footprint of land on the southern edge of the LCT. The reinstatement to pastoral of ground cover beneath the panels would be in accordance with existing land use as *'grass moorland and upland pasture'*. There would be limited change to the existing field pattern, which forms a *'patchwork of regular but not geometric patterns'*. The Proposed Development would comprise relatively low-lying

infrastructure that would follow the existing landform. Accordingly, it would not represent the introduction of additional '*vertical features such as navigational and telecom masts, follies, and wind turbines which appear prominent*'. Instead, the limited height and geographic spread of the proposed solar panels would limit wider effects across this '*medium scale landscape*'.

The key effects would be focused within approximately 300m of the Proposed Development (foreshortened to the northeast by a woodland thicket). At this localised level, the magnitude of change would typically be Substantial/Moderate and the level of effect would be Major/moderate (notable). At greater distances the Proposed Development would represent a lesser element in the wider landscape context, which would be subject to partial screening by intervening undulations in the landform and / or localised parcels of vegetation. The existing characteristics of the Lowland Hill Ranges LCT would fully re-exert themselves. The magnitude of change across wider parts of the LCT would be Slight/Negligible, and the level of effect would be Moderate/Minor (not notable).

10 Operational Visual Effects

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.

10.1 Visual effects experienced by Local Residents

The effects experienced by local residents in settlements, as well as those in isolated residential dwellings / steadings in closest proximity to the Proposed Development are described below. In all cases, sensitivity is deemed to be High.

Westhall Terrace

Westhall Terrace is located 70m to the west of the Kellas Parcel and 70m to the south of the Brighty Parcel at the closest point. The settlement is arranged in a linear 'L-shaped' layout, with east-west facing properties in the northern part of the settlement (comprising +20no dwellings), and north-south facing properties in the southern part of the settlement (comprising five dwellings).

With reference to Viewpoint 10, from the five northerly facing properties in the southern part of the settlement (The Willows, Marchfield House, Fa'side Lodge, Meadow View, and Westfield House) there would be direct views of the Proposed Development within the Brighty Parcel, as well as more distant views of the Dodd Hill Parcel in the background landscape. The Proposed development would be experienced in the same field of view as the existing Gagie Home Farm Wind Turbine. These residents would also experience oblique views across parts of the Kellas Parcel, primarily from their southerly facing windows and rear gardens, where the rolling landform would partly screen the proposed infrastructure from view.

For residents located in the northern part of the settlement (comprising the majority of residents), there would be direct views towards the Kellas Parcel beyond an intervening field; the rolling landform would partly screen the proposed infrastructure from view. Potential views of the Brighty

Parcel and Dodd Hill Parcel would be oblique to the main direction of view and would be partly screened by intervening tree cover along the northern edge of the settlement.

As the proposed mitigation planting along the site perimeter establishes over time, views of the Proposed Development would be subject to increased amounts of screening, in particular the Kellas Parcel, which would be predominantly screened. Views of the proposed infrastructure within the Brighty Parcel and Dodd Hill Parcel would remain.

In summary, residents in the five properties along the southern edge of the settlement would experience (partial) views of the Proposed Development within the Brighty and Dodd Hill Parcels from the northern side of their properties, and the Kellas Parcel from the southern side. The magnitude of change would initially be Substantial/Moderate, and the resultant level of effect would initially be Major, notable. By Year 6, the establishment of mitigation planting would enhance screening of the Proposed Development, particularly within the Kellas Parcel. For residents on the southern edge of the settlement the magnitude of change would reduce to Moderate and the level of effect would reduce to Major/moderate, notable.

For residents in the northern part of the settlement (comprising the majority of the settlement), the initial magnitude of change would be Moderate/Slight, resulting in a Moderate level of effect. This is considered notable in this instance based on the proximity of view. By Year 6 the enhanced screening of the Kellas Parcel would reduce the magnitude of change to Slight. The level of effect would be Moderate, not notable in this instance based on the oblique nature of views towards the Brighty and Dodd Hill Parcels.

Kellas

Kellas is located 350m to the east of the Kellas Parcel at the closest point. The settlement is arranged in a linear layout, with many properties arranged along the local road network, facing east-west.

With reference to Viewpoint 15, residents in the northern part of the settlement would experience direct views of the Kellas Parcel from their westerly-facing windows. The proposed infrastructure would be partially visible beyond intervening farmland with low stone walls, and would be back-clothed by distant tree cover. There would be no views of other Site Parcels due to the screening influence of the intervening landform and tree cover at Kellas Wood. As the proposed mitigation planting along the Site perimeter establishes over time, views of the Proposed Development within the Kellas Parcel would be subject to increased amounts of screening.

For residents in southern parts of the settlement, potential views of the Proposed Development would be restricted by intervening landform and vegetation.

In summary, views of the Proposed Development would be restricted to northern parts of the settlement, where there would be views of the Kellas Parcel. For residents with the clearest views the initial magnitude of change would be Moderate/Slight and the level of effect would be Moderate, notable in this instance based on the horizontal spread of the Proposed Development.

By Year 6, the establishment of mitigation planting would result in extensive screening of the

proposed infrastructure within the Kellas Parcel. As a result, the magnitude of change would reduce to Slight/Negligible and the resultant level of effect would be Minor, not notable.

Bucklerheads

Bucklerheads is a compact settlement at the side of the B978. It is located 650m to the east of the Kellas Parcel at the closest point, although potential views of the proposed infrastructure within the Kellas Parcel would be fully screened by intervening tree cover at Kellas Wood.

With reference to Viewpoint 16, residents on the northern edge of the settlement (primarily aligned along the northern side of Kellor Croft) would experience partial views of the Braeside Parcel and Dodd Hill Parcel from northerly-facing windows. The proposed infrastructure within the Braeside Parcel would be predominantly screened by intervening terrain, whilst the Dodd Hill Parcel would represent a distant element in the background landscape. As the proposed mitigation planting along the Site perimeter establishes over time, views of the Proposed Development within the Braeside Parcel would be fully screened.

For residents in central and southern parts of the settlement, potential views of the Proposed Development would typically be more restricted by intervening buildings and garden vegetation.

In summary, views of the Proposed Development would be restricted to the northern edge of the settlement, where there would be limited views of the Braeside and Dodd Hill Parcels. For residents with the clearest views the initial magnitude of change would be Slight/Negligible based on the restricted / long-distance nature of the view. Accordingly, the level of effect would be Moderate/minor, not notable.

By Year 6, the proposed infrastructure within the Braeside Parcel would be fully screened, albeit there would continue to be longer distance views of the Proposed Development within the Dodd Hill Parcel. The magnitude of change would reduce to Negligible and the level of effect would be Minor, not notable.

Wellbank

Wellbank is located 1.5km to the east of the Proposed Development (Braeside Parcel). ZTV coverage is almost continuous across the settlement, albeit potential views towards the Proposed Development would be extremely limited due to intervening tree cover in the landscape to the west of the village. The screening influence of the intervening landform and built form / vegetation within the settlement would further restrict views.

Accordingly, potential views of the Proposed Development would be limited to properties on the western edge of the settlement, where residents would experience filter views of the Dodd Hill Parcel in the distance. The magnitude of change would be Negligible and the level of effect would be Minor. The vast majority of residents would experience no views and no effect.

Other Settlement

Burnside of Duntrune and Ballumbie are located 1.0km to the south of the Proposed Development at the closest point. ZTV coverage is almost entirely absent across these settlements due to the

intervening landform at Glack Hill and Duntrune Hill. Potential views of the Proposed Development would be fully screened by intervening buildings and tree cover. Residents would experience no views and no effect.

Dispersed Residential Dwellings within 500m

Burnside of Gagie

Burnside of Gagie is located 15m to the south of the Brighty Parcel. The property is north-south facing, hence there would be direct views of the Brighty Parcel from the back of the house and garden area. Views of other Site Parcels would be limited by intervening landform and vegetation. The initial magnitude of change based on close proximity views of the Brighty Parcel would be Substantial/Moderate, and the initial level of effect would be Major/moderate, notable. By Year 6, the establishment of the proposed hedgerow along the Site perimeter would result in almost full screening of the Brighty Parcel. Accordingly, the magnitude of change would reduce to Negligible and the level of effect would be Minor, not notable.

Leyswood

Leyswood is located 25m to the east of the Braeside Parcel and is primarily north-south facing. Potential views of the proposed infrastructure within the closest part of the Braeside Parcel would be oblique to the primary direction of view and would be subject to screening by intervening tree cover. There would be more direct views towards proposed infrastructure within northern parts of the Braeside Parcel, which would be experienced at greater distance. There would also be views of the Dodd Hill Parcel from northerly facing windows, which would represent a relatively distant element in the background landscape. All other Site Parcels would be fully screened. The initial magnitude of change would be Moderate, based on partly screened views of the Braeside and Dodd Hill Parcels. The resultant level of effect would be Major/moderate, notable. By Year 6, the establishment of the proposed hedgerow along the Site perimeter would further restrict views of the Proposed Development. The magnitude of change would reduce to Slight at most and the level of effect would be Moderate, not notable in this instance based on the restricted visibility from ground floor, garden areas and access track.

Gagie Smallholdings

Gagie Smallholdings is located 30m to the east of the Brighty Parcel. This cluster of houses comprises The Hammel, Gagiewell Farm, Etive Mor, and Nos. 1-3 Gagie Home Farm Holdings. With reference to Viewpoint 2, residents at the northern side of the cluster (Nos. 2-3 Gagie Home Farm Holdings) would experience views of the Brighty Parcel at close proximity to the northwest, subject to partial screening by existing field boundary hedgerows. There would also be distant views of the Dodd Hill Parcel to the north. Views of other Site Parcels would be screened by intervening woodland to the east and agricultural barns to the south. For residents on the southern side of the cluster (The Hammel, Gagiewell Farm, Etive Mor, and No. 1 Gagie Home Farm Holdings), there would be views of the Brighty Parcel to the south. Views of other Site Parcels would be limited by intervening tree cover. On balance, the magnitude of change would initially be Moderate and the level of effect

would be Major/moderate, notable. By Year 6, the establishment of the hedgerow planting along the Site boundary would extensively screen views of the proposed infrastructure within the Brighty Parcel. The magnitude of change would reduce to Negligible and the resultant level of effect would reduce to Minor, not notable.

Oakbank

Oakbank is located 30m to the east of the Kellas Parcel. The Property is located in the northern part of Kellas Wood, and accordingly is enclosed by established tree cover. Views of the Proposed Development would be extensively screened by intervening vegetation. The magnitude of change based on filtered views of the Kellas Parcel during winter months would be Negligible, and the level of effect would be Minor. By Year 6 the screening influence of the proposed mitigation planting would fully screen views of the Proposed Development; there would be no views and no effect.

Willowbank and Braeside of Gavie

Willowbank and Braeside of Gavie (Nos. 2 and 5) are located 60m to the east of the Braeside Parcel. Potential views of the Proposed Development would be restricted by established tree cover extending around the properties, which would filter views of the Braeside Parcel in each case. The clearest views would be experienced during winter months, from upper storey windows. Residents at Willowbank and No. 2 Braeside of Gavie would also experience filtered, long-distance views of the Dodd Hill Parcel to the north, representing a distant component in the background landscape (views from No. 5 Braeside of Gavie would be fully screened by intervening trees). In summary, the magnitude of change based on filtered views of the Braeside Parcel would be Moderate/Slight, and the level of effect would be Major/moderate, notable. By Year 6, the establishment of the hedgerow planting along the Site boundary would screen views of the proposed infrastructure within the Braeside Parcel. The magnitude of change would reduce to Slight/Negligible and the resultant level of effect would reduce to Moderate/minor, not notable.

West Mains of Gagie

West Mains of Gagie is located 60m to the east of the Kellas Parcel, and comprises the Old Farmhouse and Nos. 1-7 The Steadings.

Potential views of the Proposed Development from the Old Farmhouse (located on the southern edge of the cluster) would be restricted by intervening buildings and accordingly would be limited to oblique views towards the edge of the Kellas Parcel to the south. Similarly, views from Nos. 6-7 The Steadings (on the eastern side of the cluster) would be restricted to oblique views towards the edge of the Kellas Parcel to the north.

The clearest views would be experienced from Nos. 1-5 The Steadings (on the northern and western side of the cluster). Residents at these properties would experience direct and relatively open views of the Kellas Parcel at relatively close proximity. Residents at Nos. 4-5 The Steadings (which are north-facing) would also experience long-distance views of the Dodd Hill Parcel in the background landscape to the north, which would represent a minor element in the view.

In summary, for residents at Nos. 1-5 The Steadings, the initial magnitude of change would be Substantial and the level of effect would be Major, notable. By Year 6, the establishment of the hedgerow planting along the Site boundary would extensively screen views of the proposed infrastructure within the Kellas Parcel. The magnitude of change would reduce to Slight/Negligible and the resultant level of effect would reduce to Moderate/minor, not notable. For residents at the Old Farmhouse and Nos. 6-7 The Steadings, the views would be more restricted. The initial magnitude of change would be Slight at most and the resultant level of effect would be Moderate, not notable based on the oblique nature of view. By Year 6, the magnitude of change would reduce to Negligible and the level of effect would reduce to Minor.

The Latch and Brookdale

The Latch and Brookdale are located 80m to the north of the Braeside Parcel. From both properties, there would be partial views of the Proposed Development within the Braeside Parcel from southerly-facing windows. However, with reference to Viewpoint 8 (located nearby), these views would be partly screened by intervening field boundary, and the rolling nature of the landform, which drops off to the south. As such, views would be primarily limited to the upper parts of the proposed infrastructure along the northern edge of the Braeside Parcel. Residents would also experience views of the Dodd Hill Parcel to the north, which would represent a distant element in the background landscape. The initial magnitude of change would be Moderate based primarily on views of the Braeside Parcel. The resultant level of effect would be Major/moderate, notable. By Year 6, the establishment of the mitigation hedgerow planting along the Site boundary would result in full screening of the proposed infrastructure within the Braeside Parcel. As a result, views would be restricted to parts of the Dodd Hill Parcel, experienced at greater distance to the north. The magnitude of change would reduce to Slight/Negligible and the resultant level of effect would reduce to Moderate/minor, not notable.

