Landscape and Visual Assessment

Construction and operation of Battery Energy Storage System (BESS), transformers, substations and associated infrastructure.

Land south of Barns Ness Terrace, Innerwick, East Lothian.

On behalf of Braxbess Ltd.

Date: 01/11/2023 | Pegasus Ref: P23-0094

Contents.

Appendices contents.

1. Introduction

1.1 This Landscape and Visual Assessment (LVA) has been prepared on behalf of Braxbess Ltd by Pegasus Group. It relates to the proposed Construction and operation of Battery Energy Storage System (BESS), transformers, substations and associated infrastructure at Land south of Barns Ness Terrace, Innerwick, East Lothian.

1.2 The site lies around 500m to the south of the village of Innerwick and around 6km to the south-east of Dunbar (as shown on a plan at **Appendix 2**).

1.3 The LVA considers possible effects of the proposed development upon landscape features, landscape character and visual amenity.

1.4 This assessment has been guided by the assessment criteria set out in **Appendix 1**. It should be noted that all of the landscape and visual effects stated within assessments such as this are considered adverse unless stated otherwise. It should also be noted that all effects are considered direct, long-term but non-permanent unless otherwise stated.

1.5 The assessment has been prepared through a desk study analysis of the site and its policy context to gain an appreciation of the landscape and visual context of the site.

1.6 Landscape proposals are illustrated in a plan at **Appendix 4** which conveys the landscape strategy for the site.

2. Methodology

2.1 This LVA has been undertaken in accordance with the principles of best practice, as outlined in published guidance documents listed in the reference section of this report, notably the third edition of the Guidelines for Landscape and Visual Assessment (GLVIA3), (Landscape Institute and the Institute for Environmental Management and Assessment, 2013).

2.2 The methodology and assessment criteria for the assessment have been developed in accordance with the principles established in this best practice document. It should be acknowledged that GLVIA3 establishes guidelines, not a specific methodology. The preface to GLVIA3 states:

2.3 *'This edition concentrates on principles and processes. It does not provide a detailed or formulaic 'recipe' that can be followed in every situation – it remains the responsibility of the professional to ensure that the approach and methodology adopted are appropriate to the task in hand.'*

2.4 The approach set out below and in detail in the Assessment Criteria at **Appendix 1** has therefore been developed specifically for this assessment to ensure that the methodology is fit for purpose.

Distinction between Landscape and Visual Effects

2.5 In accordance with GLVIA3, landscape and visual effects are assessed separately, although the procedure for assessing each of these is closely linked. A clear distinction has been drawn between landscape and visual effects as described below:

- Landscape effects relate to the effects of the indicative proposals on the physical and perceptual characteristics of the landscape and its resulting character and quality; and
- Visual effects relate to the effects on specific views experienced by visual receptors and on visual amenity more generally.

Landscape and Visual Assessment Process

2.6 The assessment of landscape effects follows a recognised process set out below:

- Identify the baseline landscape resource (i.e. Individual landscape elements and a thorough understanding of landscape character both at a local scale and a wider scale) and its value;
- Evaluate the sensitivity of the landscape resource to the type of development proposed;
- Develop mitigation proposals / measures iteratively throughout the development process in order to avoid, reduce and ameliorate potential adverse landscape impacts and to maximise the beneficial landscape impacts of the development;
- Identify predicted landscape impacts of the development;
- Evaluate the magnitude of change to the baseline landscape resource; and
- Assess the level of residual effect of the development on the landscape.

2.7 The assessment of visual effects follows a similar process as set out below:

- Identify the geographical area within which views of the development are possible through field work;
- Identify potential visual receptors for the development (i.e. Groups of people who would have views of the development);
- Describe the nature of the baseline views towards the development for each receptor group, usually illustrated by a photograph;
- Evaluate the sensitivity of the visual receptor groups;
- Develop mitigation proposals / measures iteratively throughout the development process in order to avoid, reduce and ameliorate potential adverse visual impacts and to maximise the beneficial visual impacts of the development;
- Identify predicted visual impacts of the development on receptor groups;
- Evaluate the magnitude of change in the view of representative visual receptor groups; and
- Assess the level of residual effects on the views from representative receptor groups and on overall visual amenity.

Types of Landscape and Visual Impacts Considered and Duration

2.8 The LVA assesses both the permanent effects of the development and the temporary effects associated with its construction.

2.9 Consideration has been given to seasonal variations in the visibility of the development and these are described where necessary.

2.10 Both beneficial and adverse effects are identified in the assessment and reported as appropriate. Where effects are described as 'neutral' this is where beneficial effects are deemed to balance the adverse effects. The adverse and beneficial effects are communicated in each case so that the judgement is clear.

2.11 As part of the proposed development, new native vegetation planting would be introduced. Newly planted vegetation takes a number of years to mature and average growth rates have been taken into consideration in this assessment. The effectiveness of vegetation would improve over time (both in terms of integrating the development into the surrounding landscape and in providing visual screening) and this needs to be considered appropriately.

2.12 Therefore, permanent landscape and visual impacts of the project are assessed both in the winter of year 1 (the year in which the development is completed) and also in the summer of year 5 (5 years after completion of the development). In this second scenario it is assumed that vegetation planted as part of the development will have established and exhibit a degree of maturity.

Assumptions and Limitations of Assessment

Assessed Proposal

2.13 The project proposals have been developed iteratively in conjunction with the production of the LVA with the intention of incorporating mitigation into the project from the outset. The effects identified and described as part of this LVA are based on the landscape proposals shown on a plan at **Appendix 4**.

Baseline Information

2.14 The baseline landscape resource and visual receptors were identified in part through a desk-based study of Ordnance Survey mapping, published landscape character studies, relevant

planning policies, interrogation of aerial photography, as well as photographs taken and observations made during site work.

2.15 Access during site visits was restricted to publicly accessible locations or land within the ownership of the site landowner. No access was possible at the time of the site visit to private properties and therefore, assumptions have been made regarding the view from private properties. These assumptions have been based on an understanding of the properties and features present within the wider landscape gained during the site visit from publicly accessible locations. Assumptions are guided by professional experience and judgement.

2.16 A photographic record of views toward the site and its local context is provided in **Appendix 5**, with the photographic locations illustrated on a plan at **Appendix 3**.

3. Site Context

3.1 The site is located in Branxton, East Lothian and comprises approximately 20ha of greenfield and agricultural land and associated access. To the north of the site is the small village Innerwick. Around 100m to the south of the site runs Braidwood Burn. The site is surrounded by agricultural and greenfield land.

3.2 The site is dominated by agricultural fields that are mostly dedicated to arable crops with a small portion of the site used for grazing. The four parcels of land are separated by a mix of fences, walls, and hedgerows.

3.3 There is one main point of access to the site. The main access will be taken from the north east of the site from Barns Ness Terrace. The access off Barns Ness Terrace is the existing Innerwick Farm entrance which currently accommodates large farm vehicles and machinery. This access will be used for construction and operational purposes.

4. Designations and Policy Context

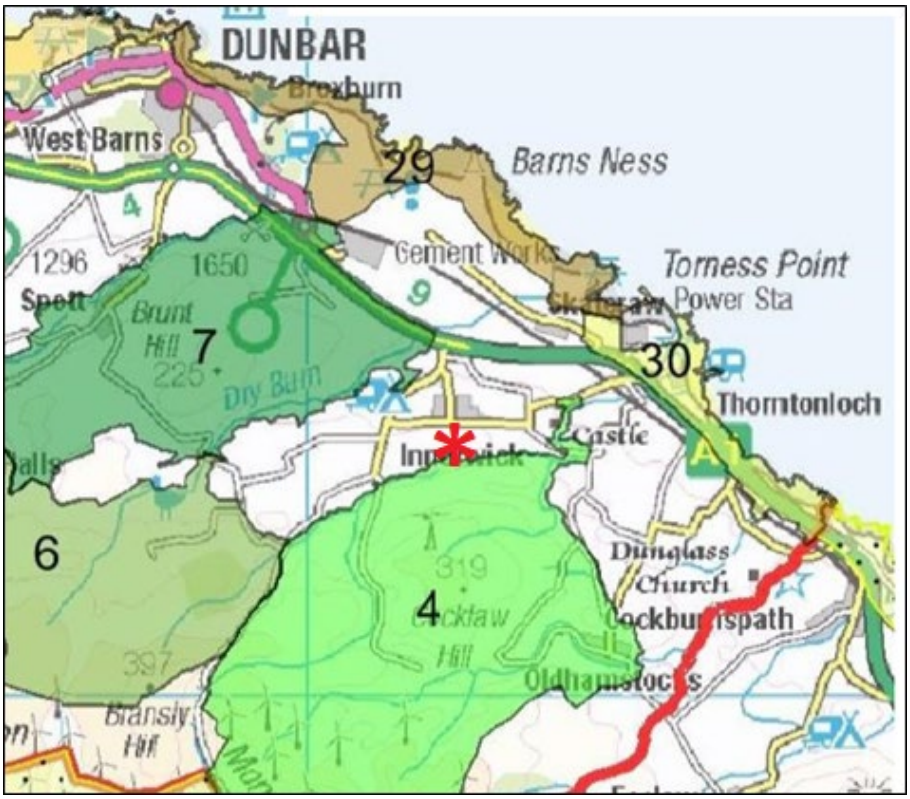
The Site and Surrounding Area

4.1 The application site is located within the administrative boundary of East Lothian Council (ELC). This section provides an overview of the policies and designations of particular relevance to landscape and visual issues.

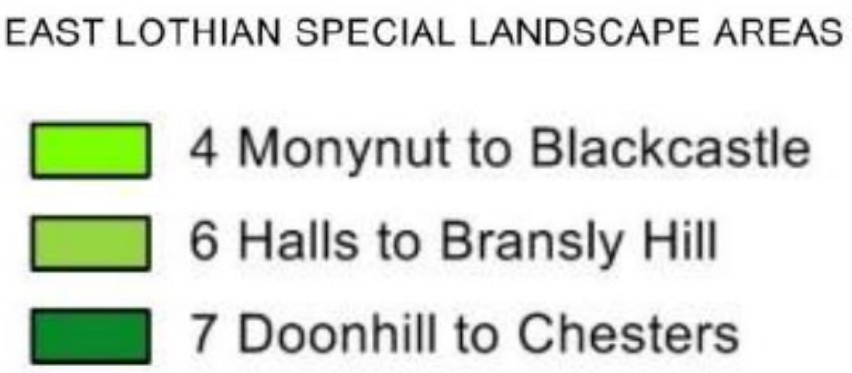
Landscape Designations

4.2 The site does not lie within a nationally designated landscape (National Park or National Scenic Area). It also lies outside the East Lothian Special Landscape Areas (SLAs). The boundary of the nearest SLA, 4-Monynut to Blackcastle lies just to the south of the site at its closest point. Much of the SLA would have no visibility of the proposals, with visibility limited to its northernmost extent. Landscape Designations in the vicinity of the site are shown on **Figure 1,** an extract of the plan of SLAs from the East Lothian Special Landscape Areas Supplementary Planning Guidance (SPG).

Figure 1 – Landscape Designations



* = Site Location



European Landscape Convention

4.3 The European Landscape Convention (ELC) is the first international convention to focus specifically on landscape. The convention promotes landscape protection, management and planning, as well as European co-operation on landscape issues. Signed by the UK Government in February 2006, the ELC became binding from March 2007. It applies to all landscapes, towns and villages, as well as open countryside; the coast and inland areas; and ordinary or even degraded landscapes, as well as those that are afforded protection.

4.4 The Government has stated that it considers the UK to be compliant with the ELC's requirements and in effect the principal requirements of the ELC are already enshrined in the existing suite of national policies and guidance on the assessment of landscape and visual effects.

4.5 The ELC defines landscape as: *'An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.*' (Council of Europe 2000).

4.6 It is important to recognise that the ELC does not require the preservation of all landscapes although landscape protection is one of the core themes of the convention. Equally important though is the requirement to manage and plan future landscape change.

