

Appendix 02: Representative Viewpoint Assessment Tables

Representative Viewpoint Analysis Tables

Viewpoint 1: Looking northwest from Biorraid lane on the eastern site boundary.



<p>Existing View Distance to proposed site boundary: 5m</p>	<p>An elevated and expansive view from the minor road looking northwest across the site, seen in the immediate foreground. The rolling pastureland with gorse scrub to margins and a scattering of mature 'parkland' trees are attractive features within the site. Wooded hills of Craig Leach and Dunain Hill provide an attractive backdrop to the view with the mass of Ben Wyvis and Beinn nan Oighrean seen in the far distance. Inverness city is just visible to the north seen above the near distant ridgeline, with the distinctive wooded knoll of Tomnahurich Cemetery visible in the central area of the city. The Moray Firth extends to the northeast from Kessock Bridge. Knocknagael Substation is a significant source of visual intrusion with pylons and associated electricity cables seen high in the skyline. The mass of bright metal conductors and lattice gantries are set below the horizon and allow a view to the Moray Firth but remain a dominant feature that detracts from the overall view.</p> <p>Overall, a good quality rural scene that includes mountain and coastal features but also highly intrusive electricity infrastructure in the foreground.</p>			
<p>Sensitivity</p>	<p>Value: Medium An expansive scene across rolling farmland and woodland landscape significantly affected by the visually dominant electricity substation.</p>	<p>Susceptibility: Medium The local road is not a recognised recreational route, although has scenic value and is used by cyclists.</p>	<p>Sensitivity: Medium</p>	
<p>Magnitude of Effect</p>	<p>Construction stage: Tall lifting cranes, heavy plant movements / flashing orange warning lights will be highly prominent in the view. General ground level activity will be visible, including materials storage compounds, welfare facilities, temporary vehicular parking etc. Plant movements, soils stockpiling during the formation of the eastern bund will also be highly intrusive. Traffic to and from the site will be highly prominent. Effects will be high adverse although short term and temporary.</p> <p>Operational stage: The proposed eastern bund, extending alongside the lane will provide screening to the ground plane of the Proposed Development although upper sections of battery strings and MV skids, will be seen intermittently by users of the lane. Fencing to the Southern BESS Compound will be prominent as will fencing around the substation with upper sections of taller structures visible above the fence. The landform design will reflect the existing rolling, 'hummock' topography that is a characteristic feature of the site. Views across the site to the backdrop of hills and north towards Inverness will remain uninterrupted. Key characteristics of the existing view will be retained although changes in landform and partial views to proposed infrastructure will notably alter the view and introduce features that detract from the scene. The presence of Knocknagael Substation will reduce the perceived magnitude of change in the view.</p> <p>Proposed planting along the eastern boundary will include birch trees and scrub, reinforcing local heathland character. Planting will provide an effective screen / filtering of views into site. More substantial woodland planting around the substation will also be effective in reducing glimpsed views to structures. Proposed planting will alter view character by filtering or partially screening distant views northwest although attractive framed views will be retained.</p>		<p>Construction High adverse</p>	<p>Operational Year 1: Medium high adverse Year 15: Medium adverse</p>
<p>Significance of Effect</p>	<p>Construction: Medium sensitivity x high adverse magnitude = Moderate major adverse effect (significant effect). Operational Year 1: Medium sensitivity x medium high adverse magnitude = Moderate adverse effect (significant effect). Operational Year 15: Medium sensitivity x medium adverse magnitude = Minor moderate adverse effect (not a significant effect).</p> <p>Effects will be permanent during the operation of the Proposed Development.</p>			

Representative Viewpoint Analysis Tables

Viewpoint 2: Looking west from Biorraid lane on the eastern site boundary.