Mill of Brighty

Mill of Brighty is located 85m to the west of the Brighty Parcel and comprises two houses; Mill of Brighty Farm and Mill of Brighty Farm Cottage. Mill of Brighty Farm is two storeys in height and south facing. From the front of the house and garden area there would be partial views of the Proposed Development within the Brighty Parcel to the south. The proposed infrastructure would be experienced beyond an intervening power line, in the same field of view as existing buildings at Gagie Smallholdings, thereby reducing its influence on the view. There would also be views of the Brighty Parcel from easterly-facing windows, albeit partially screened by an intervening barn. Potential views of the Brighty Parcel from Mill of Brighty Farm Cottage would be more limited due to the screening influence of intervening tree cover and buildings. The Dodd Hill Parcel would be partly visible from both these properties, albeit representing a distant element in the background landscape to the north.

On balance, the magnitude of change experienced by residents at Mill of Brighty Farm would initially be Slight and the resultant level of effect would be Moderate, not notable based on the restricted

nature of view. By Year 6, the magnitude of change would reduce to Slight/Negligible and the level of effect would reduce to Moderate/minor, not notable. The magnitude of change experienced by residents at Mill of Brighty Farm Cottage would initially be Negligible and the resultant level of effect would be Minor. There would be no discernible change at Year 6.

Gagie Lodge

Gagie Lodge is located 90m northeast of the Kellas Parcel. The property is southeast-facing. Oblique views of the Kellas Parcels would be subject to screening by established tree cover around the property. As such, the clearest views of the Proposed Development would be limited to winter months and would remain filtered. Potential views of the Braeside Parcel to the northeast would also be restricted by intervening woodland. There would be no views of any other Site Parcels. The magnitude of change would initially be Slight/Negligible and the resultant level of effect would be Moderate/minor, not notable. By Year 6, the establishment of hedgerow planting along the Site boundary would further restrict views of the Proposed Development. The magnitude of change would reduce to Negligible and the level of effect would reduce to Minor.

The Bothy and Easterton of Gagie

The Bothy and Easterton of Gagie are located 130m to the east of the Braeside Parcel. Potential views of the Braeside Parcel would be well-screened in both cases by barns located to the west of the properties in combination with the intervening landform. From southerly-facing windows, there would be oblique views towards parts of the Kellas Parcel. The Proposed Development would be experienced beyond intervening fields at a distance of >500m, and partly screened by established tree cover at Kellas Wood. In summary, the magnitude of change would initially be Slight/Negligible and the resultant level of effect would be Moderate/minor, not notable. By Year 6, the establishment of hedgerow planting along the Site boundary would further restrict views of the proposed infrastructure within the Kellas Parcel. The magnitude of change would reduce to Negligible and the level of effect would reduce to Minor.

Cluster of properties at Brighty Wood

The cluster of properties at Brighty Wood are located 140m to the west of the Brighty Parcel. The cluster incorporates the dwellings of Inchbroach, Touchwood, Carmethine Cottage, Norwood, Viewfield House and Sidlaw View.

The single storey Viewfield House is orientated to face south / southeast, hence there would be relatively direct views towards the Brighty Parcel from the house and garden area. With reference to Viewpoint 9, views of the Proposed Development within the Brighty Parcel would be partly screened by an intervening stone wall extending along the side of the nearby road. As such, views would be limited to the upper parts of the proposed infrastructure, which would be experienced in the same sector of view as the existing Gagie Home Farm Wind Turbine, and back-clothed by woodland. There would also be partial views of the Kellas Parcel at greater distance to the southeast, representing a background element within the wider view. For residents at Viewfield House, the initial magnitude of change would be Moderate and the resultant effect would be Major/moderate, notable. By Year

6, the establishment of the mitigation hedgerow planting along the Site boundary would result in extensive screening of the Proposed Development. The magnitude of change would reduce to Negligible and the resultant level of effect would be Minor, not notable.

For residents at the other nearby properties (Inchbroach, Touchwood, Carmethine Cottage, Norwood and Sidlaw View), views of the Proposed Development would be more restricted due to intervening tree cover, buildings and / or the oblique nature of view. The initial magnitude of change would be Slight at most and the level of effect would be Moderate, not notable based on the oblique nature of view. By Year 6, the magnitude of change would reduce to Negligible and the resultant level of effect would be Minor, not notable.

Gagie House and The Stables

Gagie House and The Stables are located 180m to the east of the Brighty Parcel. These properties are surrounded by established tree cover on all sides. There would be no views of the Proposed Development and no effect.

Gardeners Cottage

Gardeners Cottage is located 200m to the east of the Brighty Parcel. It is located within established woodland that encloses the property on all sides. There would be no views of the Proposed Development and no effect.

Murroes Primary School House

Murroes Primary School House is located 230m to the west of the Kellas Parcel, and is primarily south-facing. Potential views of the Proposed Development from the front of the property would be restricted by established vegetation within the curtilage, in combination with intervening tree cover and built form at Valgreen. As such, views of the Kellas Parcel would be oblique and partly screened.

From the rear, north-facing windows of the property, potential views would be restricted by neighbouring buildings at Murroes Primary School. There would be no views from ground floor windows. From the upper storey window on the northern side of the property, there would be oblique views across the schoolyard, incorporating parts of the Kellas Parcel and the more distant Dodd Hill Parcel beyond, representing a distant element in the background.

On balance, the magnitude of change would initially be Slight/Negligible based on the restricted nature of view. The level of effect would be Moderate/minor. By Year 6, the establishment of perimeter hedgerows would further temper views of the Proposed Development. The magnitude of change would reduce to Negligible and the level of effect would be Minor.

West Wellbank Cottage

West Wellbank Cottage is located 245m to the east of the Braeside Parcel. The two-storey property is primarily west facing, albeit also has windows on its northern and southern gable ends. With reference to Viewpoint 11, there would be views of the Proposed Development (Braeside Parcel) in the landscape to the west, where it would be partly screened by the intervening field boundary, scattered vegetation and the underlying topography. From the north-facing gable end of the

property, there would also be partial views of the Dodd Hill Parcel at greater distance on the rising landform to the north (located 1.3km to the north). The proposed infrastructure would be experienced beyond existing overhead power lines / telecoms lines. All other Site parcels would be fully screened.

The initial magnitude of change would be Slight. The resultant level of effect experienced by residents would be Moderate, which is assessed as notable in this instance based on the horizontal spread of infrastructure across two fields of view. By Year 6, the establishment of the mitigation planting along the Site boundary would result in the full screening of the proposed infrastructure within the Braeside Parcel. The Dodd Hill Parcel would be partly screened, and represent a more distant element in the wider landscape. The magnitude of change would reduce to Slight/Negligible and the level of effect would be Moderate/minor, not notable.

West Bankhead Farm Cottage

West Bankhead Farm Cottage is located 250m to the east of the Dodd Hill Parcel. This single storey property is north-south facing. Potential oblique views of the Proposed Development would be restricted by surrounding garden vegetation. The clearest views would be experienced from garden areas on the western side of the dwelling, where the Dodd Hill Parcel would be partly visible on the rising landform to the west, through gaps in the intervening vegetation. There would be no views of any other Site Parcels.

With reference to the restricted visibility from the property, the initial magnitude of change would be Slight. The resultant level of effect experienced by residents would be Moderate, which is assessed as notable in this instance based on the clearer views from garden areas. By Year 6, the establishment of the mitigation planting along the Site boundary would result in increased screening of the proposed infrastructure within the Dodd Hill Parcel. The magnitude of change would reduce to Slight/Negligible and the level of effect would be Moderate/minor, not notable.

Achnashie, Middle House and West Bankhead Farm

Achnashie, Middle House and West Bankhead Farm are located 260m to the east of the Dodd Hill Parcel. The properties are primarily south-facing. West Bank Head comprises two stories, whilst Achnashie and Middle House are single storey in height. Although located near Viewpoint 13 (where there are open views of the Dodd Hill Parcel), potential views of the Proposed Development from these properties would be limited by the orientation of the windows in combination with intervening coniferous hedgerows and garden vegetation. As a result, views would be very restricted and predominantly experienced from outer edge of the curtilage only.

The initial magnitude of change would be Slight/Negligible and the resultant level of effect experienced by residents would be Moderate/minor, not notable. By Year 6, the establishment of the mitigation planting along the Site boundary would further soften views of the Proposed Development, although there would be no change to the overall level of effect.

Valgreen

Valgreen is located 280m to the west of the Kellas Parcel. It comprises West Cottage, No. 2 Valgreen Cottage, and The Steading. Residents would experience oblique views of the Proposed Development within the Kellas Parcel to the southeast. These views would be partly restricted by intervening vegetation in each case, whilst views from West Cottage and No. 2 Valgreen Cottage would be further reduced by the intervening building of The Steading (which is located to the east of these properties). Potential views of other Site Parcels to the north would be subject to screening by established tree cover extending along the northern side of the curtilage and along the access track. Potential views from surrounding garden areas would be similarly restricted.

For residents at The Steading, the initial magnitude of change would be Slight and the level of effect would be Moderate, not notable based on the oblique nature of view. By Year 6, the magnitude of change would reduce to Negligible and the resultant level of effect would be Minor, not notable. For residents at West Cottage and No. 2 Valgreen Cottage the initial magnitude of change would be Negligible and the level of effect would be Minor. There would be no discernible change at Year 6.

Northbank

Northbank is located 390m to the east of the Braeside Parcel. The single storey property is primarily south facing. Potential views of the Braeside Parcel to the west would be oblique to the main direction of view and would be further restricted by outbuildings on the western side of the property in combination with the intervening landform and tree cover. The initial magnitude of change would be Negligible and the level of effect would be Negligible. There would be no discernible change at Year 6.

The Bungalow, Knowehead

The Bungalow, Knowehead is located 400m to the west of the Kellas Parcel. The single storey property is primarily south facing, although also has windows facing west and north. Potential views of the Proposed Development would be restricted by the associated garage on the eastern side of the property and surrounding garden vegetation, in combination with the intervening landform and field trees. The initial magnitude of change would be Negligible and the level of effect would be Negligible. There would be no discernible change at Year 6.

No. 5 Backmuir

No. 5 Backmuir is located 400m to the west of the Kellas Parcel, and comprises a single storey property that faces north-south. Potential views of the Brighty Parcel to the northeast would be oblique to the main direction of view, and subject to screening by intervening tree cover and buildings at Westhall Terrace. Residents would experience partial views of the Dodd Hill Parcel at greater distance on the rising landform to the north (located 2.7km to the north); the proposed infrastructure would represent a background element in the distant landscape beyond existing buildings and the Gagie Home Farm Wind Turbine. Other Site parcels would be fully screened. The initial magnitude of change would be Negligible and the level of effect would be Minor. There would be no discernible change at Year 6.

Dodd Farm Cottage

Dodd Farm Cottage is located 420m to the south of the Dodd Hill Parcel. Potential views of the Proposed Development from this two-storey property would be subject to screening by garden vegetation, including coniferous hedgerows that extend around the curtilage. As a result, views would be limited to upper storey windows and would be partly screened by the intervening landform. The initial magnitude of change would be Negligible and the level of effect would be Minor. There would be no discernible change at Year 6.

Mid Bankhead Farm Cottage

Mid Bankhead Farm Cottage is located 440m to the east of the Dodd Hill Parcel. The single storey property is primarily south facing. Potential views of the Dodd Hill Parcel to the west would be oblique to the main direction of view, and partly screened by the intervening landform. There would be no views of any other Site Parcel. The initial magnitude of change would be Negligible and the level of effect would be Minor. There would be no discernible change at Year 6.

Houletnuek

Houletnuek is located 480m to the west of the Kellas Parcel and comprises two dwellings, Nos. 1 & 2, which are both single storey in height. From the rear, easterly facing windows, there would be partial views of the Kellas Parcel. The proposed infrastructure would be experienced within the same field of view as existing buildings at Kellas (further to the east) and would be back-clothed by distant woodland. Potential views of other Site Parcels would be screened by the intervening landform in combination with intervening field trees.

The initial magnitude of change would be Slight and the level of effect would be Moderate. This is considered not notable in this instance on the basis there would be no effect on westerly views from the front of the properties. By Year 6, the establishment of perimeter hedgerows would restrict views of the proposed infrastructure within the Kellas Parcel. Accordingly, the magnitude of change would reduce to Negligible and the resultant level of effect would be Minor, not notable.

10.2 Visual effects experienced by Recreational Receptors

Recreational receptors are considered to be of High sensitivity in all cases. The assessment below is described in order of increasing distance from the Proposed Development.

Core Paths 201 and 202

Core Paths 201 and 202 form a continuous route that extends from Gagie Lodge in the east, to Brighty Wood in the west. At its closest point to the Site, the route extends along the eastern and northern boundaries of the Braeside Parcel, before wrapping around the western side of the Brighty Parcel.

For walkers travelling towards Brighty Wood; potential views of the Proposed Development would initially be screened by intervening tree cover. As the walker travels northwards, the route extends along the eastern edge of the Braeside Parcel, where there would be close proximity views of the proposed infrastructure for a 420m section. Further north, the route deviates away from the edge of

the Braeside Parcel, although there would continue to be partial views of the proposed infrastructure at greater distance, subject to screening by garden vegetation / tree cover at Braeside of Gavie (views would be fully screened by vegetation along a 150m section of the route adjacent to these properties). From sections of the route between Braeside of Gavie and Big Latch Wood, views would open up once again and there would be close proximity views of the Braeside Parcel, as well as more distant views of the Dodd Hill Parcel in the wider landscape to the north (see Viewpoint 8). As the walker travels past Big Latch Wood, the Braeside and Dodd Hill Parcels would be behind the direction of travel. There would be close proximity views of the northern part of the Brighty Parcel from a 200m section of the route near Mill of Brighty. Thereafter, views of the Proposed Development would be subject to screening by intervening tree cover and woodland at Brighty Wood. At the very end of the route, views would open up once again to reveal parts of the Brighty and Kellas Parcels in the landscape to the southeast (see Viewpoint 9).