4.7 The ELC highlights the importance of developing landscape policies dedicated to the protection, management and planning of landscapes. The analysis of landscape and visual matters in this LVA read in context with appropriate national and local policy will enable decisions to be made with due regard to landscape character as promoted by the ELC.

National Planning Policy

4.8 The National Planning Framework for Scotland 4 (NPF4) (2023) was adopted 13th February 2023 and replaces NPF3 (2014) and Scottish Planning Policy (SPP) (2014). NPF4 sets out spatial principles, regional priorities, national developments and national planning policy for Scotland.

4.9 NPF4 sets out six overarching spatial principles. By applying these principles NPF4 will support the planning and delivery of:

- *"sustainable places, where we reduce emissions, restore and better connect biodiversity;*
- *liveable places, where we can all live better, healthier lives; and*
- *productive places, where we have a greener, fairer and more inclusive wellbeing economy."*

4.10 A full and detailed consideration of the NPF4 policy applicable to the proposed development are provided in the Planning Statement accompanying the planning application.

Local Planning Policy

4.11 The East Lothian Council Local Development Plan (LDP) was adopted in September 2023. LDP policies of relevance to the site and the Proposed Development relating to landscape and visual matters are considered below.

Policy DP1: Landscape Character

4.12 This policy states that all new development must: *"Be well integrated into its surroundings…"* and: *"Include appropriate landscaping and multifunctional green infrastructure and open spaces."*

Policy DP1: Design

4.13 This policy states all development must be: *"appropriate for its location"*: and *"retain the physical or nature features that are important to the amenity of the area or provide adequate replacements where appropriate."*

5. Proposed Development

5.1 The proposed development comprises the construction and operation of Battery Energy Storage System (BESS), transformers, substations and associated infrastructure, as follows:

Battery Site:

- *300 battery storage units – battery units arranged in rows 7.5m in length, 2.8m wide, and 3.1m in height;*
- *Switchgear containers – 20m in length, 3.5m wide and 4.1m in height;*
- *Inverters and transformers local to the batteries will be 2.8m in length, 2.3m wide and 2.9m in height;*
- *Water storage tanks local to the batteries will be 13.7m in width and 4.7m in height;*
- *3 substations and substation equipment, with some elements being in the region of 11.4m in height. Further details are as follows:*

Substation 1 (132kV):

- *Control room – 11.4m in length, 3.3m wide and 3m in height;*
- *132kV transformers – 11m in length, 9m wide and 5.7m in height;*
- *Removable panels;*
- *132kv switch house enclosure - 11m in length, 15m wide and 8.2m in height;*
- *Auxiliary transformer – 2.6m in length, 2.5m wide and 2.8m in height; and*
- *2.4m high palisade fence with secured access gate.*

Substation 2 (132kV):

- *Control room – 15.5m in length, 3.3m wide and 3m in height;*
- *132kV transformers – 12m in length, 9m wide and 5.7m in height;*
- *Removable panels;*
- *132kV switch house enclosure - 19m in length, 15m wide and 8.7m in height;*
- *Auxiliary transformer – 2.6m in length, 2.5m wide and 2.8m in height; and*
- *2.4m high palisade fence with secured access gate.*

Substation 3 (400kV) to be developed by SPT:

- *Auxiliary transformer 15.1m in length, 9.2m width and 11.4m in height;*

- *Customer control room 2.5m in height; and*
- *3m high palisade fence.*

Other Details:

- *Water storage tanks; and*
- *CCTV and light poles to be 5m high.*

5.2 There is one main point of access to the site. The main access will be taken from the north east of the site from Barns Ness Terrace. The access off Barns Ness Terrace is the existing Innerwick Farm entrance which currently accommodates large farm vehicles and machinery. This access will be used for construction and operational purposes.

Mitigation Proposals

5.3 In order to mitigate against landscape and visual impacts, the landscape proposals as illustrated on the plan at **Appendix 4**, provide additional planting where required and any relevant maintenance notes for existing planting.

5.4 The Landscape Masterplan (Pegasus Drawing No: P23-0094_EN_0001) shows the following enhancements including, but not limited to:

- *Provision of a new native mixed woodland planting to provide additional visual enclosure of the proposals along the northern boundary.;*
- *Provision of new native hedgerows incorporating scattered trees where practical and feasible;*
- *Areas of Tussock Meadow grass to enhance biodiversity;*
- *Ongoing landscape management of planting during the lifetime of the development.*

6. Landscape Baseline and Effects

Introduction

6.1 The assessment of Landscape Effects deals with the changes to the landscape as a resource. Different combinations of the physical, natural and cultural components (including aesthetic, perceptual and experiential aspects) of the landscape and their spatial distribution create the distinctive character of landscapes in different places.

6.2 Effects are considered in relation to both landscape features and landscape character during construction, at Year 1 and at Year 5 and beyond. The sensitivity of landscape features is a function of both their susceptibility and value, as discussed further in the Assessment Criteria at Appendix 1. A summary of landscape effects is included in **Table 1**.

Landscape Features

Landform and Topography

6.3 The site is lies on a gently sloping plateau. The susceptibility of the landform and topography of the site is judged to be medium and its value is judged to be medium. Therefore, the sensitivity is judged to be no greater than medium. There would be largely no change to the topography of the site. The magnitude of change therefore is considered to be no greater than low, which would result in no more than Minor Adverse levels of effects during all periods.

Watercourses and Drainage

6.4 There are no watercourses or drainage features within the site and therefore no effect on watercourses or drainage features as a result of the proposed development.

Land Use, Buildings and Infrastructure

6.5 The site comprises a series of arable fields that are mostly irregular in shape. There is no built form on the site.

6.6 Although the site is greenfield, it is typical of the surrounding agricultural landscape. The susceptibility is judged to be medium and the value is judged to be medium. Overall therefore, the land use of the site is deemed to have a medium sensitivity to the proposed development.

6.7 The proposals would represent a change to the current land use from agricultural fields to an operational BESS with additional ancillary infrastructure. As such, the magnitude of change is assessed as high for the footprint of the BESS itself, resulting in a Major-Moderate Adverse level of effect during all periods.

Vegetation

6.8 The site is located within a landscape made up of agricultural land interspersed with areas of woodland which generally line burns in lower lying areas.

6.9 The pattern of vegetation within the site itself is typical of the surrounding landscape, with the fields divided by hedgerows or stone walls. The susceptibility of the vegetation at the site, is judged to be medium and the value is judged to be medium. It is therefore deemed that the vegetation within the site would have a medium sensitivity.

6.10 During construction, some loss of existing hedgerows would occur resulting in a high magnitude of change to the existing hedgerow network at the site. A moderate-major adverse effect would arise to the hedgerows at the site, but this would be compensated for through the proposed mitigation planting and at Year 1, all proposed mitigation planting illustrated on the plan at Appendix 4 would be in place, albeit that it would be yet to mature. As a result, a low magnitude of change to would occur at Year 1, resulting in a Minor Beneficial level of effect.

6.11 As mitigation planting matures, the proposed vegetation would integrate the development with its surroundings, resulting in further localised benefits within the site. At Year 5, a medium-low magnitude of change is predicted to vegetation, resulting a long-term Moderate to Minor Beneficial level of effect.

Landscape Character

6.12 This section provides an overview of the landscape character of the site and its locality. It provides an indication of the sensitivity of the landscape character to the proposed development and the resulting effects which would arise from the development proposals. The sensitivity of landscape character areas is a function of both susceptibility and value, as discussed further in the Assessment Criteria at **Appendix 1**.

National Level Landscape Character

6.13 The site falls within National Landscape Character Type 269 Upland Fringes. The Key Characteristics of LCT 269 are as follows:

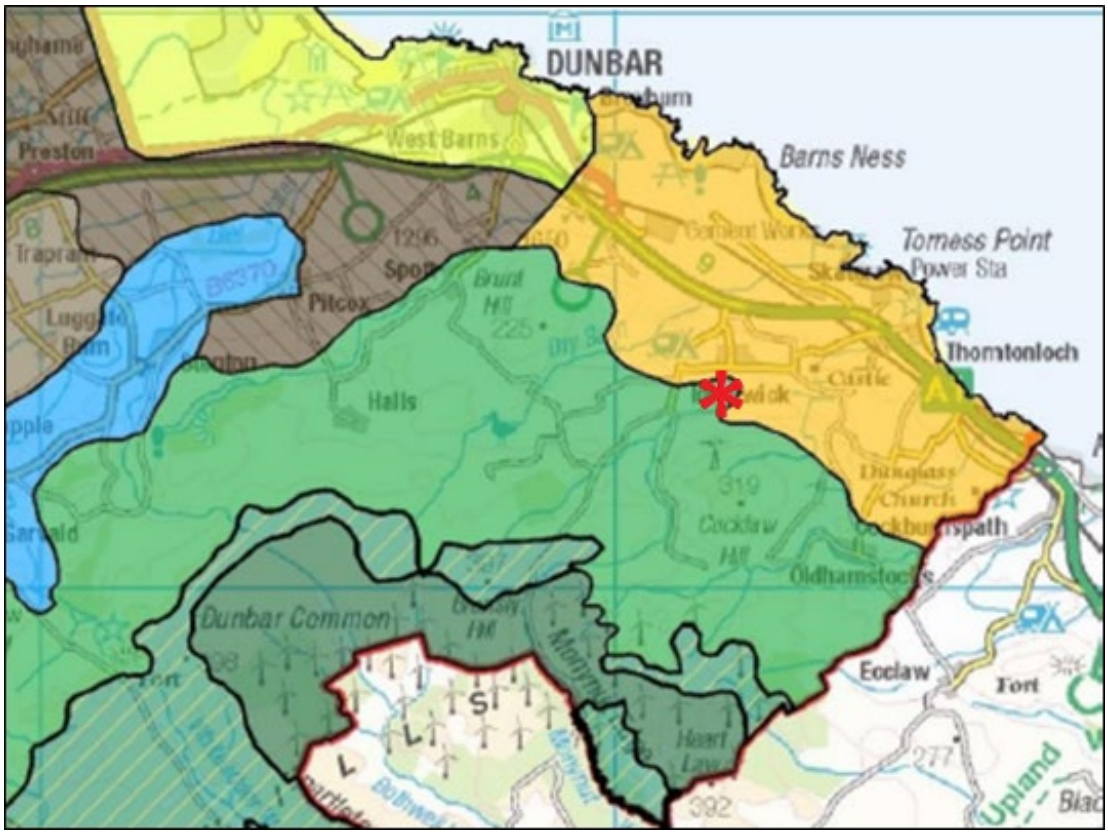
- *Broadly undulating, landforms forming a series of smooth rounded hills and slopes, some steep-sided and some gently sloping, shelving gradually from the Uplands northward to merge with rolling farmlands.*
- *Occasional hills where underlying geology incorporates harder strata.*
- *Varied scale, openness and land use reflecting transitional nature between upland and lowland.*
- *Incised watercourses have etched v-shaped valleys into the slopes, often forming deep cleughs.*
- *Occasional larger rivers flow through similar, but larger-scale, v-shaped channels;*
- *Remnant heather moorland and rough grassland on high ground gives way to improved grassland and then to arable land on the lowest elevations, with a parallel transition from post and wire fence and walls to beech and hawthorn hedges.*
- *Some areas of extensive coniferous forest, but tree cover is more frequent in the form of shelterbelts.*
- *Deciduous woodland is restricted to steeper land in river channels, though this includes some important ancient woodlands.*
- *Dispersed settlement pattern of farmsteads and clusters of cottages, with occasional small villages.*
- *Distinctive character of rural road network, dense in places, including local features such as fords and bridges.*
- *Quarries, overhead lines and busy A roads which have localised influence in some parts of the landscape;*
- *Clearly transitional landscape between lowland and upland characters.*
- *Views across the lowland, and to the coast in the east, backed by the ridge lines of the hills to the south.*

East Lothian Landscape Character Assessment

6.14 The East Lothian Special Landscape Areas Supplementary Planning Guidance (SPG) identifies that following a review undertaken in 2015 of the previously published 1998 Lothians Landscape Character Assessment, 19 Landscape Character Areas were identified in East Lothian.