<p>Existing View</p> <p>Distance to proposed site boundary: 5m</p>	<p>A view west looking across the site. The rolling pastureland rises in elevation to the south with dense conifer plantations forming a near distance horizon. The far horizon to the southwest comprises rocky moorland plateau and the taller crests of Carn a' Bhodaich and Doire Mhor. To the west are wooded hills of Craig Leach and Dunain Hill. Achvraid Farm is visible in the middle distance set against a wooded backdrop. The roof pitch of newly built Achvraid House is visible above the rolling topography. The group of mature trees are an attractive feature of the site. Overall, an attractive rural scene across pastureland with a backdrop of craggy and wooded hills.</p>			
<p>Sensitivity</p>	<p>Value: Medium An expansive scene across rolling farmland and woodland landscape.</p>	<p>Susceptibility: Medium The local road is not a recognised recreational route, although has scenic value and is used by cyclists.</p>	<p>Sensitivity: Medium</p>	
<p>Magnitude of Effect</p> <p>Size or scale of change in the view / Degree of contrast or integration within the view.</p>	<p>Construction stage: Site activity will be highly prominent in the view, including tall lifting cranes, heavy plant movements / flashing orange warning lights. General ground level activity will be visible, including materials storage compounds, welfare facilities, temporary vehicular parking etc. Plant movements, soils stockpiling during the formation of the eastern bund will also be highly intrusive. Traffic to and from the site will be highly prominent. Effects will be high adverse although short term and temporary.</p> <p>Operational stage: The proposed eastern bund, extending alongside the lane will provide some screening of the Proposed Development although tall acoustic fencing around the substation and BESS compounds will be highly prominent albeit seen against a backdrop of coniferous woodland. Taller structures within the substation will also be visible, seen in the skyline. The proposed landform design will reflect the existing rolling, 'hummock' topography that is a characteristic feature of the site. Views across the site to the backdrop of hills will be partially obstructed by acoustic fencing and substation. Key characteristics of the existing rural view will be significantly adversely affected, with proposed features contrasting in form and scale with the existing scene.</p> <p>Proposed planting along the eastern boundary will include scrub and birch, reinforcing local character. More substantial mixed woodland planting to the north and east of the substation, in combination with bunding, will significantly filter or screen views into the site. Partial, glimpsed views to proposed features will be possible in the long term, more so during winter months. The Proposed Development will significantly alter existing view character, foreshortening or obstructing more distant views to the south and west.</p>		<p>Construction</p> <p>High adverse</p>	<p>Operational</p> <p>Year 1: High adverse</p> <p>Year 15: Medium high adverse</p>
<p>Significance of Effect</p>	<p>Construction: Medium sensitivity x high adverse magnitude = Moderate major adverse effect (significant effect). Operational Year 1: Medium sensitivity x high adverse magnitude = Moderate major adverse effect (significant effect). Operational Year 15: Medium sensitivity x medium high adverse magnitude = Moderate adverse effect (significant effect).</p>			

Representative Viewpoint Analysis Tables

Viewpoint 3: Looking south from Essich Road / Biorraid lane junction, near Essich Farm Cottage.



<p>Existing View Distance to Proposed Development area: 10m</p>	<p>The view is across rolling pastureland that rises relatively steeply in elevation to the south. Topography, combined with dense conifer plantations, form an abrupt horizon that limits the extent of view. Mature tree stands can be seen in the central site area. Tall electricity pylons and metal conductor rods are prominent in the skyline to the south east and detract from an otherwise attractive rural scene.</p> <p>Essich Farm Cottage is orientated to the east, away from the site. The grounds to the property are open and allow a view south into the site.</p>								
<p>Sensitivity</p>	<p>Value: Medium A short distance view across farmed lowland plain landscape.</p>	<p>Susceptibility: High A view from residential receptors. The local road is not a recognised recreational route, although has scenic value and is used by cyclists.</p>	<p>Sensitivity: Medium</p>						
<p>Magnitude of Effect</p>	<p>Construction stage: Site activity will be highly prominent in the view with tall plant visible in the skyline. General ground level activity will be visible. Plant movements, soils stockpiling during the formation of the bunds will also be highly intrusive. Effects will be high adverse although short term and temporary.</p> <p>Operational stage: The proposed northern and western bunds will provide screening to the Proposed Development although upper sections of acoustic fencing around the substation and Western BESS Compound will be seen above bunds. Taller structures within the substation will be seen in the skyline, partially set against the backdrop of existing mature trees. Pylons and infrastructure within Knocknagael Substation detract from the existing scene and will reduce the perceived magnitude of change in the view incurred by the Proposed Development. Earth modelling will reflect existing topographical character and help assimilate the development within the landscape.</p> <p>In the longer term, established woodland planting on northern bunds, with scrub and birch along western bunds, will be effective in significantly filtering or screening views to proposed taller structures within the development. Planting will also partially screen views to the existing substation and tall pylons. The Proposed Development will alter existing view character although the combination of planting and varied bunding will be slightly beneficial to the overall scene and reinforce existing landscape character.</p>		<table border="1"> <thead> <tr> <th data-bbox="1758 925 1948 981">Construction</th> <th data-bbox="1948 925 2148 981">Operational</th> </tr> </thead> <tbody> <tr> <td data-bbox="1758 981 1948 1037">High adverse</td> <td data-bbox="1948 981 2148 1037">Year 1: Medium adverse</td> </tr> <tr> <td></td> <td data-bbox="1948 1037 2148 1340">Year 15: Low beneficial</td> </tr> </tbody> </table>	Construction	Operational	High adverse	Year 1: Medium adverse		Year 15: Low beneficial
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Representative Viewpoint Analysis Tables

Viewpoint 4: Looking east from Essich Road, near properties Achvraid Farm / Horseshoe Cottage.