For walkers travelling towards Gagie Lodge; potential views of the Proposed Development would initially be screened by intervening tree cover at Brighty Wood. Further north, there would be close proximity views of the northern part of the Brighty Parcel from the 200m section of the route near Mill of Brighty. As the walker travels past Big Latch Wood, the Brighty Parcel would be behind the direction of travel. From the 750m section of the route between Big Latch Wood and the residential properties at Brookdale / The Latch, there would be views of the Braeside parcel to the south and Dodd Hill Parcel to the north (see Viewpoint 8). Beyond Brookdale / The Latch, the route alters course and extends to the south; the Dodd Hill Parcel would be located behind the direction of travel, albeit there would continue to be views of the Braeside Parcel from a 1.0km section the route ending at Ford Sweetburn. From the final 280m section of the route, the Braeside Parcel would be behind the direction of travel, albeit there would be partial views of the Kellas Parcel beyond intervening field boundaries in the landscape to the west.

In summary, there would be clear views of the Braeside parcel for lengthy sections of the route as well as close proximity views of the Brighty Parcel from a 200m section. There would also be more distant views of the Dodd Hill and Kellas Parcels from localised parts of the route. The initial magnitude of change would be Substantial/Moderate, and the level of effect would be Major/moderate, notable.

By Year 6, the establishment of the mitigation hedgerow planting along the Site boundaries would result in extensive screening of the Proposed Development. In particular, the proposed infrastructure within the Braeside and Brighty Parcels would be predominantly screened from view, whilst views of the Kellas and Dodd Hill Parcels (which would be experienced at greater distance and for shorter sections of the route) would also soften slightly. As a result, the magnitude of change would reduce to Slight/Negligible and the resultant level of effect would reduce to Moderate/minor, not notable.

Core Path 203

Core Path 203 extends east-west from Mill of Brighty to Brighty, 130m to the west of the Brighty

Parcel at the closest point.

For walkers travelling west, initial views of the Proposed Development would be limited to parts of the Dodd Hill Parcel and Brighty Parcel, experienced beyond intervening hedgerows and trees. These views would be limited to the first 120m section of the route. Further west, the Proposed Development would be located behind the direction of travel.

For walkers travelling east, potential views of the Proposed Development would initially be screened by a copse of woodland at Cotton of Brighty. As the walker travels further east, there would be intermittent views of the Brighty, Braeside and Kellas Parcels in the landscape to the southeast, subject to screening by the intervening landform and tree cover (including tree cover along the edge of the path). Similarly, there would be views of the Dodd Hill Parcel on the rising landform to the northeast, experienced in the distance, beyond intervening buildings at Middle Brighty (see Viewpoint 17). As the walker approaches the eastern end of the route (where the path adjoins Core Path 202) potential views of the Dodd Hill Parcel would become increasingly oblique to the direction of travel and views of the other Site Parcels would be subject to screening by intervening built form and established tree cover at Mill of Brighty.

On balance, the magnitude of change would initially be Slight based primarily on the partial views of the Dodd Hill Parcel. The resultant effect would be Moderate, not notable based on the limited visibility along lengthy sections of the route and the lack of views for walkers travelling west. By Year 6, the establishment of perimeter planting would further restrict views of the Proposed Development. The magnitude of change would be Slight/Negligible and the level of effect would be Minor.

Core Path 204

Core Path 204 is located 1.2km to the west of the Brighty Parcel at the closest point. Potential views of the Proposed Development would be restricted to walkers travelling in an easterly direction only (the proposed infrastructure would be located behind the direction of travel for those walking west).

With reference to Viewpoint 18, from the eastern-most end of the path (closest to the Site) there would be very limited views of the Proposed Development within the Brighty, Braeside and Kellas Parcels due to the screening influence of the intervening landform, woodland and buildings in the landscape to the southeast. Accordingly, these Parcels would account for a limited angle of view and represent background elements within the view. There would be partial views of the Dodd Hill Parcel on the hillside to the northeast, where the proposed infrastructure would represent a relatively distant element in the wider landscape. Views from all other sections of the Core Path would be experienced at greater distance and subject to similar or greater intervening screening.

In summary, the initial magnitude of change would be Negligible based on the extent of intervening screening and the distance of view. The resultant effect would be Minor, not notable. By Year 6, the establishment of perimeter planting would further soften and screen views of the Proposed Development. The magnitude of change would be Negligible and the level of effect would be Negligible.

Core Paths 197 and 198

Core Paths 197 and 198 are located 450m and 720m to the east of the Kellas Parcel respectively at the closest point. Potential views of the Proposed Development would be extensively screened by the intervening landform in combination with built form and tree cover. As a result, there would be no views from the lower-lying southern sections of these routes. For walkers travelling north, there would be very limited views of the Dodd Hill Parcel from the northern ends of these routes. The proposed infrastructure would represent a background element in the distant landscape (3.0km to the north), experienced beyond intervening buildings at Bucklerheads. Based on the most open views from the northern end of these routes, the initial magnitude of change would be Negligible and the level of effect would be Minor. There would be no views and no effect across the majority of these routes. There would be no discernible change at Year 6.

10.3 Visual effects experienced by Road and Rail Receptors

The sensitivity of road users and rail passengers is considered to be Medium in all cases unless otherwise stated.

B978

The B978 is located 390m to the southeast of the Kellas Parcel at the closest point. ZTV coverage across the route is relatively widespread, albeit views of the Proposed Development would be restricted by intervening tree cover and woodland along lengthy sections.

For road users travelling south, the first views of the Proposed Development would be experienced from an approximate 2.0km section between Harecairn and East Denside. There would be oblique views of the Dodd Hill Parcel on the rising landform to the west. The proposed infrastructure would be partly screened by the intervening landform and tree cover, and would represent a distant element in the background landscape, within the same sector of view as existing overhead lines and telecoms mast (see Viewpoint 19). As the road user travels further south, the Dodd Hill Parcel would be located behind the direction of travel. Potential views of other Site Parcels would remain predominantly screened by intervening landform and tree cover, in combination with intervening buildings along localised sections (including the settlement of Wellbank). Further south, there would be glimpsed views of the southern-most edge of the Braeside Parcel from an approximate 400m section whilst passing Bucklerheads. The proposed infrastructure would be oblique to the direction of travel and represent a very minor component in the background. Further south, potential views of the Proposed Development would be fully screened.

For road users travelling north, the first glimpsed views of the Proposed Development would be experienced whilst passing Bucklerheads, where there would be oblique views of the southern-most parts of the Braeside Parcel, as well as distant views of the Dodd Hill Parcel for an approximate 700m section of the route. These views would be of short duration and restricted by intervening built form within the settlement of Bucklerheads. Accordingly, the Proposed Development would represent a very minor element in the background landscape. As the road user travels further north, views

would be fully screened once again by intervening landform, tree cover and buildings at Wellbank. Further north, along the 1.8km section between East Denside and Greenburn, there would be oblique views of the Dodd Hill Parcel (other Site Parcels would be located behind the direction of travel). The Dodd Hill Parcel would be visible on the rising landform to the west, partly screened by intervening tree cover. The proposed infrastructure would represent a distant element in the background landscape, within the same sector of view as existing overhead lines and telecoms mast (see Viewpoint 19). Further north, the Proposed Development would be located behind the direction of travel.

In summary, the clearest views of the Proposed Development (Dodd Hill Parcel) would be focused on a 1.8km – 2.0km section of the route centred on Luckyslap, and a shorter 400m – 700m section in the vicinity of Bucklerheads where views would be experienced at greater distance. In each case, the views would be oblique to the direction of travel and partly screened. Within the most open views the proposed infrastructure would be experienced in the context of existing overhead lines. Along lengthy sections of the route there would be no views of the Proposed Development. On balance, the magnitude of change would initially be Slight/Negligible and the level of effect would be Minor/negligible. Views of the Proposed Development would soften slightly over time in accordance with the gradual establishment of the proposed native hedgerows along the Site perimeter. However, there would continue to be partial views of the proposed infrastructure within the Dodd Hill Parcel from sections of the road near Luckyslap. Accordingly, there would be no change to the level of effect at Year 6.

B961

The B961 is located 1.8km to the south of the Kellas Parcel at the closest point, and extends east-west. Potential views of the Proposed Development would be limited by the intervening landform in combination with parcels of woodland and field trees. As a result, views would typically be restricted to parts of the Dodd Hill Parcel, at a distance of 4.5km or more, oblique to the direction of travel. The proposed infrastructure would represent an extremely minor element within the background landscape, and would be barely discernible. There would be no discernible views of any other Site Parcels. Accordingly, the initial magnitude of change would be Negligible and the level of effect would be Negligible. There would be no change at Year 6.

11 Cumulative Effects

This section examines the potential cumulative effects of the Proposed Development in combination with other infrastructure developments of notable scale within the 2km Study Area. In this instance, based on a search of Angus Council's online planning portal undertaken on 19 May 2023, the assessment includes consideration of the following sites and proposals:

- Operational Gagie Home Farm Wind Turbine (27m to blade tip), located adjacent to the Brighty Parcel, south of Gagie Smallholdings;
- Consented Angus Resort (comprising golf course, hotel and spa, 160 residential dwellings, and 10 holiday lodges), located 1.7km to the east of the Braeside Parcel, and

- Proposed Wellbank Solar Farm (Pre-app stage), 360m to the east of the Braeside Parcel.

Cumulative effects with the operational Gagie Home Farm Wind Turbine are considered certain, whilst those with the consented Angus Resort are considered likely. Conversely, the potential cumulative effects with the proposed Wellbank Solar Farm are inherently less certain, pending the final layout / details of the proposals, and also in relation to the award of planning consent and subsequent construction.

Landscape and visual receptors described in Sections 9 and 10 above as undergoing / experiencing a Negligible or Slight/Negligible magnitude of change (or less), are excluded from consideration in the cumulative assessment. This is 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. As such, it would not tip the balance from a minor cumulative effect to a notable cumulative effect.

11.1 Cumulative Landscape Effects

Cumulative Effects on the Dipslope Farmland LCT

In addition to the Proposed Development, the operational Gagie Home Farm Wind Turbine is located within the Dipslope Farmland LCT, thus exerts direct effects upon local landscape character in its own right. The consented Angus Resort and proposed Wellbank Solar Farm would also be located within this LCT, so would also contribute towards incremental effects. In each case the geographic spread of effects on landscape character is restricted by surrounding tree cover (field trees, shelterbelt and woodland, and / or roadside vegetation), which ensures the associated landscape effects would be relatively localised.

With reference to the preceding assessment of effects on landscape character (described in Section 9.2), the primary effects of the Proposed Development on the Dipslope Farmland LCT would be focused within approximately 200-300m (where the magnitude of change would typically be Substantial/Moderate and the level of effect would be Major/moderate). There would be some coalescence of effects with the operational Gagie Home Farm Wind Turbine by virtue of its close geographic proximity to the Brightly Parcel. Indeed, the Bright Parcel would merge with / form an 'extension' to the operational wind turbine, forming a 'single' development on land to the east of Brightly Wood.

There would be no coalescence of effects between the Proposed Development and the consented Angus Resort based on the geographic distance between them, in combination with intervening tree cover. Similarly, any potential coalescence with the proposed Wellbank Solar Farm would be restricted by intervening woodland that extends along the western edge of the Wellbank Solar Farm site. As such, there would be limited coalescence of effects with the characterising influence exerted by these developments. Instead, the existing landscape characteristics would re-exert themselves across the intervening areas.

In summary, the Proposed Development would contribute to cumulative effects on the Dipslope

Farmland LCT. The Brighty Parcel would merge with the existing Gagie Home Farm Wind Turbine. However, there would be sufficient geographic separation and intervening tree cover between the Proposed Development and other consented / proposed cumulative developments that the existing landscape characteristics would re-exert themselves across intervening areas. Each of the developments already / would exert notable effects in its own right across localised parts of the LCT. However, the characteristics of the wider LCT remaining predominantly unchanged. On balance, the cumulative magnitude of change across the LCT as a whole would be Slight and the cumulative level of effect would be Moderate/minor.

Cumulative Effects on the Lowland Hill Ranges LCT

There are no cumulative developments located within the Lowland Hill Ranges LCT. As such, the potential influence of the operational Gagie Home Farm Wind Turbine, consented Angus Resort, and proposed Wellbank Solar Farm is / would be limited to indirect effects based on views. In each case, these effects are restricted by their geographic separation distance from the Lowland Hill Ranges LCT, and the presence of intervening woodland and tree cover. Accordingly, these developments exert limited influence on the existing characteristics. Instead, they currently / would represent relatively minor elements in the neighbouring lower lying farmland to the south.

On balance, there would be no notable change to the level of effect as described within the main assessment.

11.2 Cumulate Visual Effects

Cumulative Effects Experienced by Residents at Westhall Terrace

Select residents at Westhall Terrace experience direct views of the operational Gagie Home Farm Wind Turbine within open northerly-facing views. This predominantly comprises the five residential properties located within the southern part of the settlement. The Proposed Development (Brighty Parcel and Dodd Hill Parcel) would be located in the same sector of view. The Kellas Parcel would be located in the opposite field of view to the southwest.

Based on the most open northerly views from the five dwellings on the southern edge of the settlement, the cumulative magnitude of change would initially be Substantial/Moderate based on the combined presence of these elements, and the resultant cumulative level of effect would be Major and notable. As the proposed mitigation planting along the Site perimeter establishes over time, views of the Proposed Development would soften slightly (particularly within the Kellas Parcel). The magnitude of change would reduce to Moderate and the level of effect would reduce to Major/moderate, notable.

The majority of properties at Westhall Terrace are orientated east-west in the northern part of the settlement and have more restricted views of the operational Gagie Home Farm Wind Turbine. Accordingly, there would be no change to the level of effect described within the main assessment.

