













APPENDIX E

VISUAL IMPACT SCHEDULE

Receptor Number	Address of building/receptor	Photograph * note that all pictures were taken at approx 1.5m above ground level	Type of building/ receptor and assessment of sensitivity	Distance from centre line of existing road (m)	Distance from centre line of new alignment (m)	Visual Baseline	Level of Visual Impact - Existing	Assessed Level of Residual Impact (after 15 yrs)
1	Maulside Lodge	 * taken from A737 looking west from Maulside Lodge	One single storey stone lodge cottage. Residential - Very high sensitivity	17	17	Narrow views of the A737 to the south through the entrance gate and long distance views to the east past the boundary fence/hedge. The views from the garden grounds to the west are restricted by field/road boundary vegetation. These views are more open during the winter months when the leaves have fallen from the trees.	The views to the south through the entrance gate will remain unchanged. The new alignment will be more noticeable in the view to the west as the new alignment will sit higher than the surrounding fields. This impact will be reduced over time as the planting matures. Moderate.	Views to the south through the entrance gate will remain unchanged however the impact on views to the west will be reduced as matured planting will screen the road. Slight
2	Dungoyle		Single storey detached property. Residential - Very high sensitivity	44	93	The majority of the garden is bound by coniferous trees which prevent clear views north onto the A737. The view from this property is restricted by boundary vegetation.	The deciduous tree located opposite the new access to The Den village will allow narrow views of the new alignment during the winter months and may also result in lights from vehicles entering the junction shining into the garden grounds. Slight	It is considered that the residual impact at these properties will remain unchanged from the previous impact assessment. Slight
3	Nidaros		One single storey detached property. Residential - Very high sensitivity	46	111	Views to the north are restricted from the dwelling due to the existing vegetation; however there are clear and open views of the A737 from the garden.	There are no direct views from the dwelling at Nidaros. The view from the garden will be improved by the reduction of traffic from the old A737. Moderate beneficial	It is considered that the residual impact at these properties will remain unchanged from the previous impact assessment. Moderate beneficial
4	24 The Den		Semi-detached cottage. Residential - Very high sensitivity	67	151	There is a small paddock bounded by coniferous trees immediately to the north of this property which prevents views towards the A737. Views to the west, Muirhouse Road are oblique and narrow through the driveway of properties 22 and 24 The Den.	There are no direct views of the new alignment from any of these properties. Neutral	It is considered that the residual impact at these properties will remain unchanged from the previous impact assessment. Neutral
5	22 The Den	 * taken from 22 The Den looking north along Muirhouse Road to the A737	Semi-detached cottage. Residential - Very high sensitivity	66	150	The views from this receptor are restricted to the north due to the boundary of coniferous trees located in the garden grounds. There are oblique and narrow views of the A737 along Muirhouse Road. Meadowhead Farm is visible in the distance.	There are no direct views of the new alignment from any of these properties. Neutral	It is considered that the residual impact at these properties will remain unchanged from the previous impact assessment. Neutral

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6	29 The Den	 * taken from the garden of 29 The Den looking northwest along proposed alignment towards Meadowhead Farm	Two-storey detached property. Residential - Very high sensitivity	22	44	The view to the north is open only being intercepted by a hedge and two trees. A mature stand of trees can be seen in the distance to the left, with a row of electricity pylons to the right. The views south onto the existing A737 are open as there is no existing vegetation and although a stone wall bounds the property, the land falls gently to the road. The view east towards Auchengree Road is open over the adjacent paddock. A view of the top of the embankment is partially visible through the existing newly planted woodland from the northern part of the garden during the winter months when the leaves have fallen from the trees.	Views to the east will be available of the new junction to The Den village and views to the south remain relatively unchanged with the exception of reduced traffic on the old A737. As the road is in cutting only the top of any high-sided vehicles may be seen however the established woodland will help screen these views and continue to reduce the impact as the woodland matures. There will be improved views for the receptor to the south due to the reduction of traffic from the old A737. Moderate	It is anticipated that after a period of 15 years the impact on views to the north will be reduced as the existing woodland planting matures and screens the tops of high sided vehicles on the new road. The new access junction will be visible in views to the east, while views to the south will be improved with the reduction of traffic from the old A737. Slight
7	27 The Den	 * taken from 27 The Den looking south to the A737	Single storey detached cottage. Residential - Very high sensitivity	31	40	Looking in a westerly direction the view is restricted by a mixed hedge in the foreground and trees in the mid ground. Views north from the kitchen window of the property are severely restricted due to a timber fence.	Impact - The access to Meadowhead Farm and 25a The Den alongside this receptor will be severed. Views of the proposals are virtually undetectable as they are to the north of this receptor which is screened by a timber fence. However, the views will be improved to the south due to the reduction of traffic from the old A737. Slight beneficial	It is considered that the residual impact at these properties will remain unchanged from the previous impact assessment. Slight beneficial
8	Meadowhead Farm	 * taken from Meadowhead Farm looking southeast towards new alignment	Two-storey detached farmhouse. Residential - Very high sensitivity	156	70	Looking in a south westerly direction the view is open across a well maintained mixed native hedge in the foreground. A grass field (for the most part planted with semi mature trees) and stand of mature trees can be seen in the mid ground. In the distance a grassed ridge with sporadic pockets of woodlands can be seen on the horizon.	Impact -After construction it is anticipated that high-sided vehicles will be visible through the existing newly planted woodland. HGV's currently make up 4% of the current traffic composition on this route and this is not expected to increase in future years. Moderate	After fifteen years it is considered that the existing (partially established) planting and the additional tree and hedge planting will have matured and will obscure the majority of high sided vehicles on the road. The composition of HGV's is expected to remain at 4%. Slight
9	25a The Den	 * taken from 25a The Den looking south towards new alignment	Single storey detached bungalow. Residential - Very high sensitivity	174	80		Baseline - This receptor is afforded similar views to that of Meadowhead Farm (see Photograph 7.8) over the mixed native hedge, the grass field leading to the semi-mature trees and beyond towards the sparse planted grassed ridge. Impact - The visual impact at this receptor will be very similar to Meadowhead Farm (No. 25). Views of high-sided vehicles will also be visible through the existing newly planted woodland. Moderate	The visual impact at this receptor will be very similar to Meadowhead Farm (No. 25). After fifteen years it is considered that the existing (partially established) planting and the additional tree and hedge planting will have matured and will obscure the majority of high sided vehicles on the road. The composition of HGV's is expected to remain at 4%. Slight