6.15 The study identifies the site to lie primarily within the East Lammermuir Fringe Landscape Character Area, but close to the boundary with the Innerwick Coast Fringe Landscape Character Area. The East Lothian LCAs in the vicinity of the site are illustrated on **Figure 2**.

Figure 2 - East Lothian Landscape Character Areas



*** = Site Location**

Effects on the East Lammermuir Fringe LCA

6.16 The site is largely typical of the landscape character of the East Lammermuir Fringe, consisting of a smooth, rounded low hill, in a nearby landscape which is dissected by streams passing through incised steep-sided valleys.

6.17 The susceptibility of this part of the LCA to a development of the type proposed is considered to be medium-high, on the basis that the site is currently a series of undeveloped agricultural fields, albeit that some element of existing development surrounds and is visible from the site and forms a component of this part of the LCA. In terms of the value of this part of LCA 2b, it is not covered by any designation that recognises a specific landscape or scenic importance and there are no Listed Buildings or identified historical or ecological interests directly associated with the site. Whilst it contains some elements of value, in the form of the existing trees and hedgerows, the site is not accessible for public access and is of a nature which is not rare in the local landscape. On balance therefore it is judged that the landscape value of the site is medium. Overall, as an area of agricultural land typical in its context within the wider landscape, with a medium-high susceptibility and a medium value, the character of the LCA is therefore considered to be of medium-high sensitivity to the proposed development.

6.18 Due to the scale of the proposed development within this LCA, the proposals would introduce a notable feature into a predominantly agricultural landscape which would change the physical and perceptual attributes of the site itself, but would have a relatively limited influence on the wider local landscape, due the visual containment provided by the rolling landscape and the surrounding hedgerow field boundaries and tree cover. Therefore, it is predicted that the proposed development would give rise to a medium to low magnitude of change upon the LCA during construction and at Year 1, which would result in a Moderate to Minor Adverse level of effect.

6.19 As the proposed development would introduce a number of enhancements in the form of additional tree and hedgerow planting, the visibility of the proposals and any impacts to character would reduce within a relatively short period of time. Therefore, a Low magnitude and no more than a Minor Adverse level of effect would be experienced at Year 5.

Effects on the Innerwick Coast Fringe LCA

6.20 The only other LCA in the surrounding landscape which would have any visibility of the proposals would be the Innerwick Coast Fringe LCA. Again, the proposals would have a relatively limited influence on this LCA, due the visual containment provided by the rolling landscape and the surrounding hedgerow field boundaries and tree cover. Therefore, it is predicted that the proposed development would give rise to a medium to low magnitude of change upon the LCA during construction and at Year 1, which would result in a Moderate to Minor Adverse level of effect. As the proposed development would introduce a number of enhancements in the form

of additional tree and hedgerow planting, the visibility of the proposals and any impacts to character would reduce within a relatively short period of time. Therefore, a Low magnitude and no more than a Minor Adverse level of effect would be experienced at Year 5.

Effects on the Landscape Character of the Site and Immediate Surroundings

6.21 The site is largely typical of the local landscape character, and the susceptibility of the landscape of the site itself to a development of the type proposed is considered to be medium-high, on the basis that the site is currently a series of undeveloped agricultural fields, albeit that some element of existing development surrounds and is visible from the site. In terms of the value of the site, it is not covered by any designation that recognises a specific landscape or scenic importance and there are no Listed Buildings or identified historical or ecological interests with which it is directly associated. Whilst it contains some elements of value, in the form of the existing hedgerows, it is not accessible for public access and is of a nature which is not rare in the local landscape. On balance therefore it is judged that the landscape value of the site is medium. Overall, as an area of agricultural land typical in its context with many other comparable fields in the wider landscape, with a medium-high susceptibility and a medium value, the character of the site is therefore considered to be of medium-high sensitivity to the proposed development.

6.22 The proposed development would introduce a new man-made feature into the landscape of the site. Although of only a limited height it would cover much of the site area and therefore would adversely alter the physical and perceptual attributes of the site. It is acknowledged however, that the layout would seek to enhance and supplement the landscape features of the site further through notable new planting.

6.23 The magnitude of change to the site itself is assessed as high, which when combined with its medium-high sensitivity, would result in a Moderate to Major Adverse level of effect upon the landscape character during construction and at Year 1. With the introduction of a number of additional enhancements in the form of tree and hedgerow planting, there would be some improvements to the physical and perceptual attributes of the site by Year 5 and beyond, but a medium to high magnitude of change and Moderate Adverse effect would remain.

Landscape Designations

East Lothian Special Landscape Areas (SLAs)

6.24 The boundary of the nearest SLA, '4 - Monynut to Blackcastle' lies just to the south of the site at its closest point. The SLAs are considered to be of High sensitivity. Much of SLA 4 would have no visibility of the proposals, with visibility limited to its northernmost extent. In this area, which includes the steep-sided north facing slopes of Blackcastle Hill, there would be views of the development during construction and at Year 1, which would give rise to a Medium magnitude and a Moderate effect. However, there are no notable visual receptors in the area from which visibility of the proposals would be available.

6.25 As the proposed development would introduce a number of enhancements in the form of additional tree and hedgerow planting, the visibility of the proposals and any impacts to views and character in SLA-4 would reduce within a relatively short period of time. Therefore, a Low magnitude and no more than a Minor Adverse level of effect would be experienced at Year 5.

6.26 There would also be some potential visibility of the proposals from SLA 7, 'Doon Hill to Chesters', primarily the area around Brunt Hill and Pinkerton Hill. From this area, which lies around 2km from the site, the scheme would be seen on elevated ground on the opposite side of the valley. During construction and at Year 1, there would be potential for a Medium magnitude and a Moderate effect on views and character in the SLA. However, the additional tree and hedgerow planting would quickly reduce the impacts such that by Year 5 there would be no more than a Low magnitude and a Minor Adverse level of effect.

Table 1 - Summary of Landscape Effects

Receptor	Sensitivity	Development Phase	Magnitude of change	Level of Effect
Landscape Features				
Landform and topography	Medium	Construction	Low	Minor adverse
		Year 1	Low	Minor adverse
		Year 5	Low	Minor adverse
Land use	Medium	Construction	High	Major-Moderate adverse

Receptor	Sensitivity	Development Phase	Magnitude of change	Level of Effect
		Year 1	High	Major-Moderate adverse
		Year 15	High	Major-Moderate adverse
Water features and drainage	Medium	Construction	None	No effect
		Year 1	None	No effect
		Year 15	None	No effect
Vegetation	Medium	Construction	High	Major-moderate adverse
		Year 1	Low	Minor beneficial
		Year 5	Medium-Low	Moderate to Minor beneficial
Landscape Character				
East Lammermuir Fringe LCA	Medium-High	Construction	Medium-Low	Moderate-Minor adverse
		Year 1	Medium-Low	Moderate-Minor adverse
		Year 5	Low	Minor adverse
Innerwick Coast Fringe LCA	Medium-High	Construction	Medium-Low	Moderate-Minor adverse
		Year 1	Medium-Low	Moderate-Minor adverse
		Year 5	Low	Minor adverse
The site itself	Medium-High	Construction	High	Moderate to Major adverse
		Year 1	High	Moderate to Major adverse
		Year 5	Medium-High	Moderate adverse

Receptor	Sensitivity	Development Phase	Magnitude of change	Level of Effect
Landscape Designations				
SLA 4 - Monynut to Blackcastle	High	Construction	Medium	Moderate adverse
		Year 1	Medium	Moderate adverse
		Year 5	Low	Minor adverse
SLA 7 - 'Doon Hill to Chesters'	High	Construction	Medium	Moderate adverse
		Year 1	Medium	Moderate adverse
		Year 5	Low	Minor adverse

7. Visual Effects

Introduction

7.1 An assessment of visual effects considers the potential for changes in views and visual amenity. The aim is to establish the area in which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected, and the nature of the views and visual amenity (meaning the overall quality and pleasantness to a view).

7.2 Effects are considered during construction, at Year 1 and at Year 5 and beyond. New planting takes time to mature and average growth rates have been taken into consideration. The effectiveness of the vegetation both in terms of integrating the development into the surrounding landscape and in providing visual screening would improve over time and needs to be considered appropriately. A summary of visual effects is included in Table 2.

7.3 A photographic record is included in **Appendix 5** with the viewpoint locations shown on the plan at **Appendix 3**. A number of the viewpoints illustrate locations where visibility of the proposals may have been available in earlier iterations of the scheme, but which would no longer have any visibility of the proposals following the iterative design process. They are nonetheless considered helpful in demonstrating areas close to the site from which there would be no views of the scheme.

Zone of Theoretical Visibility

7.4 The Screened Zone of Theoretical Visibility (**Appendix 3**) identifies the potential locations from which the development may be visible. The Screened Zone of Theoretical Visibility (SZTV) has been produced using Digital Terrain Modelling (DTM) and LIDAR data. Existing built development (8m tall) and larger blocks of woodland have also been modelled (15m tall) to take account of the screening effect that these would provide. However, the screening effect provided by smaller blocks of woodland and hedgerows/hedgerow trees, particularly those surrounding the site, have not been taken into account, and consequently the actual extent of the area from which the proposed development is visible is likely to be much smaller.

Sensitivity

7.5 Residential receptors and users of Public Rights of Way (PRoW) are considered to have a high visual sensitivity to the change proposed. In all cases they were considered to have a high susceptibility to changes in their views and that these views were of a high value. Users of the local minor road network, where the view is not the focus of the activity are considered to have medium sensitivity, which is a combination of a medium susceptibility and medium value associated with the views from these routes. People using nearby A-roads are considered to have low sensitivity, reflecting the low susceptibility and value associated with the views from these routes.

7.6 The approach to sensitivity of visual receptors is set out in **Appendix 1**.

Residential Receptors

7.7 For the purpose of this assessment, it is assumed as a worst-case, that all nearby dwellings are permanent residences.

7.8 Of the properties located within the area immediately surrounding the site, there are only a very small number from which potential visibility of the development would arise. These properties would have no more than glimpsed views of the scheme which would give rise to no more than a negligible effect. The remainder of residential properties in the area around the site would have no views of the development, including from the village of Innerwick.

Recreational Receptors

7.9 A number of Core Paths are located in the vicinity of the site. The closest is Core Path 18 which runs from Innerwick to Corsick Hill. This route would lie almost entirely outside of the SZTV and would have no visibility of the proposals. Other routes include 309 and 310 which follow the alignment of the A1 and others which lie close to the coast, including 187, 196, 197, 205, 208, 211, 213, 215. From these routes there may be the potential for glimpsed views of the proposals giving rise to no more than slight effects, but these would be quickly reduced as the mitigation planting matures.

7.10 Further inland, route 16 runs on Blackcastle Hill, but again would have no visibility due to intervening topography.

Road Users

A1

7.11 The A1 runs around 1.5km to the north of the site and the ZTV indicates the potential for visibility along a section of around 2.5km. However, in reality any views would be no more than minor glimpses during construction and Year 1, which would no longer be available by year 5 once the vegetation has grown.

Minor Road between the A1 and Innerwick

7.12 For those travelling southbound from the A1 towards Innerwick the SZTV indicates potential visibility of the proposals. However, as illustrated by the photomontages prepared for Viewpoint 2, any views during construction and Year 1 would be glimpses of the proposals, generally around 1km away, which would give rise to no more than minor effects. These effects would reduce further once the mitigation planting takes effect, with no more than a negligible effect by Year 5.

Other Minor Roads

7.13 There are a number of other minor roads which pass through the study area, the majority of which would have no visibility of the proposals. For those small sections where views were available these would be no more than glimpses, giving rise to negligible effects by Year 5.