Cumulative Effects Experienced by Residents at Kellas

Views of the operational Gagie Home Farm Wind Turbine, consented Angus Resort, and proposed

Wellbank Solar Farm are / would be screened by intervening landform, tree cover and built form. As such, there would be no change to the level of effect as described in the main assessment.

Cumulative Effects Experienced by Residents at Dispersed Dwellings within 500m

Burnside of Gagie

Views of the operational Gagie Home Farm Wind Turbine in the landscape to the south are limited by intervening tree cover. The consented Angus Resort and proposed Wellbank Solar Farm would be fully screened by the intervening landform. Accordingly, there would be no discernible change to the level of effect as described in the main assessment.

Leyswood

Potential views of the operational Gagie Home Farm Wind Turbine in the landscape to the west are limited by intervening tree cover. The consented Angus Resort and proposed Wellbank Solar Farm would be fully screened by the intervening landform. Accordingly, there would be no change to the level of effect as described in the main assessment.

Gagie Smallholdings

Residents on the northern side of this cluster (Nos. 2-3 Gagie Home Farm Holding) do not / would not experience views of any cumulative development. As such, there would be no change to the level of effect described within the main assessment.

For residents on the southern side of this cluster (The Hammel, Gagiewell Farm, Etive Mor, and No. 1 Gagie Home Farm Holdings), there are existing views of the Gagie Home Farm Wind Turbine in the landscape to the south. The Proposed Development (Brighty Parcel) would be visible within the same sector of view. The cumulative magnitude of change would initially be Substantial/Moderate based on the combined presence of these elements, and the resultant cumulative level of effect would be Major/moderate, notable. As the proposed mitigation planting along the Site perimeter establishes over time, the Proposed Development (Brighty Parcel) would be extensively screened albeit there would continue to be views of the Gagie Home Farm Wind Turbine by virtue of its larger height. The cumulative magnitude of change would be Slight based predominantly on views of the Gagie Home Farm Wind Turbine, and the resultant cumulative level of effect would be Moderate (not notable in this instance based on the limited angle of view occupied by the wind turbine).

Willowbank and Braeside of Gavie

Potential views of the operational Gagie Home Farm Wind Turbine in the landscape to the southwest are limited by intervening tree cover. There would be no discernible views of the consented Angus Resort or proposed Wellbank Solar Farm. Accordingly, there would be no change to the level of effect as described in the main assessment.

West Mains of Gagie

Views of the operational Gagie Home Farm Wind Turbine, consented Angus Resort, and proposed Wellbank Solar Farm are / would be screened by intervening landform and tree cover. As such, there would be no change to the level of effect as described in the main assessment.

The Latch and Brookdale

Potential views of the operational Gagie Home Farm Wind Turbine in the landscape to the southwest are screened by the intervening landform. The consented Angus Resort and proposed Wellbank Solar Farm in the landscape to the east would be fully screened by intervening tree cover. Accordingly, there would be no change to the level of effect as described in the main assessment.

Mill of Brighty

Views of the operational Gagie Home Farm Wind Turbine in the landscape to the south are limited by intervening tree cover at Brighty Wood. The consented Angus Resort and proposed Wellbank Solar Farm would be fully screened by the intervening landform. Accordingly, there would be no change to the level of effect as described in the main assessment.

Cluster of properties at Brighty Wood

Residents at this cluster of properties experience views of the operational Gagie Home Farm Wind Turbine in the landscape to the southeast, where the upper part of the turbine extends above background tree cover on the skyline. The Proposed Development (Brighty Parcel) would be experienced in the same sector of view, accounting for a wider horizontal angle of view, albeit fully back-clothed by tree cover.

Based on the most open views (from the south / southeast facing property of Viewfield House), the cumulative magnitude of change would initially be Substantial/Moderate based on the combined presence of these elements, and the resultant cumulative level of effect would be Major/moderate, notable. As the proposed mitigation planting along the Site perimeter establishes over time, the Proposed Development (Brighty Parcel) would be extensively screened albeit there would continue to be views of the Gagie Home Farm Wind Turbine by virtue of its larger height. The cumulative magnitude of change would be Slight based predominantly on views of the Gagie Home Farm Wind Turbine, and the resultant cumulative level of effect would be Moderate (not notable in this instance based on the limited angle of view occupied by the wind turbine).

West Wellbank Cottage

There would be no views of any cumulative development based on the intervening landform and tree cover (including West Wellbank Wood). There would be no change to the level of effect described in the main assessment.

West Bankhead Farm Cottage

There would be no views of any cumulative development based on the intervening landform. There would be no change to the level of effect described in the main assessment.

Valgreen

There would be no views of any cumulative development based on the intervening landform and tree cover. There would be no change to the level of effect described in the main assessment.

Houletnuek

There would be no views of any cumulative development based on the intervening landform and tree cover. There would be no change to the level of effect described in the main assessment.

Cumulative Effects Experienced by recreational walkers: Core Paths 201 and 202

Recreational walkers on Core Paths 201 and 202 experience very limited views of the operational Gagie Home Farm Wind Turbine due to the screening influence of intervening tree cover and landform. The clearest views are restricted to the southernmost end of Core Path 202, where it adjoins the local road network at Brighty Wood (see Viewpoint 9). Views from other sections of the route (comprising the vast majority of the path) are fully screened.

Potential views of the consented Angus Resort would also be restricted by landform and tree cover.

There would be partial views of the proposed Wellbank Solar Farm from a 500m long section of Core Path 201 to the south of West Wellbank Wood. From this localised section of the route parts of Wellbank Solar Farm would be experienced in the landscape to the northeast, whilst there would also be partial views of the Proposed Development within the Braeside Parcel to the west and the Dodd Hill parcel to the north. These views would be experienced by walkers travelling in a northerly direction only. Potential views of the proposed Wellbank Solar Farm would be fully screened along other sections of the route (comprising the majority of the path).

On balance, the cumulative effects would be limited to short sections of the route and would be tempered by intervening tree cover and terrain, as well as the direction of travel. As a result, there would be no change to the level of effect described within the main assessment. The incremental effects associated with the Proposed Development would reduce steady over time in accordance with the establishment of perimeter hedgerows. There are currently no details for the mitigation measures associated with the proposed Wellbank Solar Farm.

Cumulative Effects Experienced by recreational walkers: Core Path 203

Views of the operational Gagie Home Farm Wind Turbine in the landscape to the southeast are limited by tree cover along the side of Core Path 203 and within the intervening landscape. This includes established woodland at Brighty Wood. The consented Angus Resort and proposed Wellbank Solar Farm would be fully screened by the intervening landform. Accordingly, there would be no change to the level of effect as described in the main assessment.

12 Conclusions

In summary, the Proposed Development would be located in an area of rolling mixed farmland with pockets of woodland and tree cover, 1.7km north of Dundee. The Proposed Development would result in the introduction of solar panels and associated infrastructure to the Site, encompassing four discrete parcels of land at Dodd Hill, Brighty, Braeside and Kellas, within the wider area of managed agriculture. Existing field boundaries and grassland ground cover within the Site would be retained. In addition, the proposals incorporate mitigation planting in the form of native mixed-species

hedgerows along the Site perimeter, which would provide visual screening and contribute towards local landscape structure and biodiversity in accordance with the surrounding context.

In terms of landscape effects, these would be limited by the undulating nature of the landform, in combination with established pockets of woodland and scattered field trees within the surrounding area, as well as the relatively low height of the proposed infrastructure (up to 3.0m). As such, notable landscape effects would be primarily focused within 300m of the Site. This encompasses localised areas within the Dipslope Farmland LCT and the southern edge of the Lowland Hill Ranges LCT. The effects would diminish at greater distances, where the proposed infrastructure would increasingly represent discreet elements in the background landscape, subject to increased amounts of intervening screening via undulations in the landform and / or localised parcels of vegetation. Accordingly, the existing landscape characteristics would continue to exert themselves across the wider surrounding areas. In summary, the effects on the Dipslope Farmland LCT and Lowland Hill Ranges LCT as a whole would not be notable, and there would be no notable effects on any other LCTs or landscape designations.

Visual effects would also be restricted by the surrounding landform and pockets of woodland / tree cover, in combination with the limited height of the proposed infrastructure. Some of the clearest views would be experienced by select residents at Westhall Terrace (primarily from the five dwellings located on the southern edge of the settlement) where the effects would be notable. The effects experienced by residents in other parts of the settlement would be more limited.

In addition, residents in the settlement of Kellas (northern parts), and those in the nearby dispersed dwellings of Burnside of Gagie, Leyswood, Gagie Smallholdings, Willowbank and Braeside of Gavie, West Mains of Gagie (specifically Nos. 1-5 The Steading), The Latch and Brookdale, Viewfield House (at Brighty Wood), West Wellbank Cottage, and West Bankhead Farm Cottage would also experience notable views of the Proposed Development initially. However, in each case these views would steadily reduce over time in association with the establishment of proposed mitigation hedgerow planting along the Site boundaries. As a result, the visual effects experienced by residents at these locations would reduce, and would not be notable by Year 6.

In terms of recreational receptors, there would initially be close proximity views of the Proposed Development from sections of the adjoining Core Paths 201 and 202, which would be notable. However, these views would reduce over time as the proposed native hedgerow planting along the Site boundaries steadily establishes. Accordingly, the effects would not be notable by Year 6.

There would be no notable effect on views experienced by any other residents, recreational receptors or road users.

In terms of cumulative effects; the Proposed Development would augment the presence of the operational Gagie Home Farm Wind Turbine, which currently exerts direct effects on localised parts of the Dipslope Farmlands LCT in the vicinity of Westhall Terrace. The Proposed Development (in particular the Brighty Parcel) would exert a characterising influence across a similar geographic area.

Potential cumulative effects with the consented Angus Resort and the proposed (pre-app) Wellbank Solar Farm would be restricted by their geographic separation from the Proposed Development in combination with the intervening landform and tree cover (including West Wellbank Wood). This would result in physical and visual separation between the developments. Accordingly, there would be no coalescence of effects between the Proposed Development and these cumulative developments and the existing landscape characteristics would re-exert themselves across intervening areas.

With regard to cumulative visual effects, the Proposed Development would be experienced alongside the operational Gagie Home Farm Wind Turbine from residential properties in the southern part of Westhall Terrace (comprising five dwellings), residents on the southern side of the cluster of houses at Gagie Smallholdings (comprising four dwellings) and residents at Viewfield House (at Brighty Wood). The combined presence of these developments would contribute towards notable visual effects in each case. However, the establishment of native hedgerow planting along the Site perimeter would steadily reduce views of the Proposed Development from the properties at Gagie Smallholdings and Viewfield House; accordingly the Proposed Development would exert very limited cumulative influence on views from these dwellings by Year 6.

Potential cumulative effects experienced by other residential receptors would be more limited based on intervening landform and / or tree cover.

For recreational walkers on Core Paths 201 and 202, there would be cumulative views of the Proposed Development with parts of the proposed Wellbank Solar Farm, as well as glimpsed views of the Gagie Home Farm Wind Turbine. These views would be limited to localised sections of the route and would also be dependant on the direction of travel. The combined presence of these developments would contribute towards notable cumulative effects. However, the establishment of native hedgerow planting along the Site perimeter would steadily reduce views of the Proposed Development over time. By Year 6 it would exert very limited cumulative influence upon the visual experience of walkers. The Proposed Development would not contribute to notable cumulative effects on the views from any other recreational route or road.

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Appendix A: LVA methodology

Landscape Effects

The starting point for the assessment of landscape effects was 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 notable 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, landscape value, and 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. The main factors to consider are discussed as follows:

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.

The judgements regarding susceptibility and value of the landscape character are identified within the sensitivity table included within **Appendix B**. These relationships can be complex and value alone does not automatically or by definition have high susceptibility to all types of change. Examples and on the evaluation of landscape sensitivity are provided below:

Table A.1: Landscape sensitivity criteria

High Sensitivity	Landscape character, characteristics and elements which would generally be of lower landscape capacity or scope for landscape change, and of notable 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 Sensitivity	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 Sensitivity	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;
- landscape context of other built development, particularly vertical elements.

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

Table A.2: Landscape magnitude of change definitions

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). The following table sets out the main correlations between magnitude and sensitivity.

Table A.3: Landscape effects matrix

Landscape sensitivity	Magnitude of Change				
		Substantial	Moderate	Slight	Negligible
	High	Major	Major/Moderate	Moderate	Minor
	Medium	Major/Moderate	Moderate	Moderate/Minor	Minor/Negligible
	Low	Moderate	Moderate/Minor	Minor	Negligible

Visual Effects

The sensitivity of potential visual receptors will vary depending on the location and context of the viewpoint, the activity of the receptor and importance of the view. Visual receptor sensitivity is defined as high, medium, or low in accordance with the criteria in Table A.4.

Table A.4: Visual sensitivity criteria

High Sensitivity	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 Sensitivity	Road users and travelers 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 Sensitivity	Workers, users of facilities and commercial buildings (indoors) experiencing views from buildings.

The magnitude of visual 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;
- 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 A.5:

Table A.5: Visual magnitude of change definitions

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.

The following Table A.6 sets out the main correlations between magnitude and sensitivity.

Table A.6: Visual effects matrix

Visual sensitivity	Magnitude of Change				
		Substantial	Moderate	Slight	Negligible
High	Major	Major/Moderate	Moderate	Minor	
Medium	Major/Moderate	Moderate	Moderate/Minor	Minor/Negligible	
Low	Moderate	Moderate/Minor	Minor	Negligible	

Level of Effect

As per the matrices in Table A.3 and Table A.6; the level of any identified landscape or visual effect has been assessed in terms of Major, Moderate, Minor or 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. This matrix should not be used as a prescriptive tool but must allow for the exercise of professional judgement. Effects which are judged to be Major/moderate or Major are considered to be notable. Where Moderate effects are predicted, professional judgement is applied to ensure that the potential for notable 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 beneficial 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 for a development of this nature as adverse or beneficial. This depends to some extent on the viewer’s predisposition towards landscape change but also the principle of commercial building features 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. It is noted, however, that not all people would consider the effects to be adverse.