<p>Existing View Distance to proposed site boundary: 10m</p>	<p>The view is across rolling pastureland that rises relatively steeply in elevation to the east. Topography, combined with dense conifer plantations, form an abrupt horizon that limits the extent of view. Mature tree stands in the central site area are seen in the skyline alongside tall electricity pylons. Infrastructure within Knocknagael Substation is also prominent, albeit made less stark by a backdrop of mature trees along Big Burn. Achvraid Farm is orientated to the north east with potential oblique views towards the site in the east. Intervening vegetation along the burn and Essich Road may partially filtering or screen outward views. The neighbouring cottage complex is at slightly lower elevation and existing vegetation is predicted to provide more effective screening of views towards the site.</p> <p>More distant views towards Inverness are possible along Essich Road to the north east.</p> <p>Overall, a pleasant rural scene that also includes notably intrusive electricity infrastructure.</p>						
<p>Sensitivity</p>	<p>Value: Medium A scene across farmed lowland plain landscape.</p>	<p>Susceptibility: High Representative of a potential view from residential receptors. The local road is not a recognised recreational route.</p>	<p>Sensitivity: Medium</p>				
<p>Magnitude of Effect</p>	<p><i>Construction stage:</i> Site activity will be highly prominent in the view with tall plant visible in the skyline. General ground level activity will be visible. Plant movements, soils stockpiling during the formation of the western bunds will also be highly intrusive. Effects will be high adverse although short term and temporary.</p> <p><i>Operational stage:</i> Proposed bunding and acoustic fencing will screen views to features within the BESS compounds. The upper ridgeline of the control building and structures within the substation will be glimpsed above proposed bunding and seen in the skyline. The backdrop of existing tall pylons and substation will reduce the perceived magnitude of change in the view.</p> <p>In the longer term, proposed planting along the western bund will reinforce local landscape character and be effective in substantially screening the substation compound. Dense mixed woodland planting to the north and east of the substation will provide a treed backdrop to the compound, also partially screening views to the existing substation and tall pylons. The Proposed Development will alter existing view character although the combination of planting and varied bunding will be slightly beneficial to the overall scene.</p> <p>Proposed hedgerow planting (with intermittent trees) along the western boundaries will be seen immediately in the foreground. The height of the hedgerow will be managed to achieve effective screening whilst avoiding it becoming overly dominant in views from the road.</p>		<table border="1"> <tr> <th data-bbox="1758 973 1948 1021">Construction</th> <th data-bbox="1948 973 2150 1021">Operational</th> </tr> <tr> <td data-bbox="1758 1021 1948 1444">High adverse</td> <td data-bbox="1948 1021 2150 1444"> Year 1: Low medium adverse Year 15: Low beneficial </td> </tr> </table>	Construction	Operational	High adverse	Year 1: Low medium adverse Year 15: Low beneficial
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Representative Viewpoint Analysis Tables

Viewpoint 5: Looking northeast from a Core Path (IN12.06).



<p>Existing View Distance to Proposed Development area: 1.5km</p>	<p>An elevated view across an expansive plain of rolling pastureland. Plantations and gorse moorland form the middle distant horizon. A dip in the topography allows a distant, framed view out across Moray Firth and hills of Bhuidhe Mhor & Carn Dubh Mor are seen to the east. Electricity pylons are glimpsed above the horizon line to the north east. The proposed site is screened by conifer plantations located within the site and immediately south of the site.</p> <p>Overall, a good quality rural scene that includes hill and coastal features marred slightly by glimpsed views to pylons.</p>			
<p>Sensitivity</p>	<p>Value: Medium A scene across farmed lowland plain landscape.</p>	<p>Susceptibility: Medium A Core Path with local recreational value.</p>	<p>Sensitivity: Medium</p>	
<p>Magnitude of Effect</p>	<p><i>Construction stage:</i> Possibly glimpsed, distant views to tall cranes and plant seen above the existing conifer plantation. Overall barely discernible activity in context of the wide panoramic view with negligible effect in view quality.</p> <p><i>Operational stage:</i> The operational stage of the development will not be visible with no effect.</p>		<p>Construction Low adverse</p>	<p>Operational Year 1: No change Year 15: No change</p>
<p>Significance of Effect</p>	<p>Construction: Medium sensitivity x low adverse magnitude = Negligible effect (not a significant effect). Operational Year 1: No effect. Operational Year 15: No effect.</p>			

Representative Viewpoint Analysis Tables

Viewpoint 6: Looking southwest from the B861 near access to properties Braeton Steading and Braeton of Leys.