Table 2 - Summary of Visual Effects

Receptor	Sensitivity	Development Phase	Magnitude of change	Level of Effect
Residential receptors				
A limited number of nearby properties	High	Construction	Very low	Negligible
		Year 1	Very low	Negligible
		Year 5	None	No Effect
Recreational receptors				
Core Path 18	High	Construction	None	No Effect

Receptor	Sensitivity	Development Phase	Magnitude of change	Level of Effect
		Year 1	None	No Effect
		Year 5	None	No Effect
Core Paths including: 187, 196, 197, 205, 208, 211, 213, 215, 309 and 310	High	Construction	Very low	Negligible
		Year 1	Very low	Negligible
		Year 5	None	No Effect
Core Path 16	High	Construction	None	No Effect
		Year 1	None	No Effect
		Year 5	None	No Effect
Road users				
A1	Medium	Construction	Very low	Negligible
		Year 1	Very low	Negligible
		Year 5	None	No Effect
Minor Road between the A1 and Innerwick	Medium	Construction	Low	Minor
		Year 1	Low	Minor
		Year 5	Very Low	Negligible
Other Minor Roads	Medium	Construction	Low	Minor
		Year 1	Low	Minor
		Year 5	Very Low	Negligible

8. Cumulative Effects

8.1 It is acknowledged that other energy related developments, are located in the vicinity of the site. These include the following schemes:

- *23/01071/P - Formation of a battery energy storage system facility and associated works for a temporary period of 25 years.* ***Pending Decision.***
- *23/00616/PM - Erection of 400KV substation and associated development, including associated temporary infrastructure including construction compounds and access road.* ***Pending Decision.***
- *23/00162/PPM - Planning permission in principle for electricity transmission infrastructure (substation or converter station) and associated development including buried cabling.* ***Pending Decision.***
- *23/00004/PAN - Proposed Battery Energy Storage System (Major Development).****PAN deemed acceptable in May 2023.***
- *22/00852/PPM - Planning permission in principle for a converter station and associated development including a landfall at Thorntonloch and connecting buried cabling, all in association with the Scottish Power Eastern Link 1 project, for a new subsea High Voltage Direct Current (HVDC) link.* ***Granted Planning Permission in Principle in May 2023.***
- *22/00005/SGC - Section 36 application for the construction and operation of an offshore generating station (the Berwick Bank Wind Farm).* ***Pending Decision.***
- *19/00285/PM - Variations of Conditions 4-12, 14-15 and addition of a condition relating to the method statement for the construction of the borehole within area Sof planning permission 15/00634/PM to allow phased development works, in respect of the formation of onshore electrical transmission infrastructure between Thorntonloch and Crystal Rig II.* ***Granted Permission****.*
- *15/00634/PM - Variations of Conditions 4, 7, 8, 9, 10, 11, 12, and 15 of planning permission 12/00922/PM to allow phased development works, in respect of the formation of onshore electrical transmission infrastructure between Thorntonloch and Crystal Rig II.* ***Granted Permission****.*
- *12/00922/PM - Formation of onshore electrical transmission infrastructure between Thorntonloch and Crystal Rig II, comprising 12.3km of buried cable and new substation at Crystal Rig II.* ***Granted Permission****.*
- *ECU00003419 - Eastern Link 400kV Overhead Line Diversion.* ***Consented in October 2023.***
- *ECU00004659 - Branxton Energy Storage Facility.* ***Pending Decision****.*

8.2 A plan illustrating the location of the above schemes is set out at Figure 3.

Figure 3 – Other Nearby Energy related Schemes

8.3 This section of the assessment therefore considers the potential for cumulative effects in relation to the other schemes in addition to the proposed Braxbess development.

8.4 The methodology used to assess cumulative effects is in accordance with the principles set out in Chapter 7 of The Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3) (Landscape Institute and the Institute for Environmental Management and Assessment, 2013). It is important to note in particular that at GLVIA para 7.5, states that such an assessment is to be kept 'reasonable and in proportion to the nature of the project under consideration'.

8.5 It is noted that due to their proximity there would be the potential for one or more of the additional schemes to be seen together in some views from the surrounding landscape resulting in cumulative visual effects and for a greater effect to arise to local character in cumulative terms. However, any such effects would be highly localised and limited in nature, due to the nature of the local topography and screening by intervening vegetation.

8.6 With regard to effects on landscape character, the majority of the other schemes would be located in the adjacent Innerwick Coast Fringe LCA. There would therefore be a greater effect

on the LCA when the Braxbess development and the other schemes are considered together than would be the case for the Braxbess scheme in isolation. However, noting that the proposed development was identified to have no more than a minor effect on the LCA by year 5 and other schemes are well separated from it in the landscape, it is not considered that any notable cumulative effects on landscape character would arise.

8.7 With regard to effects on visual amenity, the SZTV for the proposed development indicates the potential for some visibility in the vicinity of the other schemes. However, as discussed previously in the assessment, any potential visibility of the Braxbess scheme from surrounding visual receptors would be extremely limited, particularly once the mitigation planting begins to mature. There may be some localised viewpoints where more than one scheme could be seen in longer distance views e.g. elevated views to the south of the site. However, in these instances the schemes would be well separated and it is not considered that any notable cumulative effects on visual amenity would arise.

9. Summary and Conclusions

Introduction

10.1 This Landscape and Visual Assessment (LVA) has been prepared on behalf of Braxbess Limited by Pegasus Group. It relates to the proposed construction and operation of Battery Energy Storage System (BESS), transformers, substations and associated infrastructure at Land south of Barns Ness Terrace, Innerwick, East Lothian.

10.2 It considers the site and its surrounding context in both landscape and visual terms, to assess the potential effects of the development proposals upon landscape features, landscape character and visual amenity.

10.3 The site lies around 500m to the south of the village of Innerwick and around 6km to the south-east of Dunbar.

10.4 In order to help further mitigate against landscape and visual impacts, landscape proposals have been proposed which provide additional tree and hedgerow planting.

Landscape Effects

10.5 The site does not lie within a nationally designated landscape (National Park or National Scenic Area). It also lies outside the East Lothian Special Landscape Areas (SLAs).

Landscape Features

10.6 The site is lies on a gently sloping plateau. There would be largely no change to the topography of the site. The magnitude of change therefore is considered to be no greater than low, which would result in no more than Minor Adverse levels of effects during all periods. The proposals would represent a change to the current land use from agricultural fields to an operational BESS with additional ancillary infrastructure. As such, the magnitude of change is assessed as high for the footprint of the BESS itself, resulting in a Major-Moderate Adverse level of effect during all periods.

10.7 During construction, some loss of existing hedgerows would occur resulting in a high magnitude of change to the existing hedgerow network at the site. A moderate-major adverse effect would arise to the hedgerows at the site, but this would be compensated for through the proposed mitigation planting and at Year 1, all proposed mitigation planting illustrated on the plan at

Appendix 4 would be in place, albeit that it would be yet to mature. As a result, a low magnitude of change to would occur at Year 1, resulting in a Minor Beneficial level of effect.

10.8 As mitigation planting matures, the proposed vegetation would integrate the development with its surroundings, resulting in further localised benefits within the site. At Year 5, a medium-low magnitude of change is predicted to vegetation, resulting a long-term Moderate to Minor Beneficial level of effect.

Landscape Character

10.9 The site is largely typical of the landscape character of the East Lammermuir Fringe, consisting of a smooth, rounded low hill, in a nearby landscape which is dissected by streams passing through incised steep-sided valleys.

10.10 Due to the scale of the proposed development within this LCA, the proposals would introduce a notable feature into a predominantly agricultural landscape which would change the physical and perceptual attributes of the site itself, but would have a relatively limited influence on the wider local landscape, due the visual containment provided by the rolling landscape and the surrounding hedgerow field boundaries and tree cover. Therefore, it is predicted that the proposed development would give rise to a medium to low magnitude of change upon the LCA during construction and at Year 1, which would result in a Moderate to Minor Adverse level of effect.

10.11 As the proposed development would introduce a number of enhancements in the form of additional tree and hedgerow planting, the visibility of the proposals and any impacts to character would reduce within a relatively short period of time. Therefore, a Low magnitude and no more than a Minor Adverse level of effect would be experienced at Year 5.

10.12 The only other LCA in the surrounding landscape which would have any visibility of the proposals would be the Innerwick Coast Fringe LCA. Again, the proposals would have a relatively limited influence on this LCA, due the visual containment provided by the rolling landscape and the surrounding hedgerow field boundaries and tree cover. Effects at Year 5 would be no greater than minor.

Landscape Designations

6.27 The boundary of the nearest SLA, '4 - Monynut to Blackcastle' lies just to the south of the site at its closest point. Much of SLA 4 would have no visibility of the proposals, with visibility limited to its northernmost extent. In this area, which includes the steep-sided north facing slopes of Blackcastle Hill, there would be views of the development during construction and at Year 1, which would give rise to a Medium magnitude and a Moderate effect. However, there are no notable visual receptors in the area from which visibility of the proposals would be available.

10.13 As the proposed development would introduce a number of enhancements in the form of additional tree and hedgerow planting, the visibility of the proposals and any impacts to views and character in SLA-4 would reduce within a relatively short period of time. Therefore, a Low magnitude and no more than a Minor Adverse level of effect would be experienced at Year 5.

10.14 There would also be some potential visibility of the proposals from SLA 7, 'Doon Hill to Chesters', primarily the area around Brunt Hill and Pinkerton Hill. From this area, which lies around 2km from the site, the scheme would be seen on elevated ground on the opposite side of the valley. Effects at Year 5 would again be no greater than minor.

Visual Effects

10.15 Of the properties located within the area immediately surrounding the site, there are only a very small number from which potential visibility of the development would arise. These properties would have no more than glimpsed views of the scheme which would give rise to no more than a negligible effect. The remainder of residential properties in the area around the site would have no views of the development, including from the village of Innerwick.

7.15 A number of Core Paths are located in the vicinity of the site. The closest is Core Path 18 which runs from Innerwick to Corsick Hill. This route would lie almost entirely outside of the SZTV and would have no visibility of the proposals. Other routes include 309 and 310 which follow the alignment of the A1 and others which lie close to the coast, including 187, 196, 197, 205, 208, 211, 213, 215. From these routes there may be the potential for glimpsed views of the proposals giving rise to no more than slight effects, but these would be quickly reduced as the mitigation planting matures. Further inland, route 16 runs on Blackcastle Hill, but again would have no visibility due to intervening topography.

7.16 There are a number of roads which pass through the study area, the majority of which would have no visibility of the proposals. For those small sections where views were available these

would be no more than glimpses, giving rise to negligible effects by Year 5, once the proposed vegetation has grown.

Conclusion

10.16 From a landscape and visual perspective, any notable effects on landscape character or visual receptors as a result of the proposed development would be generally confined to the site itself with visual effects further reduced by the proposed mitigation. Overall, the extent of the landscape and visual effects would be highly localised and limited in nature.

APPENDIX 1: LVIA METHODOLOGY (NON-EIA)

1. This appendix presents the assessment criteria adopted for the appraisal of landscape and visual effects arising from the proposed development.

2. The primary source of best practice for LVA in the UK is The Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3) (Landscape Institute and the Institute for Environmental Management and Assessment, 2013). The assessment criteria adopted to inform the appraisal of effects has been developed in accordance with the principles established in this best practice document. It should however be acknowledged that GLVIA3 establishes guidelines not a specific methodology. The preface to GLVIA3 states:

   "This edition concentrates on principles and processes. It does not provide a detailed or formulaic 'recipe' that can be followed in every situation – it remains the responsibility of the professional to ensure that the approach and methodology adopted are appropriate to the task in hand."

3. The criteria set out below have therefore been specifically tailored for this appraisal to ensure that the methodology is appropriate and fit for purpose.

4. The purpose of an LVA when undertaken outside the context of an EIA is to identify and describe the relative level of any landscape and visual effects arising as a result of the proposals. As confirmed in GLVIA3 Statement of Clarification 1/13 (Landscape institute, 10th June 2013) an LVA for development which has been screened as not requiring EIA should avoid concluding whether the effects are significant or not and this is the approach adopted in this LVA.