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 Visibility Map has been prepared at 1:25,000 scale to indicate the extent of potential visibility on the basis of bare ground, and does not include the screening effects of intervening established tree cover. The Visibility Map indicates areas from which it might be possible to secure views of part, or parts, of the Proposed Development (3.0m max height). 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 moorland, or other land where the general public do not appear to exercise regular access;
- The large-scale Visibility Map does not account for the screening effects and filtering of views as a result of intervening features, such as trees and forestry;
- The Visibility Maps do 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.

Appendix B: Landscape Character Sensitivity

The sensitivity of the Dipslope Farmland LCT and Lowland Hill Ranges LCT is assessed in detail below within **Table B.1** and **Table B.2** respectively. 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 from this document are included in italics.

Table B.1: Sensitivity of the Dipslope Farmland LCT

Factors affecting the sensitivity	Lower Sensitivity	Higher Sensitivity	Characteristics of local landscape at the Site	Sensitivity Rating
Physical				
Scale	Large scale featureless landscapes	Small to medium scale landscapes with some scaling features	<i>'Extensive area of lowland farmland... medium-scale character'.</i>	Medium
Openness	Enclosed and sheltered landscapes	Open and exposed landscapes	The LCT is described as <i>'open'</i> , albeit gentle undulations in the landform combined with localised tree cover creates more sheltered areas.	High/Medium
Landform	Smooth regular flowing, flat or uniform landscapes	Dramatic, rugged and complex landscapes	The LCT is described as <i>'generally sloping from Sidlaws and Forfar Hills in north-west to near sea level in the south-east'</i> . The local landform is gently undulating.	Medium
Land cover	Extensive areas of simple regular land cover (including farming and forestry)	Complex, intimate or mosaic cover	<i>'Dominated by productive agricultural land'</i> with localised areas of woodland cover that are focused along river corridors and associated with large estates.	Medium
Complexity and patterns	Simple and sweeping lines, linear features and patterns	Complex or irregular patterns	<i>'Predominantly productive arable land use with simple geometric field patterns.'</i> Localised parcels of woodland and settlement add slightly to the complexity.	Medium
Built Environment	Contemporary masts, pylons, industrial elements, buildings infrastructure, settlements	Established, traditional or historic built character	<i>'Dispersed settlement pattern, including some suburban development which extends outwith the historic settlement confines. Infrequent single and small clusters of a range of domestic and medium scale commercial turbines along the elevated slopes'.</i>	Medium
Overall physical sensitivity				Medium

Factors affecting the sensitivity	Lower Sensitivity	Higher Sensitivity	Characteristics of local landscape at the Site	Sensitivity Rating
Perceptual				
Wildness / Sense of Remoteness	Busy evidence of human activity	Remote, peaceful or sense and tranquillity, solitude and emptiness	The LCT primarily comprises arable farmland, with dispersed settlement that results in a relatively calm and peaceful environment. However, the sense of wildness is limited by the ' <i>suburban development which extends outwith the historic settlement confines</i> ' and the wind turbines and masts that form notable features based on their elevation or height.	Medium
Perception of Change	Dynamic or modern landscapes	Ancient landscapes, designed landscapes or with obvious historical continuity	As above, the local landscape incorporates traditional farming alongside more modern built form / infrastructure.	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	The locality is generally low lying, hence does not contribute towards the skyline.	Low
Views intervisibility	Visually contained and have limited inward or outward views	Extensive views within or of the area with distant horizons.	There are views to and from the adjacent Lowland Hills LCT, which slopes upwards from the Dipslope Farmland LCT to the north.	Medium
Overall Visual Sensitivity				Medium/Low

Factors affecting the sensitivity	Lower Sensitivity	Higher Sensitivity	Characteristics of local landscape at the Site	Sensitivity Rating
Value				
Rarity	Commonplace	Rare	The LCT encompasses a notable geographic area of farmland with scattered settlement, which is relatively common.	Low
Designated scenic quality	No specific designation	National or regional designation	There are no landscape designations within the local area.	Low
Cultural associations	No specific cultural associations	Strong cultural association	The LCT incorporates a ' <i>variety of historic sites from different eras</i> '. However, there are no designed gardens within the locality.	Medium
Amenity and recreation	Limited amenity function	Well used for amenity/recreation, especially for National trails or other long-distance routes	The area is accessible by Core Paths in parts of the Study Area. There are no promoted long-distance routes or notable visitor attractions within the Site locality.	Medium
Overall Value				Medium/Low
Overall Sensitivity of the Dipslope Farmland LCT				Medium

Table B.2: Sensitivity of the Lowland Hill Ranges LCT

Factors affecting the sensitivity	Lower Sensitivity	Higher Sensitivity	Characteristics of local landscape at the Site	Sensitivity Rating
Physical				
Scale	Large scale featureless landscapes	Small to medium scale landscapes with some scaling features	The LCT is described as being of <i>'medium scale'</i> .	Medium
Openness	Enclosed and sheltered landscapes	Open and exposed landscapes	The LCT is described as <i>'generally open'</i> .	High
Landform	Smooth regular flowing, flat or uniform landscapes	Dramatic, rugged and complex landscapes	<i>'Relatively uniform ridgelines orientated southwest to northeast.'</i> The landform is emphasised by its location <i>'set within low lying agricultural landscape to the north and south.'</i>	High
Land cover	Extensive areas of simple regular land cover (including farming and forestry)	Complex, intimate or mosaic cover	<i>'Almost conical summits dominated by grass moorland and upland pasture... sweeping patchwork of regular but not geometric patterns on the dipslopes.'</i> <i>'Some areas of extensive forestry.'</i>	Medium
Complexity and patterns	Simple and sweeping lines, linear features and patterns	Complex or irregular patterns	As described above, the locality comprises fields, with parcels of tree cover / forestry. The landscape pattern is made more complex by the rolling landform.	High/Medium
Built Environment	Contemporary masts, pylons, industrial elements, buildings infrastructure, settlements	Established, traditional or historic built character	Generally limited development, although there are <i>'Occasional vertical features such as navigational and telecom masts, follies, and wind turbines which appear prominent in these elevated locations.'</i>	Medium
Overall physical sensitivity				High/Medium

Factors affecting the sensitivity	Lower Sensitivity	Higher Sensitivity	Characteristics of local landscape at the Site	Sensitivity Rating
Perceptual				
Wildness / Sense of Remoteness	Busy evidence of human activity	Remote, peaceful or sense and tranquillity, solitude and emptiness	The LCT is described as having a <i>'sense of relative tranquillity.'</i>	High
Perception of Change	Dynamic or modern landscapes	Ancient landscapes, designed landscapes or with obvious historical continuity	There is limited development across the local area, albeit there are <i>'occasional vertical features such as navigational and telecom masts, follies, and wind turbines which appear prominent in these elevated locations.'</i>	High/Medium
Overall Perceptual Sensitivity				High
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	<i>'Importance as a backdrop to many settlements in the surrounding low-lying agricultural landscapes.'</i>	High
Views intervisibility	Visually contained and have limited inward or outward views	Extensive views within or of the area with distant horizons.	<i>'Views within, across and up to this character type.'</i>	High
Overall Visual Sensitivity				High
Value				
Rarity	Commonplace	Rare	The LCT encompasses upland farmland with scattered forestry, which is not uncommon. The underlying landform makes the area more distinctive.	Medium
Designated scenic quality	No specific designation	National or regional designation	There are no landscape designations within the local area.	Low

Factors affecting the sensitivity	Lower Sensitivity	Higher Sensitivity	Characteristics of local landscape at the Site	Sensitivity Rating
Cultural associations	No specific cultural associations	Strong cultural association	Some cultural / historical associations.	Medium
Amenity and recreation	Limited amenity function	Well used for amenity/recreation, especially for National trails or other long-distance routes	<i>'Popular use for informal recreation by nearby large centres of population.'</i> This includes the summits of Dodd Hill and Carrot Hill, which are popular with walkers, and are accessible via a nearby parking area.	High
Overall Value				High/Medium
Overall Sensitivity of the Lowland Hill Ranges LCT				High

Appendix C: Viewpoint Analysis

The following Appendix describes the Viewpoint Analysis undertaken for the 19No. viewpoints included within the LVA, incorporating viewpoints requested by Angus Council. The locations of the Viewpoints are illustrated on **Figure 2**.

Table C.1: Viewpoint 1

Viewpoint 1: Minor Road east of Murroes Primary School – Views northeast & southeast	
Description	<p>This viewpoint was requested by Angus Council.</p> <p>The viewpoint is located 15m to the south of the Site (Kellas Parcel) within the Dipslope Farmland LCT. It represents views experienced by local road users. The local landscape is characterised by arable farmland demarcated by low stone walls and post-and-wire fencing, and broken up by parcels of woodland and field trees. The local landform is gently sloping, albeit rises at greater distance to the north (Dodd Hill) and south (Duntrune hill / Glack Hill).</p> <p>Built form within the view comprises the Gagie Home Farm Wind Turbine and parts of the agricultural barns and dwellings at Gagie Small Holdings to the north. In addition, there are distant views of mast and pylons on the distant horizon. To the southeast there are views of the settlement of Kellas.</p>
Predicted View	<p>The Proposed Development (Kellas Parcel) would be visible at close proximity to the northeast and southeast. The proposed infrastructure would be experienced in the context of a predominantly agricultural landscape, with scattered built form and infrastructure. The Kellas Parcel would extend across a wide horizontal field of view, although the proposed infrastructure would be back-clothed by tree cover in the distance.</p> <p>There would be partial views of the Dodd Hill Parcel on the distant horizon to the north, where the Proposed Development would represent a distant element in the background landscape. Potential views of the Brighty Parcel (on the lower lying landscape to the north) would be screened by proposed infrastructure within the intervening Kellas Parcel.</p> <p>As the proposed mitigation planting establishes over time, views of the Proposed Development would be subject to increased amounts of screening.</p>
Visual Effects	<p>The sensitivity of road users at this location is assessed as being Medium. The initial magnitude of change would be Substantial based primarily on close proximity views of the Kellas Parcel to the north. The resultant level of effect would be Major/moderate, notable.</p> <p>By Year 6, the establishment of the mitigation hedgerow planting along the Site boundary would result in extensive screening of the proposed infrastructure within the Kellas Parcel. This would also temper more distant views of the Dodd Hill and Brighty Parcels to the north. Accordingly, the magnitude of change would reduce to Negligible and the resultant level of effect would be Minor/negligible, not notable.</p>
Landscape Effects	<p>The Dipslope Farmland 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 landscape, which would contrast with the more natural elements of this agricultural landscape. At this proximity to the Site, the magnitude of change would initially be Substantial and the effect on landscape character would be Major/moderate, notable.</p> <p>Landscape effects would steadily reduce over time in accordance with the establishment of hedgerow planting along the Site perimeter. By Year 6 the Proposed Development would be predominantly screened, and the established hedgerow would reinforce the existing field pattern. The magnitude of change would reduce to Negligible and the effect on local landscape character would be Minor/negligible, not notable.</p>

Table C.2: Viewpoint 2

Viewpoint 2: Gagie Smallholdings – View northwest	
Description	<p>This viewpoint is located 20m to the east of the Site (Brighty Parcel) within the Dipslope Farmland LCT. It represents views experienced by local residents in close proximity to the Site. The local landscape is characterised by farmland, demarcated by hedgerows and post-and wire fencing, with parcels of tree cover and woodland. The rolling farmland rises to the north towards the summit of Dodd Hill.</p> <p>Built form within the view comprises overhead power lines and telecoms lines, as well as scattered residential properties / farmsteads at Burnside of Gagie and Mill of Brighty.</p>
Predicted View	<p>The Proposed Development within the Brighty Parcel would be visible at close proximity, beyond an established intervening hedgerow that extends along the edge of the Site. As such, the proposed infrastructure would be partly screened, and views would be limited to the upper parts of the proposed infrastructure at most.</p> <p>There would also be partial views of the Dodd Hill Parcel at greater distance on the rising landform to the north. The Proposed Development would be experienced beyond an existing pylon in the foreground and intervening tree cover. As such, it would represent a distant element in the background landscape.</p> <p>All other Site parcels would be fully screened.</p> <p>As the proposed mitigation planting establishes over time, views of the proposed infrastructure would be subject to steadily increasing amounts of screening. The Brighty Parcel would be almost fully screened. The Dodd Hill Parcel would be partly screened.</p>
Visual Effects	<p>The sensitivity of residents is assessed as being High. The initial magnitude of change would be Moderate based on the extent of intervening screening. The resultant level of effect would be Major/moderate, notable.</p> <p>By Year 6, the establishment of the mitigation hedgerow planting along the Site boundary would result in almost full screening of the proposed infrastructure within the Brighty Parcel. The Dodd Hill Parcel would be subject to partial screening, and represent a minor element in the background landscape (beyond existing trees and pylon towers). The magnitude of change would reduce to Negligible and the resultant level of effect would reduce to Minor, not notable.</p>
Landscape Effects	<p>The Dipslope Farmland 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 (overhead lines / telecoms lines) and nearby farmsteadings. At this proximity, the Proposed Development would represent a new element within the local landscape. The magnitude of change would initially be Moderate and the effect on landscape character would be Moderate, notable in this instance based on the proximity to the Site.</p> <p>Landscape effects would reduce over time in accordance with the gradual establishment of perimeter planting within the Site, which would almost fully screen the infrastructure beyond and represent the addition of beneficial landscape elements to the locality. By Year 6, the magnitude of change would reduce to Negligible and the effect on local landscape character would be Minor/negligible, not notable.</p>