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10	18-20 The Den	 * taken from 18-20 The Den looking north across existing A737 towards proposed new alignment	Single storey semi-detached cottage. Residential - Very high sensitivity	8	97	Very close and open views of the existing A737. Further north beyond the road are views of 27 and 29 The Den where the land rises gently to meet the houses. Further north beyond 27 and 29 The Den, existing semi-mature woodland planting is visible.	There is an open view to the east of the A737 from the gable end of the property. The views from No. 18-20 and 17-19, The Den will also be improved due to the reduction of traffic from the old A737. Moderate beneficial	It is considered that the residual impact at these properties will remain unchanged from the previous impact assessment. Moderate beneficial
11	17-19 The Den		Single storey detached cottage. Residential - Very high sensitivity	7	76		The view of the existing road is open and very close as the property is located approximately 5m from the east bound side of the carriageway. The land rises steeply behind this property with overgrown vegetation clothing the banking. Views further north are restricted due to existing semi-mature woodland planting. The views from No. 18-20 and 17-19, The Den will also be improved due to the reduction of traffic from the old A737. Moderate beneficial	It is considered that the residual impact at these properties will remain unchanged from the previous impact assessment. Moderate beneficial
12	1 The Den	 * taken from 1 The Den looking north across the proposed alignment	Two-storey detached residential property - Very high sensitivity	27	19	Looking in a north westerly direction across a grass field in the foreground with mixed native hedges and tree planting in the mid ground. In the distance hills rising up to approximately 1200 metres are visible on the horizon.	The close views to the north will be of the top of the embankment and at times high-sided vehicles will be visible from this viewpoint. 7.4.78 The views will be improved to the south due to the reduction of traffic from the old A737. Moderate	It is considered that the residual impact at these properties will remain unchanged from the previous impact assessment. Moderate
13	West Muirhouse Farm		Two-storey detached farmhouse. Residential - Very high sensitivity	236	314	No views can be seen of the existing road however, oblique and distant views may be afforded from this receptor of the study area.	There are no direct views of the new alignment from any of these properties. Neutral	It is considered that the residual impact at these properties will remain unchanged from the previous impact assessment. Neutral

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14	Fernside	 <p>* taken from Fernside looking east towards new road alignment.</p>	Two-storey detached property. Residential - Very high sensitivity	8	10	The view north is open and is of the existing road and surrounding fields. There are oblique views west towards The Graze Restaurant. The view west from this receptor remains relatively unchanged as it consists of the road and The Graze Restaurant, however the new access to the restaurant will be visible. The view north will still be of the road and surrounding fields, but a new area of trees will be planted diagonally opposite the property, on the other side of the road. This area of planting will restrict the views to the north east as it matures.	As the majority of the road is in cutting the views of the road to the east are restricted. There are no views of the turning head directly to the east of the receptor from the dwelling. This property will now be accessed via the old road which will be closed off at Fernside allowing only one access from the new junction north of Dungoyle to The Den village. Moderate	It is considered that the residual impact at these properties will remain unchanged from the previous impact assessment. Moderate
15	The Graze Restaurant	 <p>* taken from The Graze Restaurant looking east towards new alignment</p>	Restaurant/cafe, Purpose built single storey building - High sensitivity	24	23	The view is looking east along the proposed road alignment. Views to the west are of the surrounding countryside. This building is frequented by the public during the day.	There will be direct views from this receptor across the A737 to the new access for the Crossroads which was previously located opposite Brownhill Road. Both close and long distance views are afforded to the east along the new road. The associated planting is visible from this property however it will not screen the road alignment. Views of the new turning head adjacent to Fernside will be restricted due to new and existing vegetation east of this private residence. Moderate	Hedge planting will have matured and will help to screen the new access road to Crossroads in views to the south from users of the restaurant. Views to the east will remain open along the new alignment. The views to the west will remain unaffected. Moderate