5. An LVA must consider both:

   - effects on the landscape as a resource in its own right (the landscape effects); and
   - effects on specific views and visual amenity more generally (the visual effects).

6. Therefore, separate criteria are set out below for the assessment of landscape and visual effects.

NATURE (SENSITIVITY) OF LANDSCAPE FEATURES

7. The nature or sensitivity of an individual landscape feature or element reflects its susceptibility to change and its value. It is therefore a function of factors such as its quality, rarity, contribution to landscape character, degree to which the particular element can be replaced and cultural associations or designations that apply. A particular feature may be

more 'sensitive' in one location than in another often as a result of local values associated with the feature or in relation to its function as a key or distinctive characteristic of that local landscape. Therefore it is not possible to simply place different types of landscape features into sensitivity bands. Where individual landscape features are affected, professional judgement is used as far as possible to give an objective evaluation of its sensitivity. Justification is given for this evaluation where necessary.

8. Both the susceptibility and value of individual landscape features has been described as very high, high, medium, low or very low. These are then combined in order to establish an overall nature or sensitivity of individual landscape features which has also been described as very high, high, medium, low or very low.

NATURE (SENSITIVITY) OF LANDSCAPE CHARACTER

9. Sensitivity of landscape character is also assessed through a consideration of both the susceptibility to a development of the type proposed and the value attached to the landscape. In the case of the potential for effects on landscape character, susceptibility means the ability to accommodate the proposed development without undue consequences for the existing characteristics of the site. What is meant by the value of the landscape in a Landscape and Visual Impact Assessment is the relative value that is attached to the landscape by society as a whole, bearing in mind that different stakeholders may have differing values regarding any given landscape. Paragraphs 5.20 and Box 5.1 of GVLIA set out a range of factors that can contribute to an understanding landscape value. Consideration of whether there are any formal landscape designations covering a landscape is one element of considering the value, but also relevant is the condition of the landscape, its rarity in the local area, the recreational value it provides, and any ecological or heritage importance the landscape may hold. These are considered alongside its perceptual qualities (such as tranquillity) and any associations which may be held with the landscape, such as if it has been highlighted in art, music or poetry. Further clarification on how to consider the matter of landscape value is set out in the Landscape Institute Technical Guidance Note (02/21) 'Assessing the Value of Landscapes Outside National Designations'.

10. In this appraisal, the nature or sensitivity of landscape character is considered with reference to published landscape character areas/types and where relevant local landscape units as defined in this LVA for the purposes of this study. Information regarding the key characteristics of these local character areas/units has been extrapolated from

relevant published studies where possible and combined with observations from on-site appraisal. With judgments undertaken employing professional judgement.

11. Both the susceptibility and value of landscape character has been described as very high, high, medium, low or very low. These are then combined in order to establish an overall nature or sensitivity of landscape character which has also been described as very high, high, medium, low or very low.

NATURE (SENSITIVITY) OF VISUAL RECEPTORS

12. The nature or sensitivity of a visual receptor group also reflects their susceptibility to change and the value associated with the specific view in question. It varies depending on a number of factors such as the occupation of the viewer, their viewing expectations, duration of view and the angle or direction in which they would see the site. Whilst most views are valued by someone, certain viewpoints are particularly highly valued for either their cultural or historical associations and this can increase the sensitivity of the view. The following criteria are provided for guidance only and are not exclusive:

- Very Low Sensitivity – People engaged in industrial and commercial activities or military activities.
- Low Sensitivity - People at their place of work (e.g. offices); short - medium stay patients at hospital, shoppers; users of trunk/major roads and passengers on commercial railway lines (except where these form part of a recognised and promoted scenic route).
- Medium Sensitivity - Users of public rights of way and minor roads which do not appear to be used primarily for recreational activities or the specific enjoyment of the landscape; recreational activities not specifically focused on the landscape (e.g. football); motel users.
- High Sensitivity – Residents at home; users of long distance or recreational trails and other sign posted walks; users of public rights of way and minor roads which appear to be used for recreational activities or the specific enjoyment of the landscape; users of caravan parks, campsites and 'destination' hotels; tourist attractions with opportunities for views of the landscape (but not specifically focused on a particular vista); slow paced recreational activities which derive part of their pleasure from an appreciation of setting (e.g. bowling, golf); allotments.

- Very High Sensitivity - People at recognised vantage points (often with interpretation boards), people at tourist attractions with a focus on a specific view, visitors to historic features/estates where the setting is important to an appreciation and understanding of cultural value.

13. It is important to appreciate that it is the visual receptor (i.e. the person) that has a sensitivity and not a property, public right of way or road. Therefore, a large number of people may use a motorway for example but this does not increase the sensitivity of the receptors using it. Conversely, a residential property may only have one person living in it but this does not reduce the sensitivity of that one receptor. The number of receptors affected at any given location may be a planning consideration, but it does not alter the sensitivity of the receptor group.

14. Where judgements are made about the sensitivity of assessment viewpoints, the sensitivity rating provided is an evaluation of the sensitivity of the receptor group represented by the viewpoint and not a reflection of the number of people who may experience the view.

NATURE (MAGNITUDE) OF EFFECTS – GENERAL NOTE

15. The following discussion sets out the approach adopted in this LVA in relation to a specific issue arising in GLVIA3 which requires a brief explanation.

16. Prior to the publication of GLVIA3, LVA practice had evolved over time in tandem with most other environmental disciplines to consider significance principally as a function of two factors, namely: sensitivity of the receptor and magnitude of the effect (the term 'magnitude' being a word most commonly used in LVA and most other environmental disciplines to describe the size or scale of an effect).

17. Box 3.1 on page 37 of GLVIA3 references a 2011 publication by IEMA entitled 'The State of EIA Practice in the UK' which reiterates the importance of considering not just the scale or size of effect but other factors which combine to define the 'nature of the effect' including factors such as the probability of an effect occurring and the duration, reversibility and spatial extent of the effect.

18. The flow diagram on page 39 of GLVIA3 now suggests that the magnitude of effect is a function of three factors (the size/scale of the effect, the duration of the effect and the reversibility of the effect).

19. For clarification, the approach taken in this LVA has been to consider magnitude of effect solely as the scale or size of the effect in the traditional sense of the term 'magnitude'. Having identified the magnitude of effect as defined above the LVA also describes the duration and reversibility of the identified effect before drawing a conclusion on the overall level of effect taking all of these factors into account.

20. In the context of the above discussion the following criteria have been adopted to describe the magnitude of effects.

NATURE (MAGNITUDE) OF EFFECTS ON LANDSCAPE FEATURES

21. Professional judgement has been used as appropriate to determine the magnitude of direct physical effects on individual existing landscape features using the following criteria as guidance only:

- Very Low Magnitude of Change - No loss or alteration to existing landscape features;
- Low Magnitude of Change - Minor loss or alteration to part of an existing landscape feature;
- Medium Magnitude of Change - Some loss or alteration to part of an existing landscape feature;
- High Magnitude of Change - Major loss or major alteration to an existing landscape feature;
- Very High Magnitude of Change - Total loss or alteration to an existing landscape feature.

NATURE (MAGNITUDE) OF EFFECTS ON LANDSCAPE CHARACTER

22. The magnitude of effect on landscape character is influenced by a number of factors including: the extent to which existing landscape features are lost or altered, the introduction of new features and the resulting alteration to the physical and perceptual characteristics of the landscape. Professional judgement has been used as appropriate to determine the magnitude using the following criteria as guidance only. In doing so, it is recognised that usually the landscape components in the immediate surroundings have a much stronger influence on the sense of landscape character than distant features whilst acknowledging the fact that more distant features can have an influence on landscape character as well.

- Very Low Magnitude of Change - No notable loss or alteration to existing landscape features; no notable introduction of new features into the landscape; and negligible change to the key physical and/or perceptual attributes of the landscape.
- Low Magnitude of Change - Minor loss or alteration to existing landscape features; introduction of minor new features into the landscape; or minor alteration to the key physical and/or perceptual attributes of the landscape.
- Medium Magnitude of Change - Some notable loss or alteration to existing landscape features; introduction of some notable new features into the landscape; or some notable change to the key physical and/or perceptual attributes of the landscape.
- High Magnitude of Change - A major loss or alteration to existing landscape features; introduction of major new features into the landscape; or a major change to the key physical and/or perceptual attributes of the landscape.
- Very High Magnitude of Change - Total loss or alteration to existing landscape features; introduction of dominant new features into the landscape; a very major change to the key physical and/or perceptual attributes of the landscape.

NATURE (MAGNITUDE) OF EFFECTS ON VIEWS AND VISUAL AMENITY

23. Visual effects are caused by the introduction of new elements into the views of a landscape or the removal of elements from the existing view.

24. Professional judgement has been used to determine the magnitude of impacts using the following criteria as guidance only:

- Very Low Magnitude of Change - No change or negligible change in views;
- Low Magnitude of Change - Some change in the view that is not prominent but visible to some visual receptors;
- Medium Magnitude of Change - Some change in the view that is clearly notable in the view and forms an easily identifiable component in the view;
- High Magnitude of Change - A major change in the view that is highly prominent and has a strong influence on the overall view.
- Very High Magnitude of Change – A change in the view that has a dominating or overbearing influence on the overall view.

25. Using this set of criteria, determining levels of magnitude is primarily dependant on how prominent the development would be in the landscape, and what may be judged to flow from that prominence or otherwise.

26. For clarification, the use of the term 'prominent' relates to how noticeable the features of the development would be. This is affected by how close the viewpoint is to the development but not entirely dependent on this factor. Other modifying factors include: the focus of the view, visual screening and the nature and scale of other landscape features within the view. Rather than specifying crude bands of distance at which the proposed development would be dominant, prominent or incidental to the view etc, the prominence of the proposed development in each view is described in detail for each viewpoint taking all the relevant variables into consideration.

TYPE OF EFFECT

27. The assessment identifies effects which may be 'beneficial', 'adverse' or 'neutral'. Where effects are described as 'neutral' this is where the beneficial effects are deemed to balance the adverse effects.

DURATION OF EFFECT

28. For the purposes of this appraisal, the temporal nature of each effect is described as follows:

- Long Term – over 5 years
- Medium Term – between 1 and 5 years
- Short Term – under 1 year

REVERSIBILITY OF EFFECT

29. The LVA also describes the reversibility of each identified effect using the following terms:

- Permanent – effect is non reversible
- Non-permanent – effect is reversible

LEVEL OF EFFECT

30. The purpose of an LVA when produced outside the context of an EIA is to identify the relative level of effects on landscape and visual amenity arising from the proposed

development. The judgements provided within the LVA may then inform the planning balance to be carried out by the determining authority.

31. In this LVA, the relative level of the identified landscape and visual effects has been determined by combining judgements regarding the sensitivity of the landscape or view, magnitude of change, duration of effect and the reversibility of the effect. The level of effect is described as Major, Major/Moderate, Moderate, Moderate/Minor or Minor. No Effect may also be recorded as appropriate where the effect is so negligible it is not even noteworthy. In determining the level of residual effects, all mitigation measures are taken into account.

Appendix 2: Site Location Plan

LEGEND

SITE BOUNDARY
AREA: 205,860m²

PROPOSED SP S/S LOCATION

SP UG CABLE ROUTE

NOTE:
Underground cable route final design to be confirmed by SPT. Subject to additional consents as may be required and proposed by SPT.