Table C.3: Viewpoint 3

Viewpoint 3: Minor Road north of Westhall Terrace (at Bright Wood) – View southeast	
Description	<p>This viewpoint was requested by Angus Council.</p> <p>This viewpoint is located 30m to the west of the Proposed Development (Brighty Parcel) within the Dipslope Farmland LCT. It is representative of views experienced by local road users travelling south towards Westhall Terrace. The existing view comprises rolling farmland (predominantly arable) with areas of tree cover and woodland extending across the skyline to the east. Built form within the view comprises telecoms lines extending along the local road in the foreground, the Gagie Home Farm Wind Turbine to the east, and parts of the residential settlement at Westhall Terrace to the south.</p>
Predicted View	<p>The Proposed Development (Brighty Parcel) would be visible at close proximity to the east, beyond the intervening stone wall and telecoms lines extending along the side of the local road. The proposed infrastructure would be experienced in the same field of view as the existing wind turbine, and would be back-clothed by surrounding tree cover.</p> <p>There would also be partial views of the Kellas Parcel in the distant landscape to the southeast. The proposed infrastructure would be partly screened by intervening tree cover in combination with the rolling landform. All other parcels would be fully screened.</p> <p>As the proposed mitigation planting within the Site establishes over time, views of the proposed infrastructure within the Brighty Parcel and Kellas Parcel would be subject to steadily increasing amounts of screening.</p>
Visual Effects	<p>The sensitivity of road users at this location is assessed as being Medium. The magnitude of change would initially be Substantial based on the proximity of view to the Brighty Parcel. The resultant effect would be Major/moderate, notable.</p> <p>By Year 6, the establishment of the mitigation hedgerow planting along the Site boundary would result in extensive screening of the Proposed Development. The magnitude of change would reduce to Negligible and the resultant level of effect would reduce to Minor/Negligible.</p>
Landscape Effects	<p>The Dipslope Farmland 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 landscape, which is already part-characterised by renewable energy in the form of the Gagie Home Farm Wind Turbine. Based on the horizontal spread of new infrastructure and the proximity to the Site (Brighty Parcel) the magnitude of change would initially be Substantial. The resultant effect on landscape character would be Major/moderate, notable.</p> <p>Landscape effects would steadily reduce over time in accordance with the establishment of hedgerow planting along the Site perimeter. By Year 6 the Proposed Development would be predominantly screened, and the established hedgerow would reinforce the existing field pattern. The magnitude of change would reduce to Negligible and the effect on local landscape character would be Minor/negligible, not notable.</p>

Table C.4: Viewpoint 4

Viewpoint 4: Minor Road at northern edge of Westhall Terrace – View northeast	
Description	<p>This viewpoint was requested by Angus Council.</p> <p>The viewpoint is located 38m to the south of the Site (Brighty Parcel) within the Dipslope Farmland LCT. It represents views experienced by local road users travelling northwards out of Westhall Terrace. The local landscape is characterised by rolling farmland, gradually rising towards the north. The field pattern is demarcated by low stone walls, and is enclosed by established tree cover to the north and east. Built form within the view comprises the Gagie Home Farm Wind Turbine and the upper parts of agricultural barns and dwellings at Gagie Small Holdings to the northeast. In addition, there are commercial yards with associated parking areas on the edge of Westhall Terrace to the west, telecoms lines extending along the local road, and overhead lines with associated pylons in the distance.</p>
Predicted View	<p>The Proposed Development (Brighty Parcel) would be visible at close proximity on the rising landform to the north. The proposed infrastructure would be experienced in the same field of view as the existing Gagie Home Farm Wind Turbine, and would be back-clothed by surrounding tree cover.</p> <p>There would also be partial views of the Dodd Hill Parcel, on the distant horizon to the north. The Proposed Development would be experienced beyond existing overhead power lines in the middle distance, and represent a distant element in the background landscape. All other Site parcels would be fully screened.</p> <p>As the proposed mitigation planting establishes over time, views of the Proposed Development within the Brighty and Dodd Hill Parcels would be subject to increased amounts of screening.</p>
Visual Effects	<p>The sensitivity of road users at this location is assessed as being Medium. The initial magnitude of change would be Substantial based primarily on views of the Brighty Parcel at close proximity. The resultant level of effect would be Major/moderate, notable.</p> <p>By Year 6, the establishment of the mitigation hedgerow planting along the Site boundary would result in partial screening of the proposed infrastructure within the Brighty Parcel. Views would be restricted to infrastructure within the more elevated northern parts of the Brighty Parcel, at greater distance. The proposed infrastructure in the distant Dodd Hill Parcel would represent a minor element in the background landscape. The magnitude of change would reduce to Moderate and the resultant level of effect would be Moderate, not notable in this instance based on the presence of existing built form within the view.</p>
Landscape Effects	<p>The Dipslope Farmland 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 landscape, which is already part-characterised by elements of built form and power / renewables. The magnitude of change would initially be Substantial and the effect on landscape character would be Major/moderate, notable.</p> <p>Landscape effects would reduce over time in accordance with the gradual establishment of hedgerow planting along the perimeter of the Site. This would partly screen the infrastructure beyond and represent the addition of beneficial landscape elements to the locality. By Year 6, the magnitude of change would reduce to Moderate and the effect on local landscape character would be Moderate. This is assessed as not notable in this instance based on the influence of existing built form upon local landscape character.</p>

Table C.5: Viewpoint 5

Viewpoint 5: Cairnsbrae Natural Burial Ground – Views southwest & northwest	
Description	<p>This viewpoint is located 62m to the east of the Site (Kellas Parcel) within the Dipslope Farmland LCT. It represents views experienced by visitors to the Natural Burial Ground. The local landscape is characterised by scattered tree cover within the burial grounds, with gently undulating farmland beyond. The field pattern is demarcated by stone walls and post-and wire fencing. There is also a grass mound extending along the western boundary of the burial ground. The wider landscape incorporates scattered tree cover and woodland, as well as telecoms lines, the Gagie Home Farm Wind Turbine, and residential properties. This includes properties on the edge of Westhall Terrace to the northwest, and at West Mains of Gagie to the southwest.</p>
Predicted View	<p>The Proposed Development (Kellas Parcel) would be visible at close proximity to the northwest and southwest. The proposed infrastructure would contrast with the more rural characteristics of the local landscape, albeit would be partly screened by foreground tree cover and the intervening grass mound.</p> <p>Other parts of the Site would be fully screened.</p> <p>As the proposed mitigation planting within the Site establishes over time, views of the proposed infrastructure within the Kellas Parcel would be subject to steadily increasing amounts of screening. This would be further augmented by the growth of intervening tree cover, including trees within the burial ground.</p>
Visual Effects	<p>The sensitivity of visitors to the burial ground is assessed as being High. The initial magnitude of change would be Substantial based on the proximity and horizontal spread of views of the Kellas Parcel. The resultant level of effect would be Major, notable.</p> <p>By Year 6, the establishment of the mitigation hedgerow planting would result in extensive screening of the proposed infrastructure within the Kellas Parcel. The magnitude of change would reduce to Slight/Negligible and the resultant level of effect would reduce to Minor.</p>
Landscape Effects	<p>The Dipslope Farmland LCT is assessed as being of Medium sensitivity to the Proposed Development. The Proposed Development would contrast with the more rural characteristics of the landscape, albeit would be partly screened by the intervening grass bund and tree cover. At this proximity the magnitude of change would initially be Substantial and the effect on landscape character would be Major/moderate, notable.</p> <p>Landscape effects would reduce over time in accordance with the gradual establishment of perimeter planting within the Site. By Year 6, the magnitude of change would reduce to Slight/Negligible and the effect on local landscape character would be Minor.</p>

Table C.6: Viewpoint 6

Viewpoint 6: Dodd Hill – Views north, east, south and west	
Description	<p>This viewpoint was requested by Angus Council.</p> <p>This viewpoint is located 65m from the Dodd Hill Parcel (which extends across the landscape around the summit). The viewpoint is located within the Lowland Hill Ranges LCT and is representative of views experienced by recreational walkers at the hill summit, which is accessible via an informal track from a nearby layby. From this elevated vantage point there are elevated views over the lower lying, gently rolling farmland to the south, comprising a mix of arable and pastoral agriculture with parcels of woodland. The Tay Estuary is visible in the far distance. The local surroundings comprise heather moorland with scattered scrub. Existing built form within the view comprises masts, overhead power lines and distant settlement.</p>
Predicted View	<p>The Dodd Hill Parcel would be visible at relatively close proximity on the rolling landform around the summit, particularly to the east and west. The proposed infrastructure would be partly screened by the intervening undulations in the local landform and a drystone wall demarcating the existing field pattern (limiting views of the infrastructure within northern and southern fields of view). There would continue to be expansive views across the wider landscape.</p> <p>There would also be views of the Braeside, Kellas and Brighty Parcels in the landscape to the south. The proposed infrastructure within these parcels would be experienced at greater distance, well below the skyline, and partly screened by intervening tree cover and landform. The Brighty Parcel in particular would be subject to increased amounts of screening by intervening woodland.</p> <p>As the proposed mitigation planting within the Site establishes over time, views of the proposed infrastructure would soften, albeit there would continue to be partial views of the infrastructure within the Dodd Hill Parcel at relatively close proximity.</p>
Visual Effects	<p>The sensitivity of walkers at this location is assessed as being High. Based primarily on the views of the Dodd Hill Parcel, the magnitude of change would initially be Moderate and the level of effect would be Major/moderate, notable.</p> <p>By Year 6, the establishment of the mitigation hedgerow planting along the Site boundary would result in partial screening of the Proposed Development within the Dodd Hill Parcel, and would further soften the appearance of the other, more distant parts of the Site (Braeside, Kellas and Brighty Parcels). However, the proposed infrastructure would remain partly visible. The magnitude of change would reduce to Moderate/Slight. The resultant level of effect would be Moderate, notable in this instance based on the proximity of views of the Dodd Hill Parcel.</p>
Landscape Effects	<p>The Lowland Hill Ranges LCT is assessed as being of High sensitivity to the Proposed Development. The Proposed Development would introduce new elements of built form to the local landscape. At this location, the Proposed Development would represent a recognizable feature within the local landscape, although the existing characteristics would continue to exert a clear influence. The magnitude of change would initially be Moderate and the effect on landscape character would be Major/moderate, notable.</p> <p>Landscape effects would reduce over time in accordance with the gradual establishment of perimeter planting within the Site, which would soften the edge of the Proposed Development and partly screen the infrastructure beyond. By Year 6, the magnitude of change would reduce to Moderate/Slight and the effect on local landscape character would be Moderate. This is assessed as notable in this instance based on the proximity of infrastructure within the Dodd Hill Parcel.</p>

Table C.7: Viewpoint 7

Viewpoint 7: Carrot Hill – Views southeast & southwest	
Description	<p>This viewpoint was requested by Angus Council.</p> <p>This viewpoint is located 85m to the north of the Dodd Hill Parcel, within the Lowland Hill Ranges LCT. It is representative of views experienced by recreational walkers at the hill summit, which is accessible via an informal track from a nearby layby. From this elevated vantage point there are elevated views over the lower lying, gently rolling farmland to the south, comprising a mix of arable and pastoral agriculture with parcels of woodland. Similar to the nearby summit of Dodd Hill, there are distant views of the Tay Estuary to the south. The local surroundings comprise heather moorland with scattered scrub. Existing built form within the view comprises masts, overhead power lines and distant settlement.</p>
Predicted View	<p>The Dodd Hill Parcel would be visible at relatively close proximity on the rolling landform to the south. The proposed infrastructure would be partly screened by the intervening undulations in the local landform and intervening scrub. There would continue to be expansive views across the wider landscape.</p> <p>Potential views of the other parts of the Site would be limited to the Kellas Parcel, which would represent a very distant element in the background landscape.</p> <p>As the proposed mitigation planting within the Site establishes over time, views of the proposed infrastructure would be subject to steadily increasing amounts of screening.</p>
Visual Effects	<p>The sensitivity of walkers at this location is assessed as being High. Based on the proximity of view and horizontal spread of the Dodd Hill Parcel, the magnitude of change would initially be Substantial and the level of effect would be Major, notable.</p> <p>By Year 6, the establishment of the mitigation hedgerow planting along the Site boundary would soften the edges of the Proposed Development within the Dodd Hill Parcel and partially screen the proposed infrastructure. The Kellas Parcel would be barely discernible. The magnitude of change would reduce to Moderate. The resultant level of effect would be Major/moderate, notable.</p>
Landscape Effects	<p>The Lowland Hill Ranges LCT is assessed as being of High sensitivity to the Proposed Development. The Proposed Development would introduce elements of built form to the local landscape. At this location, the Proposed Development would represent a recognizable feature within the local landscape based on the proximity and horizontal spread of infrastructure within the Dodd Hill Parcel. The magnitude of change would initially be Substantial/Moderate and the effect on landscape character would be Major/moderate, notable.</p> <p>Landscape effects would reduce over time in accordance with the gradual establishment of perimeter planting within the Site, which would partly screen the infrastructure beyond. By Year 6, the magnitude of change would reduce to Moderate. The resultant effect on local landscape character would be Major/moderate, notable.</p>

