A13.3 Built Receptors - Northern Route

1 Introduction

1.1.1 This appendix supports Chapter 13 (Visual) and provides details of the visual impact assessment for all built receptors (dwellings, historic buildings, workplaces and recreational buildings) that would be affected by the proposed road to the north of the Firth of Forth, along with details of the proposed mitigation measures designed to moderate the nature and extent of impacts where practicable for each receptor.

1.1.2 Please also refer to Section 13.7 of Chapter 13 with regard to potential assessment implications of ongoing design development.

Key to Abbreviations in Table 1.1

Table column	Abbreviations used					
Type and Number	dw	=	dwelling			
	i	=	industrial			
	c	=	commercial			
	o	=	other (specify)			
Existing View	u	=	urban			
	r	=	rural			
	rd	=	road			
	i	=	industrial			
	rw	=	railway			
	s	=	sea/ estuary			
	b	=	bridge			
	d	=	derelict land			
Sensitivity of Receptor	h	=	high			
	m	=	medium			
	l	=	low			
Elements of Proposed Scheme Visible	rs	=	road surface			
	v	=	vehicles			
	l	=	lighting			
	b	=	bridge structure			
	g	=	gantry/ signs			
	sdb	=	SUDS detention basin			
Magnitude of Change	h	=	high			
	m	=	medium			
	l	=	low			
Impact Significance	n	=	negligible	neu	=	neutral
	sl	=	slight	adv	=	adverse
	m	=	moderate	b	=	beneficial
	sub	=	substantial			
	se	=	severe			
	maj	=	major			

Table 1.1: Visual Impact Assessment of Northern Route on Built Receptors

Receptor No. Date assessed House or road name Figure No.	Type and Number	Existing view	Sensitivity of receptor	Winter Year of Opening				Summer 15 years after opening			
				Description of mitigation measures	Elements of proposed scheme visible	Magnitude of change	Impact	Description of mitigation measures	Elements of proposed scheme visible	Magnitude of change	Impact
1-RN 21/11/08 Whinnyhill Crescent (Fig 13.6b)	dw 5no	r	m	Limited screening by existing scrub vegetation behind properties.	rs, v, l	l/m	sl/m adv	Increased screening by existing scrub vegetation behind properties.	rs, v, l	l/m	sl/m adv
2-RN 21/11/08 Whinnyhill Crescent (Fig 13.6b)	dw 4no	r	m	Limited screening by existing scrub vegetation behind properties.	rs, v, l	l	sl adv	Increased screening by existing scrub vegetation behind properties.	rs, v, l	l	sl adv
3-RN 21/11/08 Whinnyhill Crescent (Fig 13.6b)	dw 6no	u, r, i, d	m	Limited screening by existing woodland in front of properties. New mixed and scrub woodland planting around Ferrytoll Junction.	rs, v, l	m/h	sub adv	Increased screening by existing woodland in front of properties. Established mixed and scrub woodland planting around Ferrytoll Junction would partially screen some traffic on side roads.	rs, v, l	m	m adv
4-RN 21/11/08 Whinnyhill Crescent (Fig 13.6b)	dw 7no	u, r, rd, i, d	m	Limited screening by existing woodland in front of properties. New mixed and scrub woodland planting around Ferrytoll Junction.	rs, v, l	l/m	m adv	Increased screening by existing woodland in front of properties. Established mixed and scrub woodland planting around Ferrytoll Junction would partially screen some traffic on side roads.	rs, v, l	l	sl/m adv
5-RN 21/11/08 Muckle Hill Park (Fig 13.6b)	dw 7no	u, r, rd, i, s	m	Limited screening by existing scrub vegetation behind properties.	rs, v, l, g	l	n adv	Increased screening by existing scrub vegetation behind properties.	rs, v, l, g	l	n adv