No	INFORMATION	By	Date	Chkd
N	UPDATED	MM	17.01.24	GJ
M	UPDATED RLB T0 INCLUDE CABLE ROUTE	MM	01.11.23	GJ
L	UPDATED RLB T0 INCLUDE PASSING POINTS	MM	01.11.23	GJ
K	UPDATED RLB FOR ACCESS	MM	23.10.23	GJ
J	UPDATED RLB TO WEST	MM	12.09.23	GJ
I	SINGLE SITE LOCATION	MM	14.08.23	GJ
H	PROPOSED SITE LOCATIONS ADDED	MM	06.07.23	GJ
G	RLB AMENDED	MM	21.06.23	GJ
F	ACCESS AMENDED	MM	20.06.23	GJ
E	ACCESS AMENDED	MM	12.05.23	GJ
D	ACCESS ADDED	MM	14.03.23	GJ
C	UPDATED	MM	08.03.23	GJ
B	LOCATION UPDATED	MM	07.03.23	GJ
A	FIRST ISSUE	MM	11.01.23	GJ

REVISIONS

PROJECT NUMBER: BRAXBESS STORAGE

TITLE: SITE LOCATION

CLIENT: BRAXBESS

LOCATION: Barns Ness Terrace, Thurston, Innerwick,
East Lothian, Scotland,
EH42 1SE

CAD REFERENCE: 00-BRANXTON -101

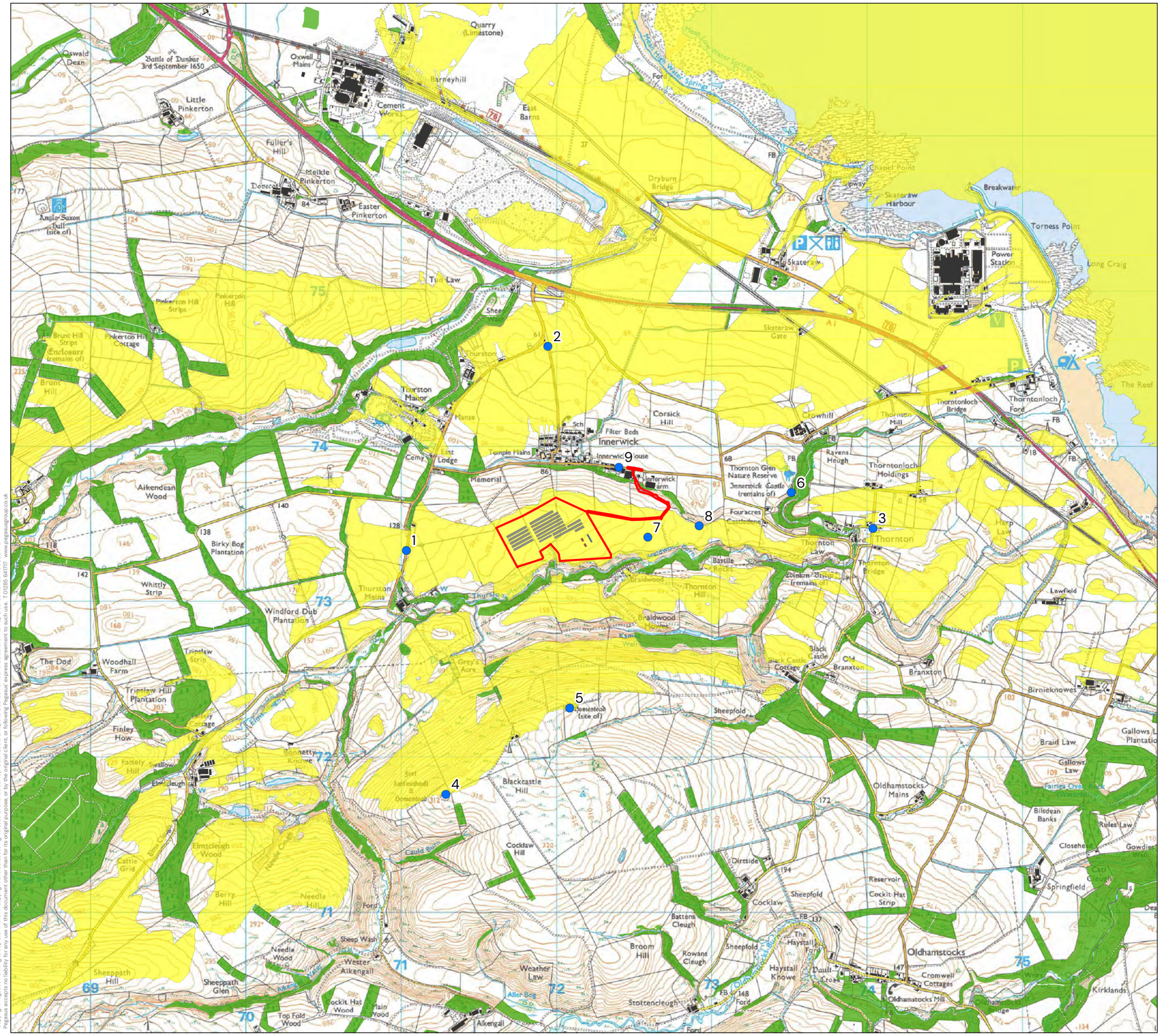
SCALE: 1:2000 @ A1 | SHEET: 1 OF 1

DRAWN BY: MM | DATE: 11.01.23

CHECKED BY: GJ | DATE: 11.01.23

AVON UTILITIES & GENERATION Ltd
UNIT 1 , MOULDINGS GREEN,
KENILWORTH ROAD,
MERIDEN,
CV7 7LJ

Appendix 3: Screened Zone of Theoretical Visibility (SZTV)



KEY

- Site Boundary
- Viewpoint Location
- OS Local Buildings
- OS Local Woodland

Site Elements

- 3m
- 10.7m
- 11.4m
- Screened Zone of Theoretical Visibility

Screened ZTV Production Information -
- DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).

- Indicative woodland and building heights are modelled at 15m and 8m respectively.
- Viewer height set at 1.7m (in accordance with para 6.11 of GLVIA Third Edition)
- Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development may be visible from, assuming 100% atmospheric visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

NOTES:
REVISIONS:

SCREENED ZONE OF THEORETICAL VISIBILITY

BRAXBESS STORAGE

BRAXBESS LTD

N
0 1 km

DATE	SCALE	TEAM	APPROVED
07/12/2023	1:25,000@A3	EH	DT

SHEET	REVISION
-	**B**

DRAWING NUMBER
P23-0094_EN_01

PEGASUS GROUP

Appendix 4: Landscape Masterplan

KEY

- Site boundary

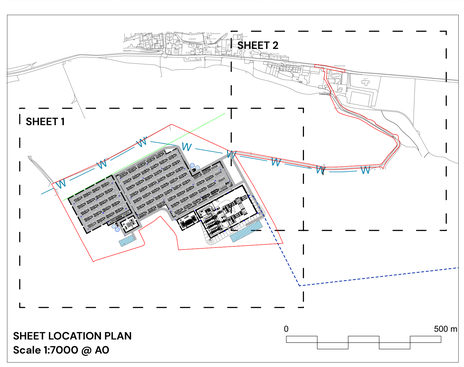
EXISTING

- Existing vegetation to be retained and protected
- Existing vegetation to be removed
- Stone wall to be retained
- Stone wall to be removed
- Water pipe
- Track beyond Site boundary

PROPOSED

- Native hedgerow trees
- Tree planting. Deciduous native mixed woodland, planted as Heavy Standards
- Native mixed hedgerow, new sections and 'gapping up' of existing hedgelines
- Native shrub mix
- Mown grass. Seeded with Emorsgate EL1 Flowering Lawn or similar and approved
- Tussock grass - seeded with Emorsgate EM10 Tussock Meadow Mixture, or similar approved.
- Species rich grass, seeded with Emorsgate EG1 General Purpose Meadow Mixture or similar and approved.
- Access road
- Easement

Refer to Sheet 2 for Indicative Species List



SHEET LOCATION PLAN
Scale 1:7000 @ A0

Key Considerations:
Minimum of a 10m wide landscape belt around the periphery of the site. Combining new native tree planting and native hedgerow planting to the north and native hedgerow planting and species rich 'Tussock' grass to the south.
Additional hedgerow planting within the site interior, to the perimeter of the development.
Proposed planting to comprise species of local provenance, with stock in accordance with seed zone 203 as described in Seed Sources for Planting Native Trees and Shrubs in Scotland (Forestry Commission Scotland 2006).
Existing vegetation to perimeter of Site to be protected and retained as far as practicable in accordance with BS 5837:2012.
Opportunities for biodiversity net gain.
Emergency and maintenance access will be from the north east, off Barns Ness Terrace.

0 50 100 150 200 m

N

Rev	Date	By	Note
B	17/01/24	LB	Revised layout - minor landscape amendments
A	03/01/24	KCH	Addition of native shrub mix and minor landscape amendments
-	29/11/23	LB	First draft

Landscape Masterplan

Braxbess Storage

Sheet 1 of 2

Client: Braxbess Limited
DRWG No: P23-0094_EN_0001_S1 REV: B
Drawn by : LB Approved by: KC
Date: 29/11/2023
Scale: 1:1000 @ A0

PEGASUS GROUP

Key Considerations:
Minimum of a 10m wide landscape belt around the periphery of the site. Combining new native tree planting and native hedgerow planting to the north and native hedgerow planting and species rich 'Tussock' grass to the south.
Additional hedgerow planting within the site interior, to the perimeter of the development.
Proposed planting to comprise species of local provenance, with stock in accordance with seed zone 203 as described in Seed Sources for Planting Native Trees and Shrubs in Scotland (Forestry Commission Scotland 2006).
Existing vegetation to perimeter of Site to be protected and retained as far as practicable in accordance with BS 5837:2012.
Opportunities for biodiversity net gain.
Emergency and maintenance access will be from the north east, off Barns Ness Terrace.

INDICATIVE PLANT SCHEDULE

WOODLAND MIX

Heavy standards. Planted on a staggered grid, min. 3m centres, in species groups of 3 to 5.

PLANT SPECIES	SIZE (GIRTH AND HEIGHT)
Acer campestre	RB 12-14 cm, 350-400 cm ht
Alnus glutinosa	RB 12-14 cm, 350-400 cm ht
Carinus betulus	RB 12-14 cm, 350-400 cm ht
Coryus avellana	B 80-100cm ht
Crateagus monogyna	B 80-100cm ht
Betula pendula	RB 12-14 cm, 350-400 cm ht
Betula pubescens	RB 12-14 cm, 350-400 cm ht
Fagus sylvatica	RB 12-14 cm, 350-400 cm ht
Malus sylvestris	RB 12-14 cm, 350-400 cm ht
Prunus avium	RB 12-14 cm, 350-400 cm ht
Quercus robur	RB 12-14 cm, 350-400 cm ht
Sorbus aria	RB 12-14 cm, 350-400 cm ht
Sorbus aucuparia	RB 12-14 cm, 350-400 cm ht

HEDGEROW TREES

PLANT SPECIES	SIZE (GIRTH AND HEIGHT)
Acer campestre	RB 12-14 cm, 350-400 cm ht
Betula pendula	RB 12-14 cm, 350-400 cm ht
Fagus sylvatica	RB 12-14 cm, 350-400 cm ht
Malus sylvestris	RB 12-14 cm, 350-400 cm ht
Prunus avium	RB 12-14 cm, 350-400 cm ht
Quercus robur	RB 12-14 cm, 350-400 cm ht
Sorbus aucuparia	RB 12-14 cm, 350-400 cm ht

NATIVE MIXED HEDGEROW

Planted 5 plants per linear m, double staggered row

PLANT SPECIES	SIZE	%
Coryus avellana	B 80-100 cm ht	20
Crateagus monogyna	B 80-100 cm ht	30
Ilex aquifolium	3L 40-60cm ht	10
Prunus spinosa	B 80-100 cm ht	25
Rosa canina	B 80-100 cm ht	5
Sambucus nigra	B 80-100 cm ht	5
Viburnum opulus	B 80-100 cm ht	5

KEY

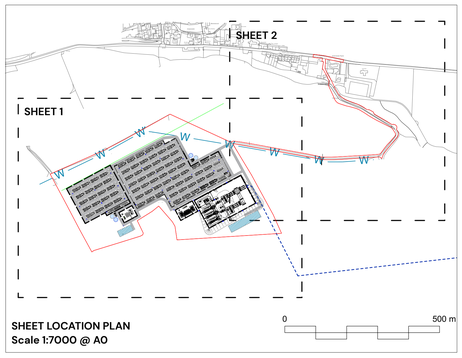
- Site boundary

EXISTING

- Existing vegetation to be retained and protected
- Existing vegetation to be removed
- Stone wall to be retained
- Stone wall to be removed
- Water pipe
- Track beyond Site boundary