Table C.8: Viewpoint 8

Viewpoint 8: Core Path 202 near The Latch – Views southeast, southwest & north	
Description	<p>This viewpoint is located 100m to the north of the Site (Braeside Parcel) within the Dipslope Farmland LCT. It represents views experienced by local residents and recreational walkers on a promoted path. The local landscape is characterised by farmland, demarcated by stone walls and post-and wire fencing. The rolling farmland incorporates scattered residential properties and elements of associated infrastructure in the form of overhead power lines and telecoms lines. There are also scattered parcels of tree cover and woodland. The landform to the north rises steadily toward the summit of Dodd Hill.</p>
Predicted View	<p>The Proposed Development (Braeside Parcel) would be visible at relatively close proximity to the south, beyond an intervening field in the foreground. The Proposed Development would be partly screened by intervening field boundary and the rolling nature of the landform, which drops off to the south. As such, views would be primarily limited to the upper parts of the proposed infrastructure along the northern edge of the Braeside Parcel.</p> <p>There would also be partial views of the Dodd Hill Parcel at greater distance on the rising landform to the north. The Proposed Development would be experienced beyond existing overhead power lines in the foreground, and represent a distant element in the background landscape. All other Site parcels would be fully screened.</p> <p>As the proposed mitigation planting establishes over time, views of the proposed infrastructure would be subject to steadily increasing amounts of screening. The Braeside Parcel would be fully screened. The Dodd Hill Parcel would be partly screened around the outer edges.</p>
Visual Effects	<p>The sensitivity of residents and walkers on this path is assessed as being High. The initial magnitude of change would be Moderate based primarily on views of the Braeside Parcel to the south. The resultant level of effect would be Major/moderate, notable.</p> <p>By Year 6, the establishment of the mitigation hedgerow planting along the Site boundary would result in full screening of the proposed infrastructure within the Braeside Parcel. As a result, views would be restricted to parts of the Dodd Hill Parcel, experienced at greater distance to the north (also partly screened). The magnitude of change would reduce to Slight/Negligible and the resultant level of effect would reduce to Moderate/minor, not notable.</p>
Landscape Effects	<p>The Dipslope Farmland 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 partly screened and within the context of existing elements of infrastructure (overhead lines) and nearby farmsteadings. The magnitude of change would initially be Moderate and the effect on landscape character would be Moderate, notable in this instance based on the horizontal spread of the Proposed Development.</p> <p>Landscape effects would reduce over time in accordance with the gradual establishment of perimeter planting within the Site, which would screen the infrastructure beyond and represent the addition of beneficial landscape elements to the locality. By Year 6, the magnitude of change would reduce to Slight/Negligible and the effect on local landscape character would be Minor, not notable.</p>

Table C.9: Viewpoint 9

Viewpoint 9: Core Path 202 at Brighty Wood – View southeast	
Description	This viewpoint is located 120m to the west of the Proposed Development (Brighty Parcel) within the Dipslope Farmland LCT. It is representative of views experienced by walkers at the southern end of Core Path 202 and the nearby cluster of residential properties at Brighty Wood. The existing view comprises rolling farmland, demarcated by low stone walls and post-and-wire fencing, interspersed with areas of woodland. Built form within the view incorporates the Gagie Home Farm Wind Turbine, telecoms lines, and the residential settlement of Westhall Terrace.
Predicted View	<p>The Proposed Development within the Brighty Parcel would be partly screened by an intervening stone wall extending along the side of the nearby road. As such, views would be limited to the upper parts of the proposed infrastructure, which would be experienced in the same sector of view as the existing Gagie Home Farm Wind Turbine. The Proposed Development would be located well below the horizon, and back-clothed by woodland.</p> <p>There would also be partial views of the Kellas Parcel at greater distance to the southeast. The proposed infrastructure would be partly screened by the intervening landform and tree cover, and would represent a background element within the wider view.</p> <p>There would be no views of any other Site Parcels.</p> <p>As the proposed mitigation planting within the Site establishes over time, views of the proposed infrastructure within the Brighty Parcel and Kellas Parcel would be subject to steadily increasing amounts of screening.</p>
Visual Effects	<p>The sensitivity of walkers and local residents at this location is assessed as being High. The initial magnitude of change would be Moderate based on the horizontal spread of the Proposed Development, balanced by the partial screening and back-clothing by woodland. The resultant effect would be Major/moderate, notable.</p> <p>By Year 6, the establishment of the mitigation hedgerow planting along the Site boundary would result in almost full screening of the Proposed Development (particularly within the nearby Brighty Parcel). The magnitude of change would reduce to Negligible and the resultant level of effect would be Minor, not notable.</p>
Landscape Effects	<p>The Dipslope Farmland 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 landscape, which is already influenced by renewable energy in the form of the Gagie Home Farm Wind Turbine. The Proposed Development would account for a wider horizontal angle of view, albeit would be partly screened and represent a low-lying component. On balance the initial magnitude of change would be Moderate at most, and the effect on landscape character would be Moderate. This is assessed as not notable in this instance based on the presence of existing renewable energy within the local landscape.</p> <p>Landscape effects would steadily reduce over time in accordance with the establishment of hedgerow planting along the Site perimeter. By Year 6 the Proposed Development would be almost fully screened (particularly within the Brighty Parcel). The hedgerow along the Site perimeter would reinforce the existing field pattern. The magnitude of change would reduce to Negligible and the effect on local landscape character would be Minor/negligible, not notable.</p>

Table C.10: Viewpoint 10

Viewpoint 10: Westhall Terrace – View north and east	
Description	<p>This viewpoint is located 213m to the west of the Proposed Development (Kellas Parcel) within the Dipslope Farmland LCT. It represents views experienced by local residents in Westhall Terrace. The existing view is focused to the north and is characterised by rolling mixed farmland with scattered tree cover and parcels of woodland. The landscape to the north rises steadily towards the summit of Dodd Hill.</p> <p>Built form within the view comprises dwellings within northern parts of the settlement (that are east-west facing), as well as the more distant cluster of properties and associated agricultural barns at Gagie Small Holdings, the Gagie Home Farm Wind Turbine and overhead power lines. There are also distant views of an existing mast on the horizon to the northeast.</p>
Predicted View	<p>Within northerly views, the Proposed Development within the Brighty Parcel would be visible in the middle-distance beyond the intervening dip in the landform. The proposed infrastructure would be experienced in the context of the existing wind turbine and nearby buildings at Gagie Small Holdings. The solar panels would be located below the skyline and would be back-clothed by surrounding tree cover extending along the Sweet Burn and at Brighty Wood.</p> <p>The Dodd Hill Parcel would be visible at greater distance on the rising landform to the north, where it would represent a new element in the background landscape.</p> <p>Towards the east, there would be partial views of proposed infrastructure within the Kellas Parcel, beyond intervening agricultural barns.</p> <p>As the proposed mitigation planting within the Site establishes over time, views of the proposed infrastructure within the Kellas Parcel to the east would be subject to increasing amounts of screening. There would continue to be views of infrastructure within more elevated parts of the Brighty and Dodd Hill Parcels.</p>
Visual Effects	<p>The sensitivity of local residents is assessed as being High. On balance, the initial magnitude of change would be Moderate and the resultant effect would be Major/moderate, notable.</p> <p>By Year 6, mitigation planting around the perimeter of the Site would be more established, albeit there would continue to be views of the solar panels within the Brighty Parcel and Dodd Hill Parcel. On balance, there would be no change to the level of effect.</p>
Landscape Effects	<p>The Dipslope Farmland LCT is assessed as being of Medium sensitivity to the Proposed Development. The Proposed Development would represent the introduction of additional infrastructure into a working agricultural landscape incorporating existing settlement and infrastructure. The initial magnitude of change would be Moderate and the level of effect would be Moderate, notable in this instance based on the horizontal spread of the Proposed Development. There would be no change at Year 6.</p>

Table C.11: Viewpoint 11

Viewpoint 11: Minor Road at West Wellbank (Braeside Junction) – Views west and north	
Description	<p>This viewpoint was requested by Angus Council.</p> <p>This viewpoint is located 238m to the east of the Site (Braeside Parcel) within the Dipslope Farmland LCT. It represents views experienced by residents at the isolated dwelling of West Wellbank Cottage, and transient views experienced by local road users on the minor road network. The local landscape is characterised by mixed farmland, demarcated by stone walls and post-and wire fencing. The rolling farmland incorporates scattered residential properties and elements of associated infrastructure in the form of overhead power lines and telecoms lines. There are also scattered parcels of tree cover. The landform to the north rises steadily toward the summit of Dodd Hill.</p>
Predicted View	<p>The Proposed Development (Braeside Parcel) would be experienced in the landscape to the west, where it would be partly screened by the intervening field boundary, scattered vegetation and the underlying topography. This would limit views to the upper part of the proposed infrastructure along the northern edge of the Braeside Parcel. There would also be partial views of the Dodd Hill Parcel at greater distance on the rising landform to the north (located 1.3km to the north).</p> <p>All other Site parcels would be fully screened.</p> <p>The Proposed Development would contrast with the more rural characteristics of the landscape, albeit would be experienced beyond existing overhead power lines / telecoms lines. As the proposed mitigation planting within the Site establishes over time, views of the proposed infrastructure would be subject to steadily increasing amounts of screening, in particular within the Braeside Parcel.</p>
Visual Effects	<p>The sensitivity of local residents is assessed as being High; road users are assessed as Medium. Based on the partial screening / distance of view, the initial magnitude of change would be Slight. The resultant level of effect experienced by local residents would be Moderate, which is assessed as notable in this instance based on the horizontal spread of infrastructure across two fields of view. The effect experienced by road users would be Moderate/minor, not notable.</p> <p>By Year 6, the establishment of the mitigation planting along the Site boundary would result in the full screening of the proposed infrastructure within the Braeside Parcel. Views of the Proposed Development would be restricted to the Dodd Hill Parcel, which would be experienced at greater distance, and also partly screened by the established boundary hedgerow. The magnitude of change would reduce to Slight/Negligible. The resultant level of effect experienced by residents would be Moderate/minor, not notable. The effect experienced by road users would be Minor, not notable.</p>
Landscape Effects	<p>The Dipslope Farmland 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 (overhead lines / telecoms lines) and nearby farmsteadings. The magnitude of change would initially be Slight and the effect on landscape character would be Moderate/minor, not notable.</p> <p>Landscape effects would reduce over time in accordance with the gradual establishment of perimeter planting within the Site, which would screen the infrastructure beyond and represent the addition of beneficial landscape elements to the locality. By Year 6, the magnitude of change would reduce to Slight/Negligible and the effect on local landscape character would be Minor.</p>

Table C.12: Viewpoint 12

Viewpoint 12: Minor Road at Dodd Hill – Views northwest & southwest	
Description	<p>This viewpoint is located 15m to the east of the Site / 240m from built (Dodd Hill Parcel) within the Lowland Hill Ranges LCT. It is representative of views experienced by road users travelling along the minor road network. The existing view is characterised by relatively open, undulating farmland. The field pattern is demarcated by low stone walls and post-and-wire fencing, and is punctuated by scattered tree cover. The landform to the northwest rises steadily toward the summit of Dodd Hill and Carrot Hill. The landscape to the southwest drops steadily downwards towards the lower-lying Dipslope Farmland LCT.</p>
Predicted View	<p>The Proposed Development (Dodd Hill Parcel) would be visible on the rolling landform to the northwest, beyond the open field on the foreground. The proposed solar panels would extend across the open fields in the middle distance, along the horizon.</p> <p>Potential views of the other Site Parcels would be experienced at greater distance in the lower-lying landscape to the southwest (within a different sector of view). The Braeside Parcel and Kellas Parcel would be experienced well below the horizon, and would be back clothed by tree cover. The Brighty Parcel would be subject to increased amounts of screening by intervening woodland.</p> <p>As the proposed mitigation planting within the Site establishes over time, views of the proposed infrastructure within the Dodd Hill Parcel, and the more distant Braeside and Kellas Parcels, would be subject to steadily increasing amounts of screening.</p>
Visual Effects	<p>The sensitivity of road users at this location is assessed as being Medium. Based primarily on the views of the Dodd Hill Parcel, the magnitude of change would initially be Substantial and the level of effect would be Major/moderate, notable.</p> <p>By Year 6, the establishment of the mitigation hedgerow planting along the Site boundary would result in extensive screening of the Proposed Development within the Dodd Hill Parcel. Views would be restricted to the proposed infrastructure within the more distant, elevated parts of the Dodd Hill Parcel. Views of the other Parcels to the southwest would be more restricted and the proposed infrastructure would exert represent very minor elements in the background landscape. The magnitude of change would reduce to Slight and the resultant level of effect would be Moderate/minor, not notable.</p>
Landscape Effects	<p>The Lowland Hill Ranges LCT is assessed as being of High sensitivity to the Proposed Development. The Proposed Development would introduce elements of built form to the local agricultural landscape. At this location, the Proposed Development would represent a recognizable feature within the local landscape. The magnitude of change would initially be Substantial/Moderate and the effect on landscape character would be Major/moderate, notable.</p> <p>Landscape effects would reduce over time in accordance with the gradual establishment of perimeter planting within the Site, which would screen much of the infrastructure beyond. By Year 6, the magnitude of change would reduce to Slight and the effect on local landscape character would be Moderate. This is assessed as not notable in this instance based on the extent of intervening screening.</p>

Table C.13: Viewpoint 13

Viewpoint 13: Minor Road at Dodd Hill, West Bankhead – Views northwest & southwest	
Description	<p>This viewpoint was requested by Angus Council.</p> <p>This viewpoint is located 140m to the east of the Site / 244m from built form (Dodd Hill Parcel) within the Lowland Hill Ranges LCT. It is representative of views experienced by road users travelling along the minor road network. The existing view is characterised by undulating field of pastoral farmland, demarcated by post-and-wire fencing and sections of low stone walls. The landform to the west rises steadily toward the summit of Dodd Hill and Carrot Hill.</p>
Predicted View	<p>The Proposed Development (Dodd Hill Parcel) would be visible on the undulating landform to the west, beyond the open field on the foreground. The proposed infrastructure would extend across elevated landform in the middle distance, along the horizon. Potential views of the other Site Parcels would be fully screened by the intervening landform in combination with localised buildings and vegetation.</p> <p>As the mitigation hedgerow planting along the Site boundary establishes over time, views of the Proposed Development within the Dodd Hill Parcel would be subject to steadily increasing amounts of screening, particularly within northwesterly views.</p>
Visual Effects	<p>The sensitivity of road users at this location is assessed as being Medium. Based primarily on the views of the Dodd Hill Parcel, the magnitude of change would initially be Substantial and the level of effect would be Major/moderate, notable.</p> <p>By Year 6, the establishment of the mitigation hedgerow planting along the Site boundary would result in partial screening of the Proposed Development within the Dodd Hill Parcel. However, the proposed infrastructure within the more distant, elevated parts of the Dodd Hill Parcel would remain visible within the southwesterly field of view. The magnitude of change would reduce to Moderate and the level of effect would be Moderate. This is assessed as notable in this instance based on the views of the Proposed Development along the horizon.</p>
Landscape Effects	<p>The Lowland Hill Ranges LCT is assessed as being of High sensitivity to the Proposed Development. The Proposed Development would introduce elements of built form to the local agricultural landscape. At this location, the Proposed Development would represent a recognizable feature within the local landscape. The magnitude of change would initially be Substantial/Moderate and the effect on landscape character would be Major/moderate, notable.</p> <p>Landscape effects would reduce over time in accordance with the gradual establishment of perimeter planting within the Site, which would partly screen the infrastructure beyond. By Year 6, the magnitude of change would reduce to Moderate/Slight and the effect on local landscape character would be Moderate. This is assessed as notable in this instance based on horizontal spread of infrastructure within the Dodd Hill Parcel.</p>