<p>Existing View Distance to Proposed Development area: 2.1km</p>	<p>An elevated and expansive roadside view across open pastureland. The rocky moorland hills of Carn a'Bhdaich and Doire Mhor and wooded hills of Craig Leach provide an attractive backdrop to the view. Electricity pylons and overhead lines are significant visual detractors. Knocknagael Substation is partially screened by mounding and scrub vegetation. The proposed site is also partially visible, with pockets of pastureland and conifer plantations, seen behind the substation and neighbouring pylons. There are distant glimpsed views to Achvraid Farm / Horseshoe Cottage and Essich Farm Cottage.</p> <p>Overall, a good quality rural scene that includes distant hills but also notably intrusive electricity infrastructure prominent in the middle distance.</p>				
<p>Sensitivity</p>	<p>Value: Medium An expansive scene across rolling farmland and woodland landscape adversely affected by electricity infrastructure.</p>	<p>Susceptibility: Medium The local road is not a recognised recreational route.</p>	<p>Sensitivity: Medium</p>		
<p>Magnitude of Effect</p>	<p><i>Construction stage:</i> Distant glimpsed views to activity in the southern site area including tall lifting cranes, plant movements and flashing orange warning lights, the latter potentially being most prominent in the view. Ground level activity in the western and northern site areas will be screened by the existing substation. Seen in context of the existing substation and tall electricity pylons the predicted magnitude of change in the view will be limited. Effects will be low adverse, short term and temporary.</p> <p><i>Operational stage:</i> Possible glimpsed views to upper sections of the proposed substation although in context of existing electricity infrastructure the development will barely be discernible in context of the expansive scene.</p> <p>In the longer term proposed planting will be effective in screening views into the site, set behind the existing substation and seen against a backdrop of conifers.</p>		<table border="1"> <tr> <td data-bbox="1758 949 1948 1308"> <p>Construction</p> <p>Low adverse</p> </td> <td data-bbox="1948 949 2148 1308"> <p>Operational</p> <p>Year 1: Negligible adverse</p> <p>Year 15: Negligible beneficial</p> </td> </tr> </table>	<p>Construction</p> <p>Low adverse</p>	<p>Operational</p> <p>Year 1: Negligible adverse</p> <p>Year 15: Negligible beneficial</p>
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<p>Significance of Effect</p>	<p>Construction: Medium sensitivity x low adverse magnitude = Minor negligible adverse effect (not a significant effect). Operational Year 1: Medium sensitivity x negligible adverse magnitude = Negligible effect (not a significant effect). Operational Year 15: Medium sensitivity x negligible beneficial magnitude = Negligible effect (not a significant effect).</p>				

Representative Viewpoint Analysis Tables

Viewpoint 7: Looking southwest from the B861 near Leys Castle (Garden & Designed Landscape).



<p>Existing View Distance to Proposed Development area: 2.6km</p>	<p>Outward views from the section of road are typically screened by dense roadside vegetation. The view illustrated is through a narrow break in vegetation and therefore considered worst case. The framed view is across rolling, mixed wooded pastureland on the eastern flank of the River Ness valley. The rocky moorland hills of Carn a'Bhdaich and Doire Mhor and wooded hills of Craig Leach provide an attractive backdrop to the view. Upper sections of electricity pylons and overhead lines at Knocknagael Substation can be glimpsed above the wooded horizon to the south west. Intervening woodland is effective in screening potential views to the proposed site.</p> <p>Overall, a good quality rural scene that includes hill and coastal features marred slightly by glimpsed views to pylons.</p>				
<p>Sensitivity</p>	<p>Value: Medium An expansive scene across rolling farmland and woodland landscape adversely affected by electricity infrastructure.</p>	<p>Susceptibility: High The local road is not a recognised recreational route. The view location is in proximity to Leys Castle.</p>	<p>Sensitivity: Medium</p>		
<p>Magnitude of Effect</p>	<p><i>Construction stage:</i> Intervening woodland screens potential views to the site. Possible, occasional glimpsed, distant views to upper sections of tall cranes however this would incur negligible effect in the overall scene. No effects are predicted to the grounds of Leys Castle.</p> <p><i>Operational stage:</i> No effect</p>		<table border="1"> <tr> <td data-bbox="1758 949 1948 1308"> <p>Construction Low adverse</p> </td> <td data-bbox="1948 949 2152 1308"> <p>Operational Year 1: No effect Year 15: No effect</p> </td> </tr> </table>	<p>Construction Low adverse</p>	<p>Operational Year 1: No effect Year 15: No effect</p>
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<p>Significance of Effect</p>	<p>Construction: Medium sensitivity x Low adverse magnitude = Minor negligible adverse effect (not a significant effect). Operational Year 1: No effect Operational Year 15: No effect</p>				

Representative Viewpoint Analysis Tables

Viewpoint 8: Looking south from access lane to Torbreck.