PROPOSED

- Native hedgerow trees
- Tree planting. Deciduous native mixed woodland, planted as Heavy Standards
- Native mixed hedgerow, new sections and 'gapping up' of existing hedgelines
- Native shrub mix
- Mown grass. Seeded with Emorsgate EL1 Flowering Lawn or similar and approved
- Tussock grass - seeded with Emorsgate EM10 Tussock Meadow Mixture, or similar approved.
- Species rich grass, seeded with Emorsgate EG1 General Purpose Meadow Mixture or similar and approved.
- Access road
- Easement



SHEET LOCATION PLAN
Scale 1:7000 @ A0

Rev	Date	By	Note
B	17/01/24	LB	Revised layout - minor landscape amendments
A	03/01/24	KCH	Addition of native shrub mix and minor landscape amendments
–	29/11/23	LB	First draft

Landscape Masterplan

Braxbess Storage

Sheet 2 of 2

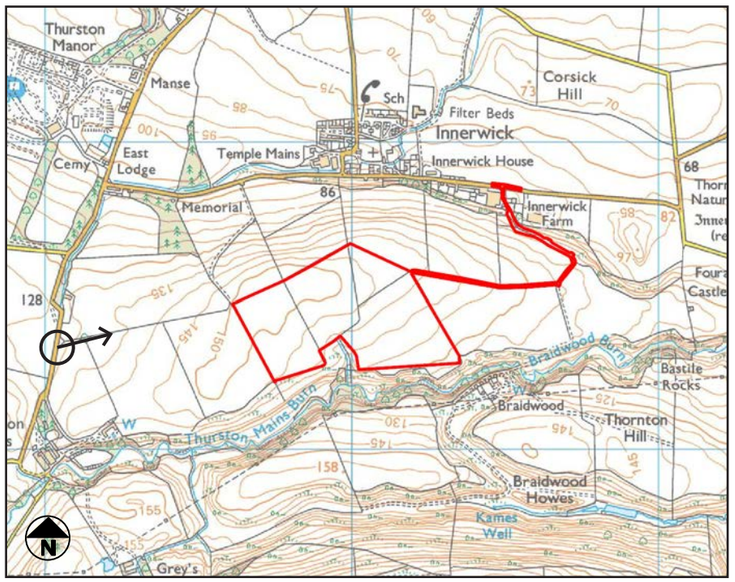
Client: Braxbess Limited
DRWG No: P23-0094_EN_0001_S2 REV: B
Drawn by : LB Approved by: KC
Date: 29/11/2023
Scale: 1:1000 @ A0

PEGASUS GROUP

Appendix 5: Photographic Record

CONTEXT BASELINE VIEWPOINT 1

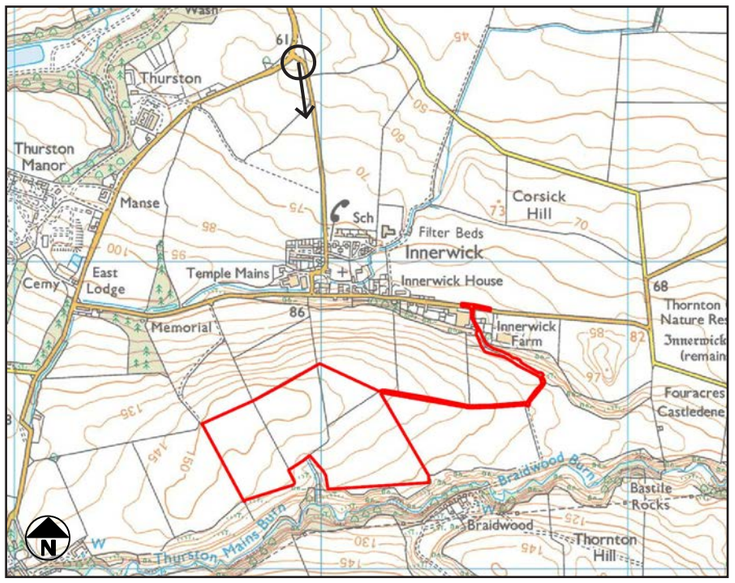
View looking towards the western edge of the site



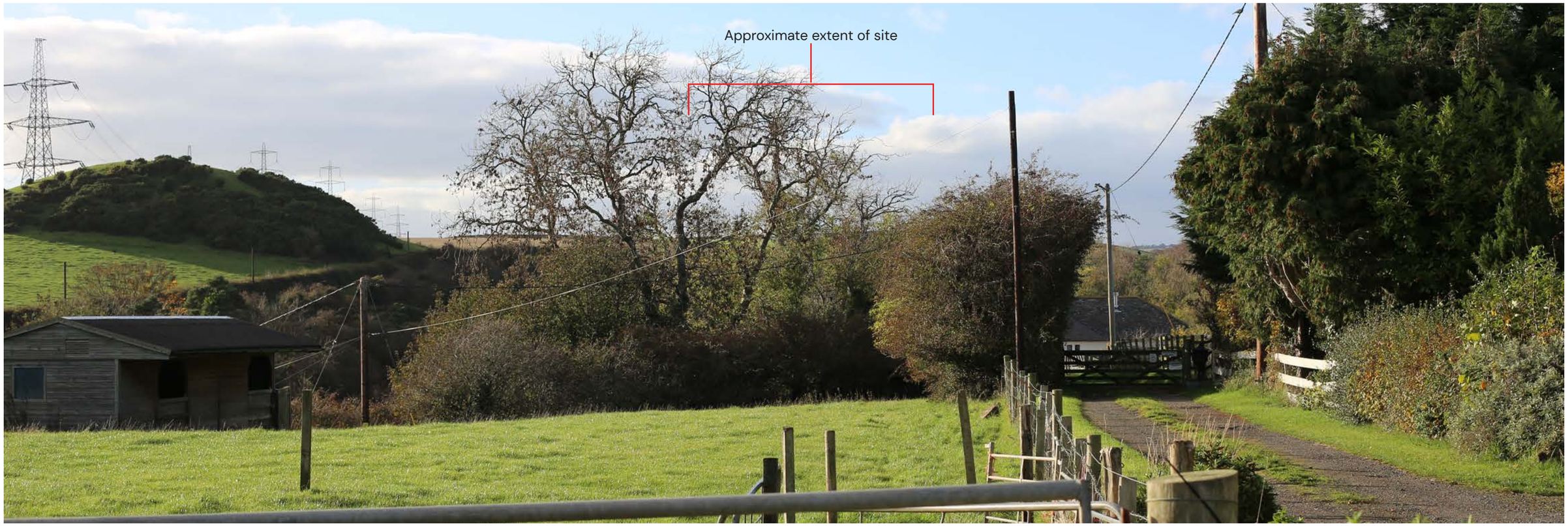
Camera make & model	- Canon EOS 5D Mark III	Viewpoint height (AOD)	- 127m
Date & time of photograph	- 31/10/2023 @ 10:56	Distance from site	- 595m
OS grid reference	- 371034 , 673330		

CONTEXT BASELINE VIEWPOINT 2

View looking towards the northern edge of the site

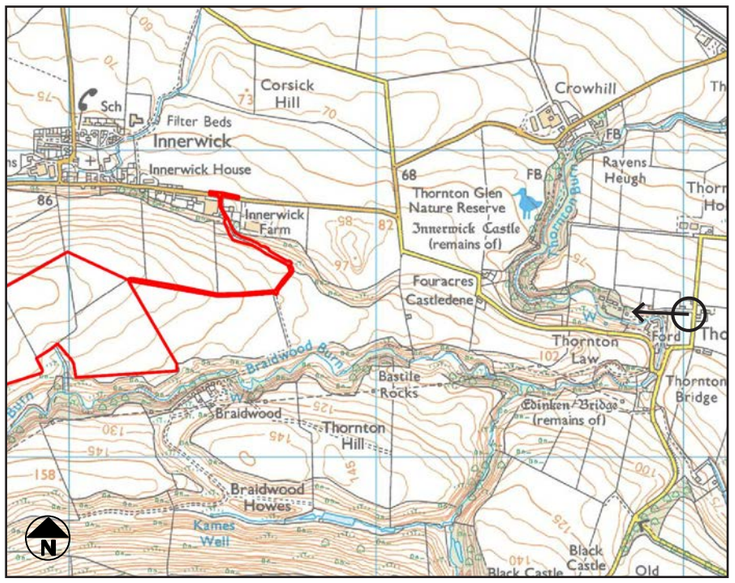


Camera make & model	- Canon EOS 5D Mark III	Viewpoint height (AOD)	- 60m
Date & time of photograph	- 31/10/2023 @ 14:44	Distance from site	- 195m
OS grid reference	- 371944 , 674643		



CONTEXT BASELINE VIEWPOINT 3

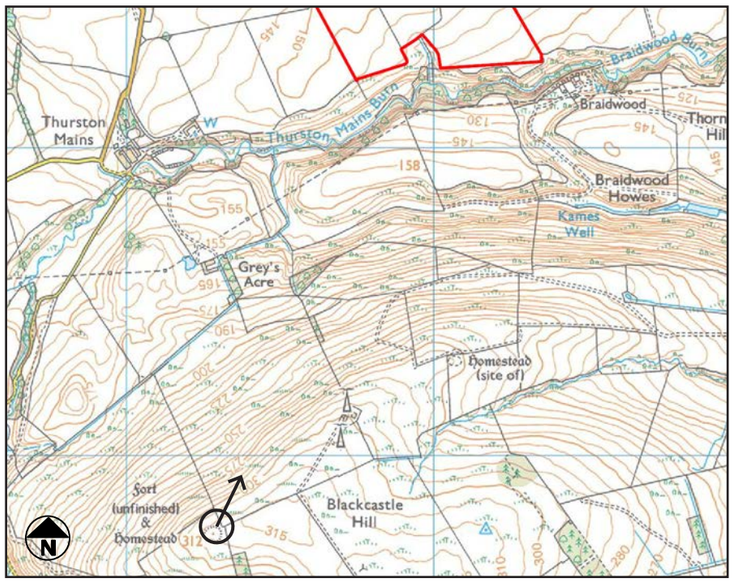
View looking towards the eastern edge of the site



Camera make & model	- Canon EOS 5D Mark III	Viewpoint height (AOD)	- 73m
Date & time of photograph	- 31/10/2023 @ 15:22	Distance from site	- 1305m
OS grid reference	- 374038 , 673472		

CONTEXT BASELINE VIEWPOINT 4

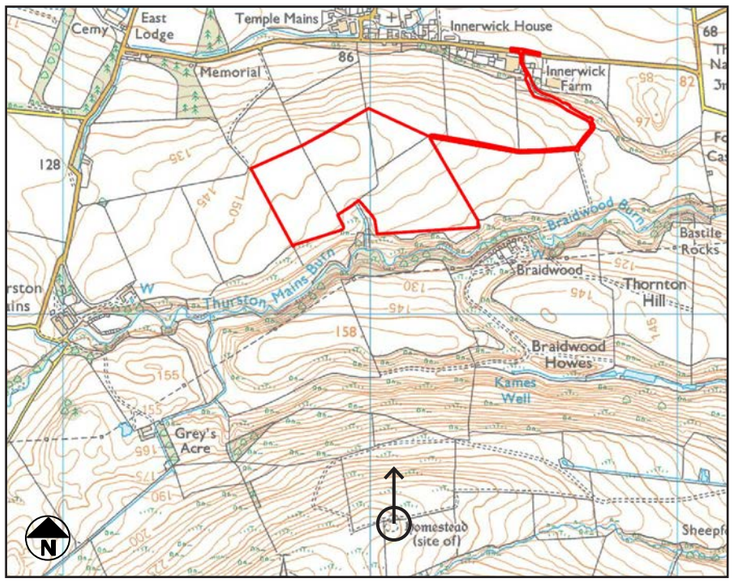
View from Scheduled homestead on western side of Blackcastle Hill, (ref. SM3933), facing north-eastwards towards site