Table C.14: Viewpoint 14

Viewpoint 14: Track north of Glack Hill – Views north and east	
Description	<p>This viewpoint was requested by Angus Council.</p> <p>This viewpoint is located 270m to the west of the Proposed Development (Kellas Parcel) within the Dipslope Farmland LCT. It is representative of views experienced by walkers on an informal farm track extending south of Houletnuek (which does not form a recognised part of the Core Path network, or any other promoted route). Existing views are characterised by mixed farmland, with localised scrub and tree cover, which is backed by woodland towards the east, and the rising landform to the north (which rises towards the summit of Dodd Hill).</p> <p>Built form within the view comprises localised residential settlement, including properties at Valgreen to the north, as well as West Mains of Gagie and Kellas to the west.</p>
Predicted View	<p>The Proposed Development (Kellas Parcel) would be experienced in the landscape to the north and east, where it would be partly screened by the intervening landform and field boundary vegetation / field trees. The proposed infrastructure would be experienced well below the horizon and would be back-clothed by distant woodland</p> <p>There would also be partial views of the Dodd Hill Parcel at a distance of 3.7km on the rising landform to the north, representing a distant element in the background landscape.</p> <p>All other Site parcels would be fully screened.</p> <p>As the proposed mitigation planting within the Site establishes over time, views of the proposed infrastructure would be subject to steadily increasing amounts of screening, in particular within the Kellas Parcel.</p>
Visual Effects	<p>The sensitivity of walkers at this location is assessed as Medium based on the informal nature of this farm track (which is not promoted as part of the local Core Path network). The initial magnitude of change would be Moderate, based on the partial screening of the Proposed Development. The resultant level of effect experienced by walkers would be Moderate. This is assessed as notable in this instance based on the horizontal spread of infrastructure across two fields of view.</p> <p>By Year 6, the establishment of the mitigation planting along the Site boundary would result in increased screening of the proposed infrastructure within the Kellas Parcel, in particular across northern areas. Accordingly, Views of the Kellas Parcel would account for a more restricted field of view. The Dodd Hill Parcel would also be partly screened by the established boundary hedgerow and exert limited influence on the wider view. The magnitude of change would reduce to Slight, and the resultant level of effect would be Moderate/minor, not notable.</p>
Landscape Effects	<p>The Dipslope Farmland 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 dispersed settlement. The magnitude of change would initially be Moderate/Slight and the effect on landscape character would be Moderate. This is assessed as not notable in this instance based on the back-clothing of the Kellas Parcel by woodland in the wider landscape beyond.</p> <p>Landscape effects would reduce over time in accordance with the gradual establishment of perimeter planting within the Site, which would increase the extent of intervening screening and represent the addition of beneficial landscape elements to the locality. By Year 6, the magnitude of change would reduce to Slight and the effect on local landscape character would be Moderate/minor, not notable.</p>

Table C.15: Viewpoint 15

Viewpoint 15: Kellas – View west	
Description	This viewpoint is located 338m to the east of the Proposed Development (Kellas Parcel) within the Dipslope Farmland LCT. It is representative of views experienced by local residents. The existing view to the west is characterised by relatively open farmland, with a field pattern demarcated by post-and-wire fencing and low stone walls, backed by tree cover extending along the horizon. Built form comprises the cluster of properties at West Mains of Gagie and nearby telecoms lines, as well as the mast in the distant hills.
Predicted View	The Proposed Development within the Kellas Parcel would be partially visible in the fields to the west. The proposed infrastructure would extend above the existing stone walls in the middle distance, back-clothed by tree cover beyond. There would be no views of any other Site Parcels. As the proposed mitigation planting within the Site establishes over time, views of the proposed infrastructure within the Kellas Parcel would be subject to steadily increasing amounts of screening.
Visual Effects	The sensitivity of residents is assessed as being High. The initial magnitude of change would be Moderate/Slight and the resultant level of effect on views would be Moderate, notable in this instance based on the horizontal spread of new infrastructure. By Year 6, the establishment of the mitigation hedgerow planting would result in extensive screening of the proposed infrastructure within the Kellas Parcel. As a result, the magnitude of change would reduce to Slight/Negligible and the resultant level of effect would be Minor.
Landscape Effects	The Dipslope Farmland LCT is assessed as being of Medium sensitivity to the Proposed Development. The Proposed Development would represent an increase in built form within the locality, albeit would be low-lying and back-clothed by tree cover. The initial magnitude of change would be Moderate/Slight and the effect on landscape character would be Moderate/minor, not notable. By Year 6, the established planting along the Site perimeter would predominantly screen the Proposed Development from view, and would represent a beneficial landscape element that reinforces the existing field pattern. The magnitude of change would reduce to Slight/Negligible and the resultant level of effect would be Minor.

Table C.16: Viewpoint 16

Viewpoint 16: Bucklerheads – View north	
Description	<p>This viewpoint is located on the northern edge of the settlement of Bucklerheads, 690m to the east of the Site (Kellas Parcel) at the closest point. It is located in the Dipslope Farmland LCT and is representative of views experienced by local residents on the outer edge of the settlement.</p> <p>The existing view is characterised by mixed farmland, demarcated by low stone walls and post-and-wire fencing, incorporating localised areas of woodland. The landform rises gradually to the north, towards the summit of Dodd Hill. Built form incorporates scattered farmsteads and isolated dwellings. There are also views of telecoms lines, overhead power lines, as well as more distant views of masts on the skyline.</p>
Predicted View	<p>There would be restricted views of the southern-most edge of the Braeside Parcel (970m to the north), where the proposed infrastructure would be back-clothed by tree cover. The vast majority of the Braeside Parcel would be fully screened by the intervening landform and buildings at Easterton of Gagie.</p> <p>There would also be partial views of the Dodd Hill Parcel in the distant landscape to the north, representing a minor element within the background landscape.</p> <p>All other Site parcels would be fully screened.</p> <p>As the mitigation planting gradually establishes, views of the Proposed Development within the southern part of the Braeside Parcel would be fully screened.</p>
Visual Effects	<p>The sensitivity of residents is assessed as being High. The initial magnitude of change would be Slight/Negligible based on the extent of intervening screening and the distance of view. The resultant effect would be Moderate/minor, not notable.</p> <p>By Year 6, views of the Proposed Development within the Braeside Parcel would be fully screened. There would continue to be partial views of the Proposed Development within the Dodd Hill Parcel (subject to slightly increased amounts of screening). The magnitude of change would reduce to Negligible, and the level of effect would be Minor.</p>
Landscape Effects	<p>The Dipslope Farmland LCT is assessed as being of Medium sensitivity to the Proposed Development. The Proposed Development would represent a relatively discreet / distant addition to the wider landscape, hence would exert very limited influence on local landscape character. The magnitude of change would be Negligible and the effect on landscape character would be Minor/negligible, not notable.</p> <p>By Year 6, enhanced screening of the Proposed Development within the Braeside Parcel would further reduce effects on local landscape character. The magnitude of change would be Negligible and the resultant level of effect would be Negligible.</p>

Table C.17: Viewpoint 17

Viewpoint 17: Core Path 203 – View northeast & southeast	
Description	<p>This viewpoint is located 740m to the west of the Proposed Development (Brighty Parcel), within the Dipslope Farmland LCT. It is representative of views experienced by recreational walkers on the Core Path network. The existing views are characterised by the mixed farmland, with parcels of woodland in the landscape to the east. The landform is gently undulating, albeit rises towards the summit of Dodd Hill in the northeast.</p> <p>Built form comprises scattered farmsteads and isolated dwellings including Middle Brighty to the northeast and the settlement of Westhall Terrace to the southeast. In addition, the surrounding landscape incorporates infrastructure in the form of telecoms lines and overhead power lines with associated pylons that break the skyline.</p>
Predicted View	<p>Potential views of the Proposed Development within the Brighty and Kellas Parcels to the southeast would be restricted by the combined screening influence of the intervening landform and woodland. As such, the proposed infrastructure would account for a limited angle of view below the skyline, in the context of existing built form and infrastructure.</p> <p>Within the northeastern field of view, there would be partial views of the Proposed Development within the Dodd Hill Parcel. The proposed infrastructure would be experienced on the rising hillside in the distance, partly screened by the landform.</p> <p>Potential views of the Proposed Development would soften over time in accordance with the establishment of proposed mitigation planting along the Site perimeter.</p>
Visual Effects	<p>The sensitivity of walkers at this location is assessed as being High. The initial magnitude of change would be Slight/Negligible, based primarily on the partial views of the Dodd Hill Parcel. The resultant effect would be Moderate/minor, not notable.</p> <p>By Year 6, the establishment of perimeter planting would further soften views of the Proposed Development. The magnitude of change would reduce to Negligible and the level of effect would be Minor.</p>
Landscape Effects	<p>The Dipslope Farmland LCT is assessed as being of Medium sensitivity to the Proposed Development. The Proposed Development would represent a discreet and distant addition to the wider landscape, hence would exert very limited influence on local landscape character. The initial magnitude of change would be Negligible and the effect on landscape character would be Minor/negligible.</p> <p>By Year 6, the establishment of perimeter planting would further soften and screen views of the Proposed Development. The magnitude of change would be Negligible and the level of effect would be Negligible.</p>

Table C.18: Viewpoint 18

Viewpoint 18: Core Path 204 at Brighty – View northeast & southeast	
Description	<p>This viewpoint is located 1.2km to the west of the Proposed Development (Brighty Parcel), within the Dipslope Farmland LCT. It is representative of views experienced by recreational walkers on the Core Path network. The existing view is characterised by the mixed farmland demarcated by low stone walls, incorporating pockets of tree cover and areas of woodland. The landform to the southeast is gently undulating, whilst the landform to the northeast rises towards the summit of Dodd Hill.</p> <p>Built form comprises scattered farmsteads and isolated dwellings, as well as telecoms lines and overhead power lines. The tops of the associated pylons are visible above intervening tree cover, and punctuate the skyline. The settlement of Westhall Terrace is partly visible on the distant horizon, within the same sector of view as a small-scale wind turbine.</p>
Predicted View	<p>Potential views of the Proposed Development within the Brighty, Braeside and Kellas Parcels to the southeast would be restricted by the combined screening influence of the intervening landform, woodland and buildings. As such, the proposed infrastructure would account for a limited angle of view below the skyline, back-clothed by woodland, in the context of existing built form and infrastructure.</p> <p>Within the northeastern field of view, there would be partial views of the Proposed Development within the Dodd Hill Parcel. The proposed infrastructure would be experienced on the rising hillside in the distance, partly screened by intervening vegetation.</p> <p>Potential views of the Proposed Development would soften over time in accordance with the establishment of proposed mitigation planting along the Site perimeter.</p>
Visual Effects	<p>The sensitivity of walkers at this location is assessed as being High. The initial magnitude of change would be Negligible based on the extent of intervening screening and the distance of view. The resultant effect would be Minor, not notable.</p> <p>By Year 6, the establishment of perimeter planting would further soften and screen views of the Proposed Development. The magnitude of change would be Negligible and the level of effect would be Negligible.</p>
Landscape Effects	<p>The Dipslope Farmland LCT is assessed as being of Medium sensitivity to the Proposed Development. The Proposed Development would represent a discreet and distant addition to the wider landscape, hence would exert very limited influence on local landscape character. The initial magnitude of change would be Negligible and the effect on landscape character would be Minor/negligible.</p> <p>By Year 6, the establishment of perimeter planting would further soften and screen views of the Proposed Development. The magnitude of change would be Negligible and the level of effect would be Negligible.</p>

Table C.19: Viewpoint 19

Viewpoint 19: B978 at Luckyslap – View west	
Description	This viewpoint is located 1.6km to the east of the Proposed Development (Dodd Hill Parcel), within the Dipslope Farmland LCT. It is representative of views experienced by road users on the B978. The existing view to the west is characterised by rolling farmland demarcated by low stone walls and post-and-wire fencing. The field pattern is augmented by pockets of tree cover and isolated properties, as well as overhead power lines. The tops of the associated pylons form a linear array along the skyline. Other infrastructure within the view comprises a mast on the western horizon.
Predicted View	<p>The Proposed Development (Dodd Hill Parcel) would be visible on the rising landform to the west, partly screened by intervening tree cover. The proposed infrastructure would represent distant elements in the background landscape, within the same sector of view as the existing mast.</p> <p>Potential views of other (more distant) Site parcels would be screened by the intervening landform and tree cover.</p> <p>As the proposed mitigation planting establishes over time, views of the proposed infrastructure within the Dodd Hill Parcel would be subject to slightly increasing amounts of screening, albeit infrastructure in more elevated parts of the Dodd Hill Parcel would remain visible.</p>
Visual Effects	<p>The sensitivity of road users is assessed as being Medium. The initial magnitude of change would be Slight/Negligible based on the distance of view and partial screening. The resultant level of effect would be Minor, not notable.</p> <p>The effects at Year 6 would be unchanged.</p>
Landscape Effects	<p>The Dipslope Farmland LCT is assessed as being of Medium sensitivity to the Proposed Development. The Proposed Development would represent a distant addition to the background landscape, within the context of existing infrastructure (pylons and mast). The magnitude of change would be Negligible and the effect on landscape character would be Minor/negligible, not notable.</p> <p>The effects at Year 6 would be unchanged.</p>

Appendix D: Landscape Figures & Visuals