<p>Existing View Distance to proposed site boundary: 1.7km</p>	<p>A view across smooth rolling arable farmland, rising steeply to a middle distant ridgeline comprising woodland, plantations and field boundary hedgerows. There is a narrow view to the distinct rounded landform of Meall Fuar-mhonaidh seen to the south west along the River Ness valley. Electricity pylons and overhead lines can be seen clearly in the skyline. The ground plane of the proposed site is screened from view, however the top edge of the conifer plantation on the southern site boundary can be glimpsed through intervening field boundary vegetation. Summertime views towards the site will be more effectively screened.</p> <p>Overall, a good quality rural scene that also includes notably intrusive electricity infrastructure prominent in the middle distance.</p>						
<p>Sensitivity</p>	<p>Value: Medium A short distance view across farmed lowland plain landscape adversely affected by electricity pylons.</p>	<p>Susceptibility: High A view from residential receptors.</p>	<p>Sensitivity: Medium</p>				
<p>Magnitude of Effect</p>	<p><i>Construction stage:</i> Possible glimpsed and substantially filtered wintertime views to activity in the southern site area including tall lifting cranes, plant movements and flashing orange warning lights. Seen in context of the existing substation and tall electricity pylons the predicted magnitude of change in the view will be limited. Effects will be short term and temporary.</p> <p><i>Operational stage:</i> Possible glimpsed views to upper sections of the proposed substation although barely discernible. In the longer term proposed planting will be effective in screening taller structures within the site.</p>		<table border="1"> <thead> <tr> <th data-bbox="1758 949 1948 1005">Construction</th> <th data-bbox="1948 949 2152 1005">Operational</th> </tr> </thead> <tbody> <tr> <td data-bbox="1758 1005 1948 1308">Low adverse</td> <td data-bbox="1948 1005 2152 1308"> Year 1: Negligible adverse Year 15: No effect </td> </tr> </tbody> </table>	Construction	Operational	Low adverse	Year 1: Negligible adverse Year 15: No effect
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<p>Significance of Effect</p>	<p>Construction: Medium sensitivity x low adverse magnitude = Minor negligible adverse effect (a significant effect). Operational Year 1: Medium sensitivity x negligible adverse magnitude = Negligible effect (not a significant effect). Operational Year 15: No effect.</p>						

Representative Viewpoint Analysis Tables

Viewpoint 9: Looking west from the B861 road near Black Wood of Leys.



<p>Existing View Distance to Proposed Development area: 2.7km</p>	<p>An attractive upland view across a plateau of gorse heathland with stands of pines that forms part of Drumrossie Muir, an area of landscape associated with the 1746 Battle of Culloden. Wooded hills of Craig Leach and Dunain Hill and rocky moorland hills of Carn a'Bhdaich and Doire Mhor provide an attractive backdrop. The mountain range at Erchless Forest can be glimpsed in the far distance. The majority of the sites' ground plane is concealed in the view due to the middle distant ridgeline. There is a glimpsed, distant view to the southern site area with the dark belt of conifer plantation on the southern boundary seen to contrast against the backdrop of hills.</p> <p>Overall, a good quality rural scene that also includes notably intrusive electricity infrastructure prominent in the middle distance, although seen against a landed backdrop.</p>			
<p>Sensitivity</p>	<p>Value: Medium A attractive scene across a heathland plateau.</p>	<p>Susceptibility: High The location is part of Drumrossie Muir with high cultural heritage value.</p>	<p>Sensitivity: Medium</p>	
<p>Magnitude of Effect</p>	<p><i>Construction stage:</i> Possible glimpsed views to activity in the southern site area including tall lifting cranes, plant movements and flashing orange warning lights. In context of the wider scene and the existing electricity infrastructure the predicted magnitude of change in the view will be limited. Effects will be short term and temporary.</p> <p><i>Operational stage:</i> The Proposed Development will not be visible during operational stages.</p>		<p>Construction Low adverse</p>	<p>Operational Year 1: No effect Year 15: No effect</p>
<p>Significance of Effect</p>	<p>Construction: Medium sensitivity x Low adverse magnitude = Minor negligible adverse effect (not a significant effect). Operational Year 1: No effect. Operational Year 15: No effect.</p>			