Camera make & model	- Olympus TG-6	Viewpoint height (AOD)	- 311m
Date & time of photograph	- 09/11/2023 @ 13:51	Distance from site	- 1535m
OS grid reference	- 371288, 671758		

CONTEXT BASELINE VIEWPOINT 5

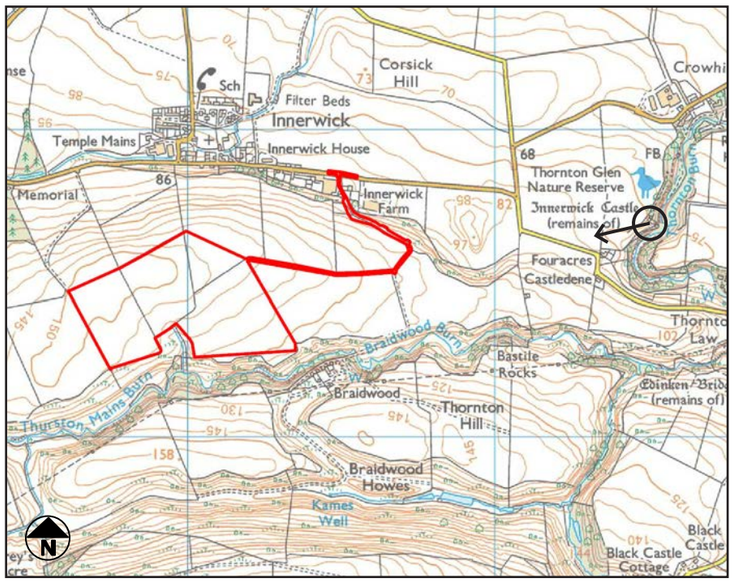
View from Scheduled homestead on eastern side of Blackcastle Hill (ref. SM3916), facing northwards towards site



Camera make & model	- Olympus TG-6	Viewpoint height (AOD)	- 275m
Date & time of photograph	- 09/11/2023 @ 14:08	Distance from site	- 950m
OS grid reference	- 372086, 672315		

CONTEXT BASELINE VIEWPOINT 6

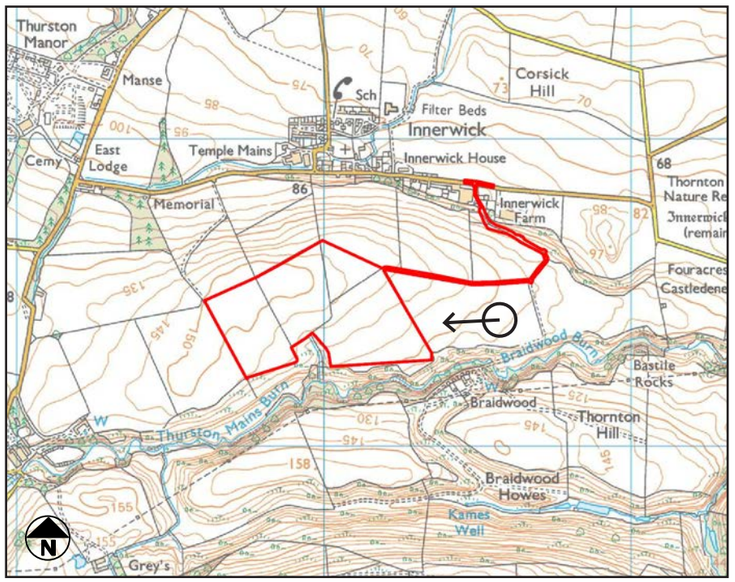
View from Innerwick Castle, facing west-south-west towards site



Camera make & model	- Olympus TG-6	Viewpoint height (AOD)	- 63m
Date & time of photograph	- 09/11/2023 @ 16:05	Distance from site	- 775m
OS grid reference	- 373512, 673702		

CONTEXT BASELINE VIEWPOINT 7

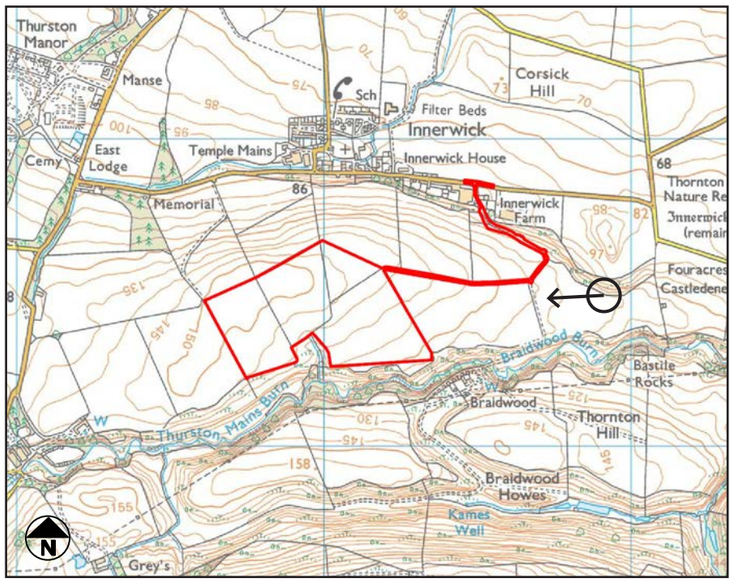
View from Scheduled enclosure NE of Braidwood (ref. SM5848), facing westwards towards site



Camera make & model	- Olympus TG-6	Viewpoint height (AOD)	- 120m
Date & time of photograph	- 16/03/2023 @ 14:57	Distance from site	- 115m
OS grid reference	- 372588, 673414		

CONTEXT BASELINE VIEWPOINT 8

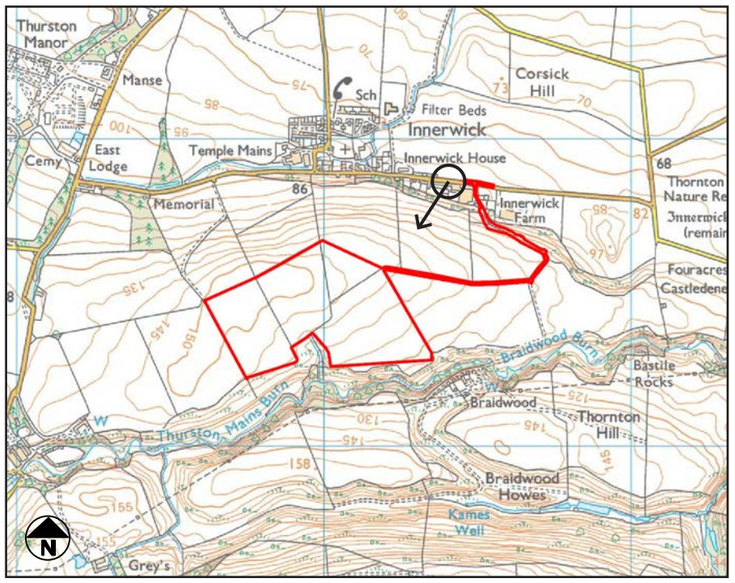
View from agricultural field east of site, facing westwards towards site



Camera make & model	- Olympus TG-6	Viewpoint height (AOD)	- 110m
Date & time of photograph	- 16/03/2023 @ 15:48	Distance from site	- 210m
OS grid reference	- 372919, 673487		

CONTEXT BASELINE VIEWPOINT 9

View from Barns Ness Terrace, Innerwick, facing south-westwards towards site



Camera make & model	- Olympus TG-6	Viewpoint height (AOD)	- 90m
Date & time of photograph	- 16/03/2023 @ 16:02	Distance from site	- 100m
OS grid reference	- 372402, 673864		

Appendix 6: Photomontages

PEGASUS GROUP

Camera make & model	- Canon 5D II
Lens make & focal length	- Canon EF 50mm, f/1.4 USM
Date & time of photograph	- 31/11/2023 @ 15:06
OS grid reference	- 371034 , 673330

Viewpoint height (AOD)	- 130m
Distance from site	- 600m
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3

Visualisation Type	- Type 1
Field of View	- 39.6° x 27°
Height of camera AGL	- 1.5m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VIEWPOINT 01 – EXISTING

View looking towards the western edge of the site

PEGASUS GROUP

Camera make & model	- Canon 5D II
Lens make & focal length	- Canon EF 50mm, f/1.4 USM
Date & time of photograph	- 31/11/2023 @ 15:06
OS grid reference	- 371034 , 673330

Viewpoint height (AOD)	- 130m
Distance from site	- 600m
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3

Visualisation Type	- Type 3
Field of View	- 39.6° x 27°
Height of camera AGL	- 1.5m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

VIEWPOINT 01 - PHOTOMONTAGE (YR1)

View looking towards the western edge of the site

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

PEGASUS GROUP

Camera make & model	- Canon 5D II
Lens make & focal length	- Canon EF 50mm, f/1.4 USM
Date & time of photograph	- 31/11/2023 @ 15:06
OS grid reference	- 371034 , 673330

Viewpoint height (AOD)	- 130m
Distance from site	- 600m
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3

Visualisation Type	- Type 3
Field of View	- 39.6° x 27°
Height of camera AGL	- 1.5m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VIEWPOINT 01 - PHOTOMONTAGE (YR15)

View looking towards the western edge of the site

PEGASUS GROUP

Camera make & model	- Canon 5D II
Lens make & focal length	- Canon EF 50mm, f/1.4 USM
Date & time of photograph	- 31/11/2023 @ 14:44
OS grid reference	- 371944 , 674643

Viewpoint height (AOD)	- 61m
Distance from site	- 980m
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3

Visualisation Type	- Type 1
Field of View	- 39.6° x 27°
Height of camera AGL	- 1.5m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VIEWPOINT 02 - EXISTING

View looking towards the northern edge of the site

PEGASUS GROUP

Camera make & model	- Canon 5D II
Lens make & focal length	- Canon EF 50mm, f/1.4 USM
Date & time of photograph	- 31/11/2023 @ 14:44
OS grid reference	- 371944 , 674643

Viewpoint height (AOD)	- 61m
Distance from site	- 980m
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3

Visualisation Type	- Type 3
Field of View	- 39.6° x 27°
Height of camera AGL	- 1.5m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VIEWPOINT 02 - PHOTOMONTAGE (YR1)

View looking towards the northern edge of the site

PEGASUS GROUP

Camera make & model	- Canon 5D II
Lens make & focal length	- Canon EF 50mm, f/1.4 USM
Date & time of photograph	- 31/11/2023 @ 14:44
OS grid reference	- 371944 , 674643

Viewpoint height (AOD)	- 61m
Distance from site	- 980m
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3

Visualisation Type	- Type 3
Field of View	- 39.6° x 27°
Height of camera AGL	- 1.5m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

VIEWPOINT 02 - PHOTOMONTAGE (YR15)

View looking towards the northern edge of the site

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

Camera make & model	- Canon 5D II	Viewpoint height (AOD)	- 71m	Visualisation Type	- Type 1
Lens make & focal length	- Canon EF 50mm, f/1.4 USM	Distance from site	- 1.6km	Field of View	- 39.6° x 27°
Date & time of photograph	- 31/11/2023 @ 15:22	Projection	- Planar	Height of camera AGL	- 1.5m
OS grid reference	- 374038 , 673472	Enlargement / Sheet Size	- 100% @ A3	Page size / Image size (mm)	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VIEWPOINT 03 - EXISTING

View looking towards the eastern edge of the site

PEGASUS GROUP

Camera make & model	- Canon 5D II
Lens make & focal length	- Canon EF 50mm, f/1.4 USM
Date & time of photograph	- 31/11/2023 @ 15:22
OS grid reference	- 374038 , 673472

Viewpoint height (AOD)	- 71m
Distance from site	- 1.6km
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3

Visualisation Type	- Type 3
Field of View	- 39.6° x 27°
Height of camera AGL	- 1.5m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

Key

- Proposed site
- Foreground terrain

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VIEWPOINT 03 - WIRELINE

View looking towards the eastern edge of the site