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6-RN 21/11/08 Forth View (Fig 13.6b)	dw 4no	u, r, rd	m	Limited screening by existing scrub vegetation at top of road cutting.	rs, v, l	l	sl/n adv	Increased screening by existing scrub vegetation at top of road cutting.	rs, v, l	l	n adv
7-RN 21/11/08 Muckle Hill Park (Fig 13.6b)	dw 1no	u, r, rd, b	m	Limited screening by existing scrub vegetation behind properties.	cutting	m	m adv	Increased screening by existing scrub vegetation behind properties.	cutting	l	sl adv
8-RN 21/11/08 Muckle Hill Park (Fig 13.6b)	dw 1no	u, r, rd, b	m	Limited screening by existing scrub vegetation behind properties opposite receptors.	rs, v, l	l	sl/n adv	Increased screening by existing scrub vegetation behind properties opposite receptors.	rs, v, l	l	n adv
9-RN 21/11/08 Muckle Hill Park (Fig 13.6b)	dw 1no	u, r, rd, s, b	m	Limited screening by existing scrub vegetation at top of road cutting.	rs, v, l, g	l/m	sl adv	Increased screening by existing scrub vegetation at top of road cutting.	rs, v, l, g	l	sl/n adv
10-RN 21/11/08 Muckle Hill Park (Fig 13.6b)	dw 1no	r, rd	m	Limited screening for ground floor by existing trees on garden boundary.	rs, v, l, g	l/m	sl adv	Increased screening for ground floor by existing trees on garden boundary.	rs, v, l, g	l	sl adv
11-RN 21/11/08 Dunfermline Wynd (Fig 13.6b)	dw 1no	r, rd, s	m	Limited screening by existing trees around adjacent properties.	rs, v, l, g	m	m adv	Increased screening by existing trees around adjacent properties.	rs, v, l, g	l	sl adv
12-RN 21/11/08 Hillfield Road & Hillfield Crescent (Fig 13.6b)	dw 28no	u, r	m	Limited screening by existing trees and scrub vegetation on hillside behind properties.	cutting	l	n adv	Partial screening by existing trees and scrub vegetation on hillside behind properties.	cutting	l	n adv

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13-RN 21/11/08 Castlandhill Road & Hillwood Terrace (Fig 13.6b)	dw 7no	u, r	m	Limited screening by existing trees and hedgerows in gardens.	rs, v, l	l/m	sl/m adv	Increased screening by existing trees and hedgerows in gardens.	rs, v, l	l	n adv
14-RN 21/11/08 Fairykirk Road (Fig 13.6b)	dw 1no	u, r, rd	m	Partial screening by existing dense woodland adjacent to property.	rs, v, l	l	n adv	Increased screening existing dense woodland adjacent to property.	v, l	l	n adv
15-RN 21/11/08 Admiralty Road (Fig 13.6b)	dw 11no	u, r, rd, i	m	Limited screening by existing street trees in front of properties.	rs, v, l	l	n adv	Partial screening by existing street trees in front of properties.	rs, v, l	l	n adv
16-RN 21/11/08 Castlandhill Farm (Fig 13.6b)	dw 1no	u, r, rd, i, rw, s	m	Limited screening by existing trees in garden. New mixed and scrub woodland planting around Ferrytoll Junction.	rs, v, l, g	m	sl/m adv	Increased screening by existing trees in garden. Established mixed and scrub woodland planting around Ferrytoll Junction would provide some screening of side roads.	rs, v, l, g	l	sl adv

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17-RN 21/11/08 Lothians View (Fig 13.6b)	dw 9no	r, rd, i, rw, s	m	Limited screening by existing woodland on hillside in foreground. New mixed and scrub woodland planting around Ferrytoll Junction and on Whinny Hill.	rs, v, l, g	l/m	sl/m adv	Increased screening by existing woodland and established mixed woodland on hillside in foreground. Established mixed and scrub woodland around Ferrytoll Junction would provide some screening of side roads.	rs, v, l, g	l/m	sl/m adv
18-RN 21/11/08 Castlandhill Steadings (Fig 13.6b)	dw 1no	u, r, rd, i, rw, s	m	Limited screening by existing trees around houses opposite property.	rs, v, l	l	n adv	Increased screening by existing trees around houses opposite property.	rs, v, l	l	n adv
19-RN 21/11/08 Dunfermline Waste Water Treatment Works (Fig 13.6b)	i (sewage works) 1no	r, rd, i, s	l	Limited screening by existing trees and scrub vegetation along eastern boundary. New scrub and mixed woodland planting around northern and western boundary.	rs, v, l, g, sdb	m/h	m adv	Increased screening by existing trees and scrub vegetation and established mixed and scrub woodland around facility boundaries.	rs, v, l, g, sdb	l/m	sl adv
20-RN 21/11/08 St Margaret's Lodge (Fig 13.6b)	dw 1no	r, rd	m	New mixed and scrub woodland planting around property.	rs, v, l, b, g	h	sub/se adv	Limited screening of side road by established mixed and scrub woodland planting around property.	rs, v, l, b, g	h	sub/se adv

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21-RN 18/03/09 South Knowe (Fig 13.6a)	dw 5no	u, r, rd, i	m	Partial screening by rolling landform and existing scrub vegetation adjacent to the road.	v, l, g	l	n adv	Partial screening by rolling landform and existing scrub vegetation adjacent to the road.	v, l, g	l	n adv
22-RN 18/03/09 New housing, Crossgates (Fig 13.6a)	dw 3no	u, r, rd, i	m	Partial screening by rolling landform and existing scrub vegetation adjacent to the road.	v, l, g	l	sl/n adv	Partial screening by rolling landform and existing scrub vegetation adjacent to the road.	v, l, g	l	sl/n adv